

Conditions on Precinct Plan Approval Letter

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 Precinct Plan. 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 disabled car spaces must be dimensioned in accordance with the current Australian standards, AS 2890.6.
 - (b) The areas of Alpolic Cladding – M0556- G20 Aluminium Grey located on south facing walls adjacent stairwell areas on Levels 1 to 4 with to be replaced with Alpolic Cladding – MT432-G15 Teak Timber.
 - (c) That movable timber screening panels are incorporated on all balcony areas on the Levels 1 and 2.
 - (d) The expansive areas of Alpolic Cladding – M0556-G20 Aluminium Grey is to be broken up by incorporating cut-outs in the northern wing wall on Levels 2 & 3 (wing wall of dwellings 19 to 23), and reinstating higher quality glazed brick treatments. Issues of overlooking could be addressed through the incorporation of screening within cut-outs.

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 Precinct Plan. 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) The provision of larger canopy trees along the full length of the landscape strip that abuts the common property access way.
 - (c) 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.
 - (d) A survey (including botanical names) of all existing vegetation to be retained and/or removed.

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.

The maximum storm water discharge rate from the proposed development is 38 litres per second. In the event that this discharge is exceeded, 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: $T_c = 16$ min
- Travel time from the discharge point to the catchment outlet: $T_{so} = 3$ 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.

4. Prior to the commencement of any buildings and works hereby permitted, any street tree earmarked for removal as shown on the endorsed plans must be removed to the satisfaction of the Responsible Authority.

The landowner must contact Councils' Operations Department to organise for removal of the tree, and must pay for the costs associated with such removal and relocation as well as the relevant 'Amenity Value Fee' as outlined in the City of Melton's Tree Planting and Removal Policy.

5. Before the development starts, a Waste Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the Precinct Plan.
6. The development as shown on the endorsed Precinct Plan must not be altered without the written consent of the Responsible Authority.
7. The Restaurant (on level 4) may operate only between the hours of:
 - 10:30am to 2:30pm, and between 4:30pm to 10:30pm, Monday to Thursday;
 - 10:30am to 2:30pm, and between 4:30pm to 12:00am, Friday;
 - 8:00am to 12:00am, Saturday and Sunday.

The hours must not be varied, changed or extended without the written consent of the Responsible Authority.

8. The Childcare Centre may operate only between the hours of:
 - 6:00AM – 7:00PM, Monday to Friday.

The hours must not be varied, changed or extended without the written consent of the Responsible Authority.

9. Not more than 15 medical practitioners may be present on at the Medical Centre at any one time without the written consent of the Responsible Authority.
10. Not more than 120 children may be present on at the Childcare Centre at any one time without the written consent of the Responsible Authority.
11. Noise levels emanating from any commercial premises must not exceed those required to be met under State Environment Protection Policy (Control of Music Noise from Public Premises), No. N-2.
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.

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. All associated works related to the development that encroaches into any road reserve shall require the approval of the Responsible Authority.
14. All pedestrian access to buildings must be designed and constructed to comply with the Disability Discrimination Act.
15. All service utilities such as electric substations and water hydrants etc are incorporated in the developments architectural form and are appropriately screened in materials that compliment the materials of the development.
16. All fencing/gateways must visually integrate with the building and be of high quality treatment referencing the developments architectural style and material palette. Fencing treatments such as chain and mesh, tubual post (pool) or standard timber paling will not be supported.
17. Glazing on ground floor commercial areas must not be used for advertising as it is felt that these styles of treatments diminish the visual appearance of the building and limit the sense of activation at a ground floor area.
18. All outdoor seating areas adjacent to commercial units must ensure that pedestrian access is complainant with DDA standards, free from obstruction and clearly demarcated on plans.
19. The following must be undertaken to the requirements and satisfaction of the Responsible Authority prior to the occupation of the building hereby permitted:

- (a) The owner must enter into an agreement with Council made pursuant to Section 173 of the Planning and Environment Act 1987 requiring waste management to be undertaken in accordance with the Waste Management Plan endorsed under this Precinct Plan.

An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act. The landowner under must pay the reasonable costs of the preparation, execution and registration of the Section 173 agreement.

- (b) The landscaping works as described on the endorsed plans are completed and thereafter maintained.
- (c) Drainage from all new dwellings is directed to the approved legal point of discharge.
- (d) All air conditioning units located on balconies must be screened and located so they do not obscure views from adjoining windows or pedestrian movement.
- (e) The area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- i) Constructed.
 - ii) Properly formed to such levels that they can be used in accordance with the plans.
 - iii) Sealed with a concrete or asphalt 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.

- (f) The development is connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
- (g) All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.

- (h) The proposed vehicle crossings must be constructed to an industrial standard in accordance with Council's Standard Drawings. A cross-over permit shall be obtained from Council prior to construction.
 - (i) 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.
 - (j) 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.
 - (k) Any existing works affected by the development works shall be reinstated at no cost and to the satisfaction of the Responsible Authority.
20. The following must be undertaken to the satisfaction of the CFA:
- (a) Hydrants
 - Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
 - The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.
 - (b) Roads
 - Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 20 tonnes for the trafficable road width.
 - Curves must have a minimum inner radius of 10 metres.
 - Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way
21. The following must be undertaken to the satisfaction of Public Transport Victoria:
- (a) The existing bus stop and associated infrastructure on The Crossing must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.
 - (b) The permit holder must take all reasonable steps to ensure that disruption to bus operations along The Crossing is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.
 - (c) If a temporary stop in an alternative location is required during construction, the temporary bus stop must be provided in consultation with, and to the satisfaction of Public Transport Victoria at the cost of the permit holder. Once

the approved works have been completed and the existing bus stop has been reinstated the temporary stop must be removed in consultation with Public Transport Victoria. All works associated with the temporary bus stop must be provided at no cost to Public Transport Victoria.

22. 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.
23. This approval will expire if one of the following circumstances applies:
- The development is not commenced within two years of the date of this approval letter.
 - The development is not completed within four years of the date of this approval letter.

The Responsible Authority may extend the periods referred to if a request is made, in writing, before or within three 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.
- Drainage plans and design calculations must be marked to the attention of the Infrastructure Planning Coordinator, Council's Engineering Services Unit.
- CFA's requirements for identification of hydrants are specified in Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA web site (www.cfa.vic.gov.au)
- Please contact Council's Parks and Open Space Coordinator, in Council's Operation Unit for additional information relating to the process and the fee required to remove the tree/s.
- The Childcare Centre operator must also obtain all necessary approvals from the Department of Education Training, and meet the Education and Care Services National regulations.

- Subsequent Planning Permits will be required to display business identification signage, unless exempt under Clause 52.05 of the Melton Planning Scheme.