

Appendix 6 – Planning Permit conditions

A Planning Permit is recommended to be issued subject to the following conditions:

Amended Plans Required

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 (Revision TP2, Project No. M1900025, dated 27 March 2020 prepared by BSPN Architecture) but modified to show:
 - a) The vehicle crossings in McKinley Drive Truganina constructed to Melton Industrial standards MCC504. Dimensions and offsets from other street furniture must be clearly marked. The vehicle crossings must match the existing vehicle crossings in the surrounding streets.
 - b) A detailed car park layout plan consistent with landscaping requirements.
 - c) A notation indicating that appropriate linemarking and signage at the service lane entry and exit will be installed to the satisfaction of the Responsible Authority.
 - d) The dimensions of all landscape buffers within the car parking areas in accordance with Council's Off - Street Car Parking Guidelines, 2015.
 - e) Diamond shaped tree planting areas within the car park replaced with the dimensioned landscape buffers required in Council's Off - Street Car Parking Guidelines, 2015, and any consequential reduction in the total number of car parking spaces provided on the land.
 - f) The pedestrian path within the southern car park aligned with the building entry to better frame this entrance.
 - g) Provision of either three showers and three change rooms or three combined shower and change rooms for the employees' in accordance with Clause 52.34 (bicycle facilities) of the Melton Planning Scheme.
2. The use and development as shown on the endorsed plans must not commence until McKinley Drive is fully constructed for the entire length of the western boundary of the subject land, Mt Atkinson Stages 8 and 9 engineering plans are approved and the drainage infrastructure is laid to the satisfaction of the Responsible Authority.
3. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
4. Consumption of liquor is restricted to within the licensed area shown on the approved plans and must not be altered without the further approval of the Responsible Authority.
5. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.
6. The nature and colour of building materials used in the construction of the buildings and works hereby permitted shall be of a non-reflective finish and in muted tones to the satisfaction of the Responsible Authority.
7. Once the development hereby permitted has started it must be continued and completed to the satisfaction of the Responsible Authority.

8. Prior to any buildings or works commencing on the land, an Emergency Management Plan (EMP) must be prepared in conjunction with relevant emergency service agencies and submitted to Council. The EMP must address how users of the site will be managed in the event of an emergency and/or bushfire event.

Public Infrastructure Plan (PIP)

9. Prior to the issuing of a Building Permit a Public Infrastructure Plan must be submitted to and approved by the Responsible Authority. The Public Infrastructure Plan should address the following:
- The provision, staging and timing of road works internal and external to the land, consistent with any relevant traffic report or assessment; and
 - Any other matter relevant to the provision of public infrastructure required by the responsible authority.

Infrastructure Contributions Plan (ICP)

10. Prior to the commencement of the use hereby permitted, or such other time as agreed, the owner must, if required by the Responsible Authority, enter into an agreement, or agreements, under Section 173 of the *Planning and Environment Act 1987* which specifies:
- a) The infrastructure required to be provided as part of the development. The agreement must give effect to the approved Public Infrastructure Plan;
 - b) The infrastructure contribution to be paid in accordance with the Approved Infrastructure Contributions Plan; and
 - c) The timing of the land to be vested to the Responsible Authority, the payment of the land equalisation amount, and the payment of any land credit amount in accordance with the Approved Infrastructure Contribution Plan.

Application must be made to the Registrar of Titles to register the 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, registration and any future amendments of the Section 173 agreement.

11. Prior to the commencement of the use hereby permitted, or such other time which is agreed, a dealing number for the registration of the Section 173 Agreement must be provided to the Responsible Authority.
12. The monetary component and any land equalisation amount of the infrastructure contribution must be paid to the Responsible Authority in accordance with the provisions of the Approved Infrastructure Contributions Plan for the land within the following specified time, namely not more than 21 days prior to the issue of a Building Permit in relation to land within that plan.
13. Prior to the commencement of the use hereby permitted, a Schedule of Infrastructure Contributions must be submitted to and approved by the Responsible Authority. The Schedule of Infrastructure Contributions must show the amount or area (as applicable) of infrastructure contributions to the satisfaction of the Responsible Authority.
14. At least 21 days prior to the commencement of the use hereby permitted, a revised Schedule of Infrastructure Contributions must be submitted and approved by the Responsible Authority to reflect any changes to the levy rates. Unless with the prior

written consent of the Responsible Authority, if Infrastructure Contributions are paid after the applicable indexation period but indexation has not been calculated and applied prior to the payment of contributions, an adjustment will be made to the contributions to reflect any increased contribution that ought to have been paid had indexation been applied. Any adjustment must be paid prior to the Certificate of Occupancy.

Infrastructure Planning Unit

15. 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.
16. All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.
17. Prior to the occupation of the development, any 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 commencement of construction.
18. All pedestrian access to buildings must be designed and constructed to comply with the Disability Discrimination Act.
19. The amount of hydrocarbon and other oil based contaminants discharged to Council drains must not exceed 5 parts per million.
20. Stormwater must not be discharged from the site other than by means of an underground pipe drain discharged to Council's maintained legal point of discharge.
21. Before the use or occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a) Constructed.
 - b) Properly formed to such levels that they can be used in accordance with the plans.
 - c) Sealed with a concrete or asphalt surface.
 - d) Drained.
 - e) Line marked to indicate each car space and all access lanes.
 - f) Clearly marked to show the direction of traffic along access lanes and drivewaysto the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.
22. 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.
23. All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.

24. 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.
25. Any side entry drainage pit located within a proposed vehicle crossing must be modified to be a grated entry pit, in accordance with Melton City Council's Engineering Standard Drawings.
26. Any pit located within a proposed vehicle crossing must be modified to take vehicle loadings and the pit lid must be flush with the surrounding concrete surface, to the satisfaction of the Responsible Authority.
27. Before the development hereby permitted starts, reticulated (water, sewerage, gas and electricity) services must be constructed and available to the satisfaction of the Responsible Authority.
28. Signs to the satisfaction of the Responsible Authority must be provided directing drivers to the area set aside for car parking and must be maintained to the satisfaction of the Responsible Authority. The signs must not exceed 0.3 square metres in area.
29. The loading and unloading of goods from vehicles must only be carried out on the land (within the designated loading bay[s]) and must not disrupt the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.

City Environment and Sustainability Unit

30. Prior to the commencement of any works, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.
31. Prior to the commencement of works, habitat compensation fees must be provided to the satisfaction of the Department of Environment, Land, Water and Planning.
32. Salvage and translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.
33. Prior to the commencement of works, proof of payment of habitat compensation fees must be provided to the Responsible Authority.
34. Before works start, an Environmental Management Plan (EMP) must be prepared and the EMP must be endorsed by the Responsible Authority. The EMP must be implemented to the satisfaction of the Responsible Authority. The EMP must include:
 - Contractors working on the site must be inducted into an environmental management program for construction work;
 - Any native vegetation permitted to be removed must be clearly marked on site;
 - Proposed working hours;
 - Haulage routes to the site;
 - Methods of dust suppression;

- Sediment control and gross pollutant management;
- Procedures to ensure that no significant adverse environmental impacts occur as a result of the development;
- Location of stockpiling, machinery wash down, lay down, storage and personnel rest areas and vehicle exclusion areas;
- A Weed Management Plan, which outlines measures to manage weeds to the satisfaction of the Responsible Authority. This plan must include (not limited to):
 - Protocols for management of weeds before, during and post construction works;
 - All vehicles, earth-moving equipment and other machinery must be cleaned of soil and plant material before **entering and leaving** the site to prevent the spread of weeds and pathogens;
 - Location of a designated washdown area to achieve the above;
 - All declared noxious weeds must be controlled; and
 - All weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material must be controlled.
- All construction stockpiles and machinery must be placed away from areas supporting native vegetation to be retained, fill and watercourses/drainage lines to the satisfaction of the Responsible Authority.
- Measures must be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period.
- All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to *Construction Techniques for Sediment Pollution Control* (EPA 1991) and *Environmental Guidelines for Major Construction Sites* (EPA 1995).
- Water run-off must be designed to ensure that native vegetation to be retained and protected and watercourses are not compromised.
- Non-compliance must be rectified immediately to the satisfaction of the Responsible Authority and at no cost to Council.

35. No environmental weeds are to be planted (refer to Melton City Council's *Gardens for Wildlife Booklet* (2018) and the Department of Sustainability and Environments *Advisory list of Environmental Weeds of the Inland Plains bioregions of Victoria* (DSE 2009)).

Waste Management Plan

36. The use and development must be carried out and implemented by the permit holder in a manner which is consistent with the recommendations set out in the endorsed Waste Management Plan prepared by LR – Low Impact Development Consulting, dated 16 December 2019 to the satisfaction of the Responsible Authority.
37. All waste collection is to be undertaken on site by a private contractor and in accordance with the approved Waste Management Plan unless with the written consent of the Responsible Authority.
38. Adequate provision shall be made for the storage and collection of garbage and other solid wastes within the curtilage of the site. This area shall be properly graded and drained, and screened from public view to the satisfaction of the Responsible

Authority.

39. Except with the written consent of the Responsible Authority, waste collection from the land must only be undertaken during the following hours:
- Monday to Friday: 7.00 am to 8.00 pm.
 - Saturdays, Sundays and Public Holidays: 9.00 am to 8.00 pm.

Landscaping

40. Before the use and development starts, an amended landscape plan to the satisfaction of the Responsible Authority 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 landscaping plan must be generally in accordance with the landscape plan prepared by Hansen Partnership Pty Ltd, Revision B, Drawing No.LCD001 dated 25 March, 2020 except that the plan must show:
- The landscape buffers within the car parking areas complying with Council's Off - Street Car Parking Guidelines, 2015.
 - Trees provided with sufficient space to promote healthy growth and protection. Refer to Figure 8, Figure 9 and Figure 10 of Council's Off - Street Car Parking Guidelines, 2015 for minimum tree planting area.
 - Tree species such as Lagerstroemia indica Natchez, Agonis flexuosa, Acacia implexa and Callistemon 'Kings Park' replaced as they are small canopied trees that provide limited opportunities for urban cooling. Suitable replacements could include Brachychiton, Angophora, Corymbia and Gleditsia species and Acacia melanoxylon.
 - Integration of structural soils for tree planting in the car park and provision for passive irrigation for all trees to ensure consistency in tree canopy coverage and to ensure optimal growing conditions.
 - A minimum of 35% of the car park area shaded by trees.
41. 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.
42. Before the use/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.
43. In areas set aside for car parking, measures must be taken to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.

Plant equipment and air conditioning

44. Before commencement of the use, all air-conditioning equipment and other plant equipment must be screened or concealed from view to the satisfaction of the Responsible Authority.
45. All plant and equipment (including air-conditioning units) shall be located or screened so as not to be visible from any of the surrounding footpaths and adjoining properties and shall be baffled so as to minimise the emission of unreasonable noise to the environment in accordance with Section 48A of the Environment Protection Act 1970 to the satisfaction of the Responsible Authority.
46. No air conditioning equipment, plant or the like shall be installed on the roof of the

building such that it would be visible to the public without prior consent from the Responsible Authority.

47. Air-conditioning and other plant and equipment installed on the subject building(s) shall be positioned and baffled so that noise disturbance is minimised, to the satisfaction of the Responsible Authority.
48. Noise emissions from any equipment for refrigeration, air conditioning, heating, ventilation and the like must comply with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 and/or Environment Protection (Residential Noise) Regulations 2008 and/or Environment Protection Authority Noise Control Guidelines TG 1254, whichever is deemed to be appropriate by the Responsible Authority.

Amenity

49. The use and development hereby approved must be managed to the satisfaction of the Responsible Authority so that the amenity of the area is not detrimentally affected, through:
- Transport of materials, goods or commodities to or from the land.
 - Appearance of any building, works or materials.
 - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - Presence of vermin.
 - Any other way as determined by the Responsible Authority.

In the event of any nuisance being caused to the neighbourhood by activities related to the use, the Responsible Authority may direct, in writing, such actions or works, as deemed appropriate, to eliminate or mitigate such nuisance being undertaken.

50. At all times during the construction phase of the development, the permit holder must take measures to ensure that pedestrians are able to use with safety any footpath along the boundaries of the site.
51. The amenity of the locality must not be adversely affected by the activity on the site, the appearance of any buildings, works or materials, emissions from the premises or in any other way, to the satisfaction of the Responsible Authority.
52. Vehicles under the control of the operator of the use or the operator's staff must not be parked on neighbouring streets.
53. Goods must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare, to the satisfaction of the Responsible Authority.
54. The permit holder must promptly remove or obliterate any graffiti on the subject site which is visible to the public and keep the site free from graffiti at all times to the satisfaction of the Responsible Authority.
55. Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.

56. The use and development must be carried out and implemented by the permit holder in a manner which is consistent with the recommendations set out in the Acoustic Report prepared by Enfield Acoustics Pty Ltd dated 15 December 2019 to the satisfaction of the Responsible Authority.
57. Video surveillance cameras to monitor the premises must be installed and maintained at all times. Security recordings must be retained for a period of thirty (30) days and made available for viewing and/or removal at all times by an authorised Police Officer or an authorised officer of Liquor Licensing.
58. At all times during the operation of the use, there must be present on the premises a person who is responsible for ensuring that the activities on the premises and the conduct of persons attending the premises do not have a detrimental impact on the amenity of the locality to the satisfaction of the Responsible Authority (referred to in this permit as "the manager"). The manager must be authorised by the operator under this permit to make statements at any time on his/her behalf to any officer of the Responsible Authority and of the Victoria Police and/or of Liquor Licensing Victoria authorised under Section 129 of the Liquor Control Reform Act 1998; and/or to take action on his/her behalf in accordance with a direction by such officer.
59. Not more than 1290 patrons may be present on the premises at any one time without the further approval of the Responsible Authority. If a lesser number of patrons is determined acceptable by a Registered Building Surveyor and/or the Victorian Commission for Gambling and Liquor Regulation, the lesser number will apply.
60. The use of the subject land, including for the supply and consumption of liquor pursuant to a general liquor licence, must only occur between the following hours:

For consumption off the Licensed Premises

Good Friday and ANZAC Day: Between 12.00 noon and 11.00 pm.
On any other day: Between 8.00 am and 11.00 pm.

For consumption on the Licensed Premises

In the Café, Gaming Room and external area adjacent to Gaming Room

Good Friday and ANZAC Day: Between 12.00 noon and 2.00 am the following morning.
On any other day: Between 8.00 am and 2.00 am the following morning.

Outdoor areas (other than external area adjacent to Gaming Room)

Good Friday and ANZAC Day: Between 12.00 noon and 11.00 pm.
On any other day: Between 8.00 am and 11.00 pm.

Residential Hotel

At any time and on any day.

In the remainder of the premises

Good Friday and ANZAC Day: Between 12.00 noon and 3.00 am the following morning.
On any other day: Between 8.00 am and 3.00 am the following morning.

61. Live entertainment and amplified music, inclusive of DJs, is permitted indoors, inclusive of the Function Rooms.
62. Amplified music/tv/sports broadcasting is permitted in outdoor areas during all trading hours when played at background music levels to the satisfaction of the Responsible Authority.
63. Except with the written consent of the Responsible Authority, live entertainment shall only be permitted in outdoor areas between the hours of 12.00 noon to 9.00 pm, as follows:
- a) No use of instrumentation other than amplified acoustic guitar and vocals.
 - b) No personal amplification or monitoring.
 - c) All amplification to be strictly controlled by an in-house public address system which is limited and calibrated to comply with SEPPN-2 by suitably qualified acoustic consultant.
64. Before the use starts of the development hereby approved, three copies of a Venue Management Plan (VMP) must be submitted to and approved by the Responsible Authority. The VMP must be to the satisfaction of the Responsible Authority. When approved, the VMP will be endorsed and will then form part of this permit. The VMP must include the following information to the satisfaction of the Responsible Authority:
- a) The maintenance of a complaints register;
 - b) Procedures to be undertaken by staff in the event of complaints by a member of the public, the Victoria Police, an 'authorised officer' of Council or an officer of the Victorian Commission for Gambling and Liquor Regulation;
 - c) The measures to be taken by management and staff to ensure patrons depart the premises and the surrounding area in an orderly manner;
 - d) The measures to be taken by management and staff to ensure that patrons queue to enter the premises in an orderly manner;
 - e) The measures to be taken by management and staff to ensure that patrons do not cause any unreasonable or adverse impact to persons beyond the land. This will include, inter alia, ensuring that the surrounding properties are not impacted upon by the presence of litter, urine, faeces, or vomit or by unreasonable noise emissions;
 - f) Lighting within the boundaries of the premises;
 - g) The emergency procedures to apply to the premises in the case of an emergency.
 - h) Liaison with the Victoria Police in relation to the operation of these premises, where required.
 - i) Staff communication arrangements.
 - j) Security camera surveillance within the venue and at entrances and exits; and
 - k) Any other measures to be undertaken to ensure minimal amenity impacts from the premises.
 - l) The approved VMP must be complied with at all times to the satisfaction of the Responsible Authority.
65. Not more than 60 gaming machines are permitted to be installed or used in the gaming area.
66. Prior to the commencement of the use the 60 gaming machines, a Responsible Gambling Policies and Procedures Manual (RGPPM) must be submitted to the satisfaction of the Responsible Authority. The RGPPM must provide details of access to the gaming room and include:
- a) Measures to identify problem gamblers; and

- b) Details of the training of staff in the responsible service of gambling.
 - c) The RGPPM, including the matters specified herein, must not be amended unless with the consent of the Responsible Authority.
 - d) When endorsed, the approved RGPPM will form part of this permit and must be complied with at all times.
 - e) The RGPPM must be audited twice annually by a person with suitable qualifications and experience in responsible service of gambling practices.
67. 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.
68. 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.
69. 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.
70. 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.
71. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a security service.
72. A sign must be displayed at the exit of the premises advising patrons to respect the amenity of the nearby residential area and to leave the premises in a quiet and orderly manner, to the satisfaction of the Responsible Authority.
73. Except with the written consent of the Responsible Authority, deliveries to and from the land may only take place between:
- a) Monday to Saturday: 7.00 am to 10.00 pm.
 - b) Sundays and Public Holidays: 9.00 am to 10.00 pm.
74. The *Environmental Protection (Residential Noise) Regulations 2018* must be adhered to during construction.

Sustainable Design Assessment Report

75. The development must be constructed in accordance with the requirements and recommendations of the approved 'Sustainable Design Assessment Report', prepared by RG – Low Impact Development Consulting dated 17 December 2019 to the satisfaction of the Responsible Authority.
76. Before the development is occupied, a report from the author of the 'Sustainable Design Assessment Report' approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the

satisfaction of the Responsible Authority and must confirm that all measures specified in the 'Sustainable Design Assessment Report' have been implemented in accordance with the approved report.

Permit Expiry

77. This permit will expire if one of the following circumstances applies:

- a) The use and 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.
- c) The use is discontinued for a period of two years.

The responsible authority may extend the periods referred to above if a request is made in writing. This request must be made before or within 6 months after the permit expiry date where the development has not yet started and within 12 months after the permit expiry date where the development allowed by the permit has lawfully started before the permit expires.

Notes

- The development covered by the application is subject to the Final approval for urban development in three growth corridors under Melbourne urban growth program strategic assessment 5 September 2013 under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). All actions associated with urban development must be undertaken in accordance with the requirements of the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (DEPI 2013). Persons taking actions associated with urban development must comply with the habitat compensation arrangements and fees described in the Biodiversity Conservation Strategy and Habitat Compensation under the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (DEPI 2013)). The developer must contact DELWP to determine habitat compensation obligations applicable to the proposed development. Salvage and translocation of threatened flora and fauna species must be undertaken in the carrying out of development to the satisfaction of the Secretary of the Department of Environment, Land, Water and Planning. DELWP must be consulted to determine if any salvage and translocation applies to the proposed development.
- 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 proposed vehicle crossing must have clearance from other services, public light poles, street sign poles, other street furniture and any traffic management devices.
- All food businesses selling, storing, handling or preparing food from fixed, mobile or temporary premises must be registered under the Food Act 1984.
- All temporary accommodation must be registered under the Public Health and Wellbeing Act 2008.
- Please note that property addresses and numbering is allocated by Council. This is usually formalised at the time of the subdivision. Please check with Council's Subdivision Department to verify all street numberings.

Advanced tree note:

- An advanced tree under this permit shall generally constitute the following: Evergreen – minimum container size 45 litre spring ring, 50mm calliper at ground level. Deciduous – minimum calliper at ground level 65mm, minimum height 2 metres.

Building over easements:

- Any building or works to occur within an easement must be carried out to the satisfaction of the Responsible Authority. In addition, the following will apply:
 - a) Access to any drainage pit in the easement is to be maintained.
 - b) The Responsible Authority reserves the right to excavate, lay, repair or replace pipes within the easement.
 - c) The Responsible Authority is not liable for any damage from such works and that reinstatement shall be the owner's responsibility and at the owner's expense.
 - d) Prior to a building approval being issued, any drain(s) existing in the easement are required to be shown on the plans, with a detailed sketch indicating any pier and beam footings required to span these public assets.
 - e) Building approval must be obtained prior to the commencement of the works.
 - f) Construction (engineering) Plans with details of additional pit(s), must be submitted to and approved by the Responsible Authority.