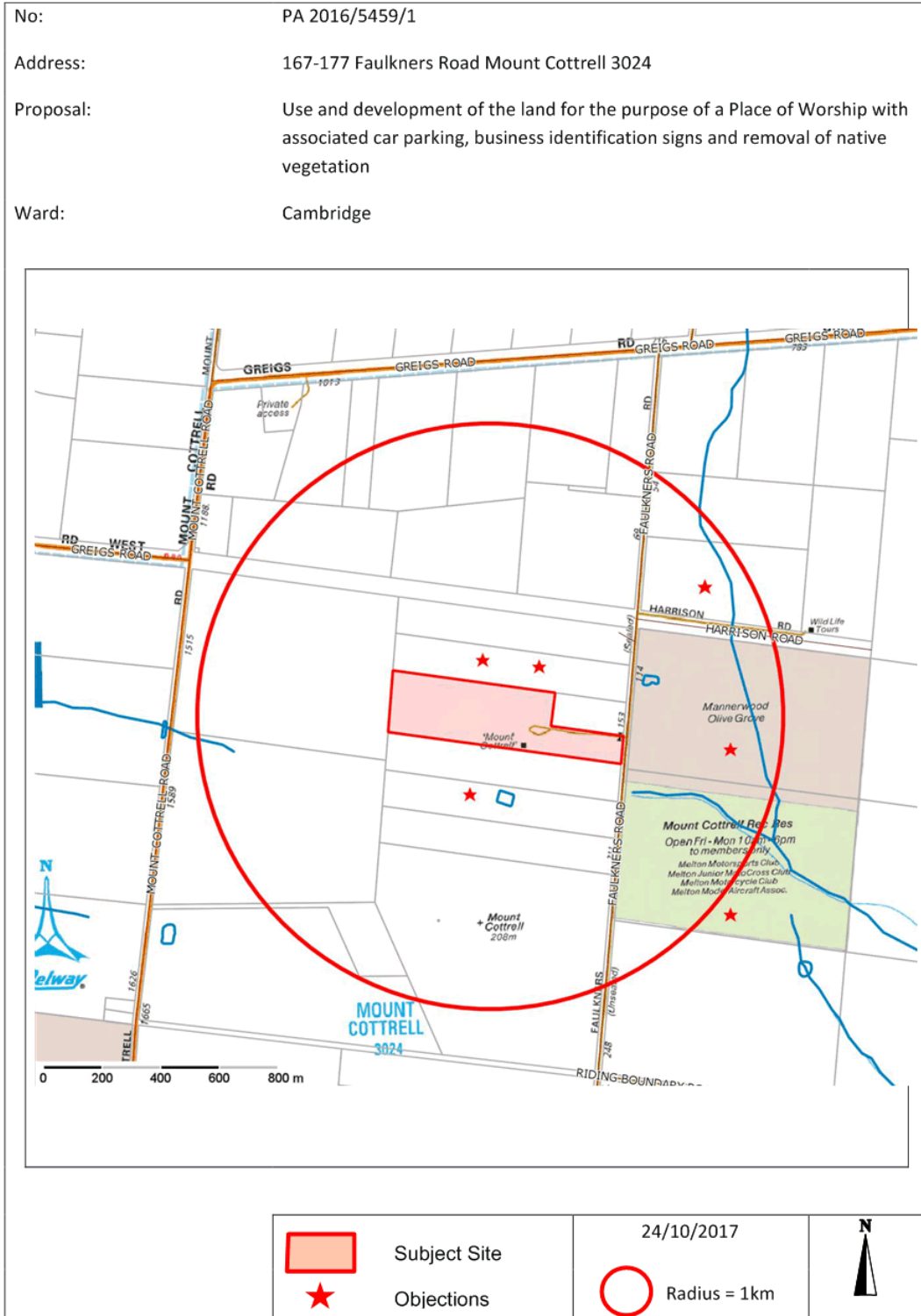


Item 12.14 Planning Application PA 2016/5459/1 - Use and development of the land for a Place of Worship and Caretakers Residence with associated car parking, business identification signage and removal of native vegetation At 167-177 Faulkners Road, Mount Cottrell

Appendix 1 Locality Plan - dated 24 October 2017



Item 12.14 Planning Application PA 2016/5459/1 - Use and development of the land for a Place of Worship and Caretakers Residence with associated car parking, business identification signage and removal of native vegetation At 167-177 Faulkners Road, Mount Cottrell  
Appendix 1 Locality Plan - dated 24 October 2017

<b>No:</b>	PA 2016/5459/1
<b>Address:</b>	167-177 Faulkners Road Mount Cottrell 3024
<b>Proposal:</b>	Use and development of the land for the purpose of a Place of Worship with associated car parking, business identification signs and removal of native vegetation
<b>Ward:</b>	Cambridge


 Subject Site	24/10/2017	
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RECEIVED

18 APR 2017

Planning Department  
MELTON SHIRE COUNCIL

EXISTING RESIDENCE CONVERSION TO PLACE OF WORSHIP  
AT: 167 - 177 FAULKNERS ROAD, MT COTTRELL

MELWAYS REF: 222 B5

### CONTENT OF PAGES SCHEDULE:

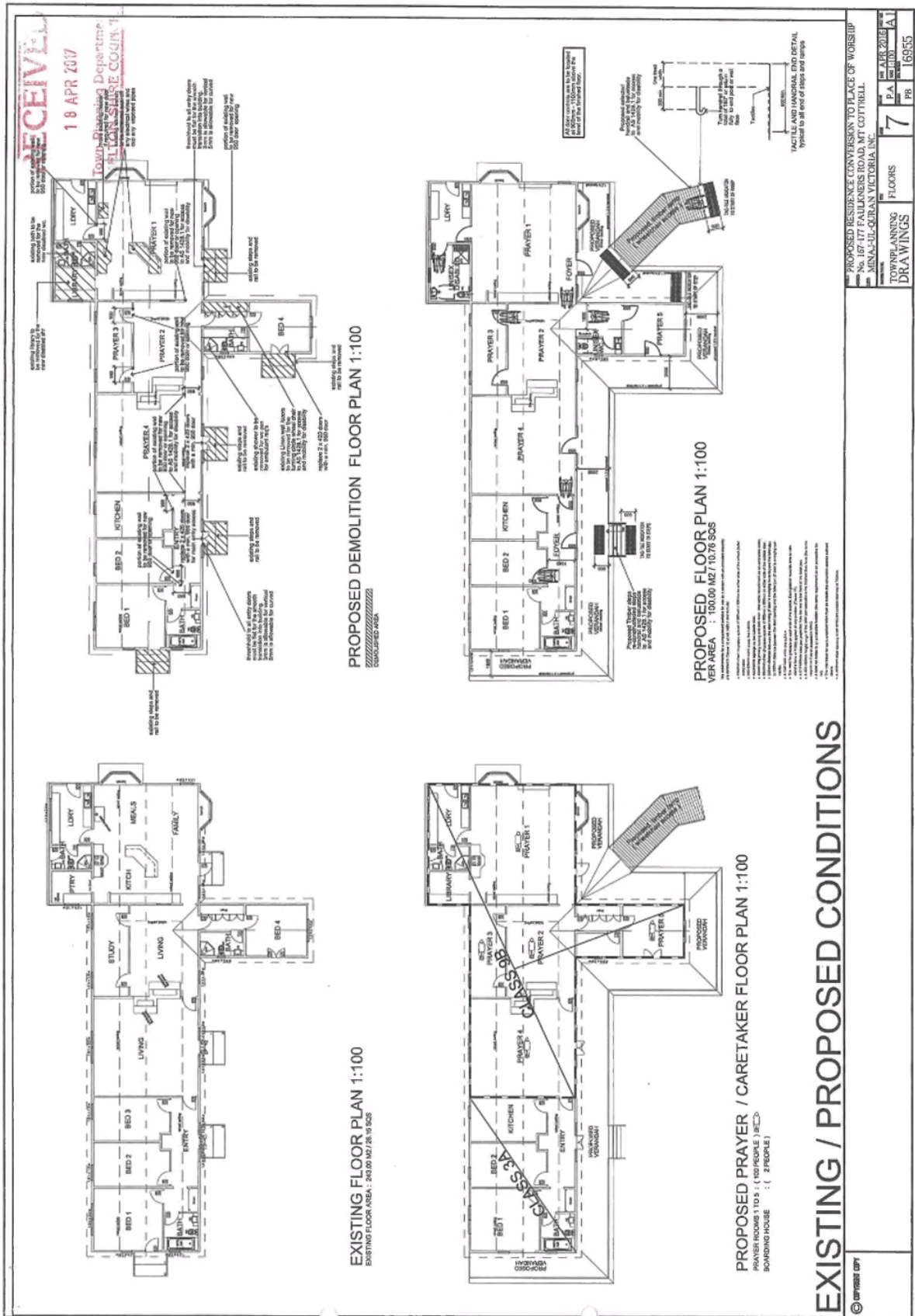
- 1. SCHEDULES PAGE
- 2. SITE PLAN
- 3. EXISTING, DEMOLITION AND PROPOSED FLOORPLANS
- 4. EXISTING AND PROPOSED ELEVATIONS

CLIENT: MINAJ-UL-QURAN VICTORIA INC.  
MUNICIPALITY: MELTON SHIRE COUNCIL

	PROPOSED RESIDENCE CONVERSION TO PLACE OF WORSHIP AT 167-177 FAULKNERS ROAD, MT COTTRELL MINAJ-UL-QURAN VICTORIA INC.	
	TOWN PLANNING DRAWINGS	SCHEDULE <b>7</b>
	PA 2016/5459/1	18 APR 2017 16955



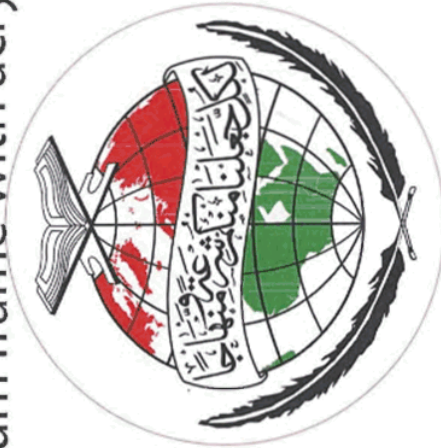
Item 12.14 Planning Application PA 2016/5459/1 - Use and development of the land for a Place of Worship and Caretakers Residence with associated car parking, business identification signage and removal of native vegetation At 167-177 Faulkners Road, Mount Cottrell  
 Appendix 2 Development Plans - Planning Application PA2016-5459-1 - dated 18 April 2017





SIGN '1' DETAIL

300mm X 300mm X 30mm Deep  
Aluminium frame with acrylic face



600mm X 100mm X 30mm Deep  
Aluminium frame with acrylic face

**Minhaj-UL-Quran Victoria Inc.**

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18 APR 2017

Town Planning  
MELTON S

SIGN '2' DETAIL

700mm x 700mm x 100mm deep  
Aluminium frame with acrylic face



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18 APR 2017  
Town Planning Department  
LTON SHIRE COUNCIL

220 mm x 1.8m x 100mm deep Aluminium  
frame with acrylic face

**Minhaj-UL-Quran Victoria Inc.**



Item 12.14 Planning Application PA 2016/5459/1 - Use and development of the land for a Place of Worship and Caretakers Residence with associated car parking, business identification signage and removal of native vegetation At 167-177 Faulkners Road, Mount Cottrell  
Appendix 2 Development Plans - Planning Application PA2016-5459-1 - dated 18 April 2017



SIGN 'S'  
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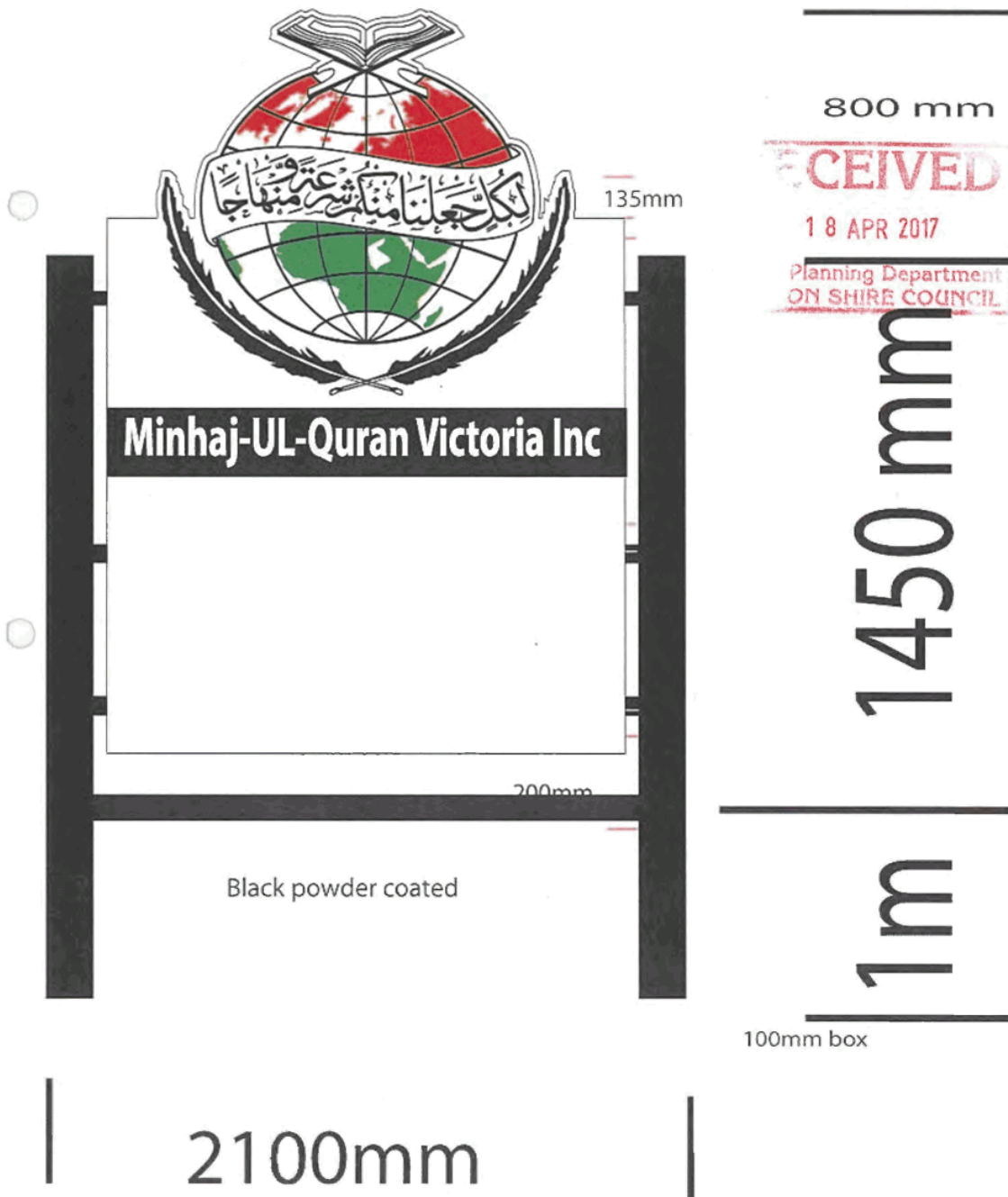
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MOUNT SHIRE COUNCIL

Faulkners Rd  
Mount Cottrell, Victoria  
© Street View - Apr 2014

Item 12.14 Planning Application PA 2016/5459/1 - Use and development of the land for a Place of Worship and Caretakers Residence with associated car parking, business identification signage and removal of native vegetation At 167-177 Faulkners Road, Mount Cottrell  
Appendix 2 Development Plans - Planning Application PA2016-5459-1 - dated 18 April 2017



SIGN '3'  
DETAIL



**Appendix 3 – Assessment against relevant Planning Scheme controls**

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>State Planning Policy Framework</b>	
Clause 11.06-7 (Green Wedge Areas)	<p>The proposal is consistent with this policy. The use of the existing dwelling and land for a Place of Worship and Caretakers Residence is appropriate for the subject land as it will provide social benefits to the community and will not result in the loss of any productive agricultural land.</p> <p>The subject land is not considered appropriate for agricultural or farming purposes due to its size and shape and it is noted that the majority of other properties adjacent to the site and in the immediate area are used for rural residential purposes.</p> <p>The land is capable of accommodating the proposal as demonstrated by the Land Capability Assessment report, Flora and Fauna Report and Traffic Impact Assessment report submitted as part of the application.</p> <p>The proposal will not result in any adverse impacts on the environmental, landscape or scenic values of the subject land. The subject land is not presently covered by any environmental or landscape overlay controls. However, it is noted that the land is proposed to be covered by a Significant Landscape Overlay as part of Amendment C173 to the Melton Planning Scheme which is currently on public exhibition.</p> <p>The subject land is also located in proximity to the Urban Growth boundary to north which forms part of the proposed Rockbank South Precinct Structure Plan as well as other Places of Worship established in the area.</p>
Clause 12.01 (Biodiversity)	The proposal has resulted in the removal of native vegetation and will result in the further removal of native vegetation to accommodate the proposed car park. The application was referred to DELWP and Council's Environmental Services Department. There are no objections to the proposal subject to conditions.
Clause 12.01-2 (Native Vegetation Management)	A biodiversity assessment has been submitted which indicates that the removal of native vegetation associated with the proposal is a low risk pathway under the Permitted clearing of native vegetation – Biodiversity assessment guidelines. The application was referred to DELWP and Council's Environmental Services Department. There are no objections to the proposal subject to conditions.
Clause 14.01 (Agriculture)	The proposed use will not result in the loss of any productive agricultural purposes. The current size

	<p>and awkward shape of the subject land does not make it suitable for agricultural or farming purposes.</p> <p>A land capability assessment report has been submitted demonstrating that the subject land is capable of accommodating the proposal.</p>
Clause 15.03 (Heritage)	<p>The proposal is consistent with this policy as it will preserve and conserve an existing heritage place by adapting the existing dwelling for the purposes of a Place of Worship and Caretakers Residence.</p> <p>The application proposes works (the majority of which have already been undertaken without planning permission) to the existing dwelling. The application has been referred to Council's Heritage Advisor who has no objections to the proposal.</p>
Clause 18.02-5 (Car parking)	<p>The proposal is consistent with this policy. Adequate car parking will be provided on the subject land for the proposal. The location and design of the car parking area is appropriate.</p>
<b>Local Planning Policy Framework</b>	
Clause 21.03-2 (Planning Objectives)	<p>The proposal is consistent with the objective for rural land use as it will not compromise the integrity of existing rural land and will result in the efficient and sustainable use of this land.</p>
Clause 22.08 (Rural Land Use Policy)	<p>The proposal is consistent with the relevant objectives and requirements of this policy as it will conserve the environmental and landscape values of the subject land and surrounding area and will not cause any adverse impacts in terms of noise, rubbish or air quality.</p>
<b>Zone</b>	
Clause 35.04 (Green Wedge)	<p>The proposal is consistent with the purpose and decision guidelines of the zone. The subject land in terms of its size and shape is not suitable or viable for agricultural or farming purposes and forms part of an area characterised by rural residential land uses and community uses including Mount Cottrell Recreation Reserve and other Places of Worship.</p> <p>The proposal will not adversely impact on the environmental or landscape values of the land and will maintain the existing open rural character through the retention of the existing dwelling and no additional buildings and works proposed as part of the application.</p> <p>The subject land is not currently affected by any significant environmental or landscape overlays under the Melton Planning Scheme and the amount of native vegetation to be removed as part of the proposal is minimal. However, a Significant Landscape Overlay (SLO) is proposed to be placed over the land as part of Amendment C173 to the Melton Planning Scheme.</p>

	The proposal is capable of being accommodated on the subject land and is consistent with sustainable land management practices as demonstrated by the Land Capability Assessment (LCA) report submitted as part of the application.
<b>Overlay</b>	
Clause 43.01 (Heritage)	The proposal is consistent with the purpose and decision guidelines of this overlay as the works undertaken will preserve the heritage significance of the existing dwelling, stables and machinery shed and will not adversely affect the significance of the existing heritage place as outlined in the overlay and described in Councils' Heritage Study.
<b>Other</b>	
Clause 52.06 (Car Parking)	The proposal satisfies the purpose and relevant decision guidelines of this clause. The location, amount and dimensions of car parking spaces and aisle widths adjacent to these car parking spaces are adequate.
Clause 52.17 (Native Vegetation)	The proposal is consistent with the purpose and decision guidelines of this clause. The amount of native vegetation to be removed is considered minimal and will not adversely affect the environmental or biodiversity values of the land or surrounding area and has been identified as a low risk pathway under the biodiversity guidelines.
Clause 57 (Metropolitan Green Wedge Land)	The proposal is consistent with the purpose of this clause as it will not diminish the agricultural, heritage and landscape values of the subject land and introduce a land use and development that will be compatible with the rural character of the area.

#### Appendix 4 – Response to Objections

<i>Objection</i>	<i>Comment</i>
Increased traffic and noise resulting in an adverse impact on the amenity of the area.	<p>The proposal is likely to result in an increase in traffic, however, the majority of this will occur during four special events that will each accommodate up to 500 people.</p> <p>A traffic report has been submitted as part of the application which demonstrates that the existing road network is capable of accommodate the level of traffic likely to be generated by the proposal.</p> <p>The report has been assessed by Councils' Traffic Engineers who have no objections to the proposal subject to conditions including the preparation of a traffic management plan for four special events held each year.</p>
Faulkners Road is not capable of accommodating the level of traffic likely to be generated by the proposal.	<p>The proposal is unlikely to have any adverse traffic impacts on Faulkners Road.</p> <p>A traffic report has been submitted as part of the application which demonstrates that the existing road network is capable of accommodate the level of traffic likely to be generated by the proposal without the need for any further traffic calming measures on Faulkners Road. Sufficient car parking will also be provided on the subject land.</p> <p>The application has been assessed by Councils' Traffic Engineering Department who have raised no objections to the proposal subject to conditions.</p>
Hours of operation will exceed those specified in the application.	<p>The hours of operation will be amended from 5am to 7am, in order to reduce potential disturbance to surrounding residents.</p> <p>A condition will be included on the planning permit outlining hours of operation including for the 3-4 special events held each year.</p>
The proposal will adversely impact on the rural character and lifestyle of the area.	<p>The proposal will not adversely affect the rural character and lifestyle of the area. The use will operate out of the existing dwelling on the land except for special events (no more than four times a year) with portable tents/marquees will be used. These tents and marquees will be removed once each event has finished. Therefore, the proposal will not affect the appearance of the land.</p>

	<p>The proposed car park and extension to the existing driveway will be constructed in gravel or crushed rock to complement the rural character of the area.</p>
<p>The proposal is inconsistent with the Green Wedge Zone.</p>	<p>The proposal is consistent with the purpose of the Green Wedge Zone provisions of the Melton Planning Scheme and is appropriate for the subject land which is not suitable or viable for agricultural or farming purposes based on its size and shape.</p> <p>The use will not adversely impact on the rural character of the area or any environmental or landscape values of the land.</p> <p>The proposal will provide a social benefit to the community and is capable of being accommodated on the subject land.</p>
<p>The proposal will adversely impact on the existing heritage building.</p>	<p>The works undertaken to the existing building and proposed to be undertaken as part of this application will not adversely impact on the significance of the existing heritage building and place as outlined under the schedule to the Heritage Overlay and Councils Heritage Study.</p> <p>Councils' Heritage Advisor has assessed the application and has not raised any objections to the proposal.</p>
<p>Waste management and water supply insufficient for the proposed use, particularly during special events.</p>	<p>The proposed use will be connected to an existing water supply which will adequately service the needs of worshipers.</p> <p>The existing gravel driveway will be widened to ensure a waste collection vehicle can enter and exit the site to collect waste generated by the proposal. A private waste collection service will be used to collect waste associated with the proposed use.</p> <p>The existing effluent disposal system is capable of accommodating effluent likely to be generated by the proposal and a reserve area is to be located to the east of the existing system. Portable toilets will be brought onto the subject land for all special events (no more than four times a year) to be held on the land.</p>

**Appendix 5 – Referral Comments**

<i>Type of Referral</i>	<i>Responses</i>
<b>Internal</b>	
Engineering Infrastructure	No objections to the proposal subject to conditions. Engineering plans will need to be submitted to Council for approval in relation to the modified access arrangements to Faulkners Road.
Engineering Traffic and Design	<p>No objections to the proposal subject to conditions including a requirement for a traffic management plan to be prepared and submitted for Council for the special events to be held each year that accommodate up to 500 people.</p> <p>Councils' Traffic Engineers have assessed the traffic report submitted as part of the application and concluded that no traffic calming measures or works (e.g. turning lanes, deceleration lanes, lighting) are required along Faulkners Road as part of the proposal.</p> <p>The plans also need to be modified to show the vehicle crossover will be sealed from the edge of Faulkners Road to the front boundary of the site. This can be addressed as a condition of the permit.</p>
Environmental Health	<p>A Land Capability Assessment report has been submitted demonstrating the proposal is capable of being accommodated on the subject land in terms of the existing effluent disposal system subject to a reserve area being provided on site and portable toilets be provided on the subject land during special events accommodating up to 500 people.</p> <p>No further comments provided by Councils' Environmental Health Department. The recommendations of the LCA report will be included as conditions should Council resolve to approve the proposal.</p>
Heritage Advisor	<p>Initially requested further information in relation to details of works previously undertaken to the existing dwelling without planning permission. The applicant submitted revised plans showing all changes that have previously been undertaken to the existing building and those proposed as part of this application.</p> <p>The Heritage Advisor has reviewed the plans and has no further comments to make</p>



	on the proposal and did not request any conditions to be included should Council resolve to approve the proposal.
City Strategy	<p>The proposal is not considered an appropriate use of the site and could act as a precedent for other discretionary uses to be approved in Green Wedge areas.</p> <p>However, City Strategy has also advised that there is no current policy relating to the future planning and management of green wedge areas in the southern portion of the municipality as the preparation of the Green Wedge South Management Plan (GWSP) has only recently commenced and therefore, is unable to provide any guidance on whether the proposed use is appropriate. However, this would change with the completion of the GWSMP in the future.</p>
<b>External</b>	
DELWP	No objections to the proposal.
Department of Economic Development, Jobs, Transport and Resources/Public Transport Victoria	No objections to the proposal.

**Appendix 6 – Notice of Decision to Grant a Planning Permit Conditions**

1. Before the use and/or 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 following notation on the plans at the access point "Refer to engineering plans approved for the works to be done within the road reserve".
  - (b) The site must allow for a private waste collection vehicle to enter and exit the site to collect the bins.
  - (c) The proposed site access driveway sealed from Faulkners Road pavement to a distance of at least 10 metres into the subject land.
  
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) Details of surface finishes of pathways and driveways.

All species selected must be 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. Prior to any special events being conducted on the land, a management plan 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 address the following:
  - Traffic and parking operations to, from and within the subject land;
  - Waste Management and Collection;
  - Provision of facilities/amenities for patrons (i.e. portable toilets, first aid etc.);
  - Consultation and notification with adjoining residents prior to the event and following the completion of each event;

- Complaints handling process and procedures;
5. Prior to the commencement of the use, a waste management plan must be submitted to and approved by the Responsible Authority detailing the location, type and capacity of storage bins and the method, frequency and times of waste collection (particularly during any special events conducted on the land). If municipal collection is not possible, a private on-site waste collection must be arranged and managed by the property's owner to the satisfaction of the Responsible Authority.
  6. The Place of Worship may operate only between the hours of:
    - (a) 7am-9pm (Monday to Sunday)
    - (b) On the following special event days:
      - 9am – 3pm (1 day a year for 'Eid Fitr')
      - 9am - 3pm (1 day a year for 'Eid-Al Adha')
      - 5pm - 9pm (1 day a year for 'Eid Milad') and
      - 5.30pm - 8.30pm (1 day a year during the month of 'Ramadan').

The hours must not be varied, changed or extended without the written consent of the Responsible Authority.
  7. The number of people on the premises at any one time must not exceed the following without the further written consent of the Responsible Authority.
    - 40 people between 7am and 9pm (Monday to Sunday) except between 12pm and 2pm (Friday) where no more than 100 people are permitted.
    - 500 people on the special event days outlined under Condition 4(b) of the permit with the exception of the special event held during the month of 'Ramadan' where no more than 70 people are permitted.
  8. No funeral services, wedding services or education services must be conducted on the subject land unless with the further written consent of the Responsible Authority.
  9. Before works start (including the removal of native vegetation), an Environmental Management Plan (EMP) must be prepared and submitted to the Responsible Authority for approval to ensure that biodiversity impacts are minimised and mitigation measures prescribed. The EMP must be implemented to the satisfaction of the Responsible Authority. The EMP must include (but not limited to):
    - A site plan showing native vegetation permitted to be removed and native vegetation to be retained and protected during and post construction;
    - Mitigation measures to satisfy planning permit conditions specified by DELWP;

Item 12.14 Planning Application PA 2016/5459/1 - Use and development of the land for a Place of Worship and Caretakers Residence with associated car parking, business identification signage and removal of native vegetation At 167-177 Faulkners Road, Mount Cottrell

Appendix 6 Notice of Decision to Grant a Permit Conditions - Planning Application PA2016-5459-1 - undated

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- Before works start, any native vegetation permitted to be removed and native vegetation to be retained must be clearly marked out on site;
  - A vegetation protection fence must be erected to protect native vegetation to be retained. The fence must be constructed of star pickets/ chain mesh/ or similar to the satisfaction of the Responsible Authority. The fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written consent of the Responsible Authority within the area of native vegetation to be retained, the following is prohibited:
    - Vehicular or pedestrian access;
    - Trenching or soil excavation;
    - Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
    - Entry and exit pits for underground services; or
    - Any other actions or activities that may result in adverse impacts to retained native vegetation.
  - Protocols for management of weeds must be developed and implemented to manage weeds before, during and post removal of native vegetation and construction of the car park;
  - 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;
  - Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material must be controlled;
  - Any construction stockpiles and machinery must be placed away from areas supporting native vegetation to be retained 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 works (including the removal of native vegetation);
  - 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); and
  - Water run-off must be designed to ensure that native vegetation to be protected and watercourses are not compromised.
10. The car park and approved access way must be permanently fenced prior to use to prevent vehicles from entering and/or damaging native vegetation to be retained throughout the operation of the car park.
11. Only the native vegetation shown as native vegetation to be removed in Figure 3 of the Ecological Assessment Report (Brett Lane and Associates, August 2017; Report number 17028 (1.2)) can be removed. All other native vegetation on the land must be retained and protected.

Item 12.14 Planning Application PA 2016/5459/1 - Use and development of the land for a Place of Worship and Caretakers Residence with associated car parking, business identification signage and removal of native vegetation At 167-177 Faulkners Road, Mount Cottrell

Appendix 6 Notice of Decision to Grant a Permit Conditions - Planning Application PA2016-5459-1 - undated

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12. No environmental weeds are to be planted (refer to Melton City Council's *Sustainable Gardening in the Shire of Melton Handbook (2005)* and the Department of Sustainability and Environment's *Advisory list of Environmental Weeds of the Inland Plains bioregions of Victoria (DSE 2009)*).
13. Prior to the commencement of works, detailed engineering plans must be submitted to and approved by the Responsible Authority. The engineering plans must show:
  - (a) The approved improvements to vehicle access from Faulkners Road. The access shall be designed and constructed in accordance with of Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections as applicable for this situation and to the Satisfaction of the Responsible Authority. The existing pavement at the access point also needs to be improved to the satisfaction of the Responsible Authority.
  - (b) Any other infrastructure asset (such as existing culverts) in the road reserve that needs to be added, except vehicle crossings, which need to be stated on the planning application plan.
14. Prior to the issue of a certificate of occupancy for the development, or by such later date as is approved by the Responsible Authority in writing, the works shown on the approved engineering plan must be carried out and completed to the satisfaction of the Responsible Authority.
15. 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.
16. 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.
17. Before the use starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (a) Paved with crushed rock or gravel of adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of the sub-grade and the vehicles which will use the areas.
  - (b) Adequately drained.

(c) Marked to indicate each car space and all access lanes

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

18. In the event that on-site car parking becomes insufficient and causes a nuisance to surrounding land, the areas nominated on the endorsed plans as overflow car parking must be constructed to the satisfaction of the Responsible Authority within three months of a request in writing by the Responsible Authority.
19. 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.
20. A minimum of 2 car spaces must be provided for the exclusive use of disabled persons. The car spaces must be provided as close as practicable to a suitable entrance of the building and must be clearly marked with a sign to indicate that the spaces must only be utilised by disabled persons. The dimensions of the disabled car spaces must be in accordance with the current Australian standards, AS 2890.6.
21. All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.
22. Vehicles under the care, management or control of the operator of the use, including staff and patron vehicles must not be parked in any nearby roads or road reserves.
23. Prior to the commencement of works, any proposed vehicle crossing must be constructed to Council's Standard in accordance with Council's Standard Drawings. A 'Consent to Work within a Road Reserve' must be obtained from Council prior to the commencement of construction.
24. All pedestrian access to buildings must be designed and constructed to comply with the Disability Discrimination Act.
25. Civil and landscape works must be fully constructed and completed to the satisfaction of the Responsible Authority prior to the commencement of use or occupancy, whichever comes first or applies.
26. All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.

**Department of Environment, Land, Water and Planning (DELWP) –  
Conditions 27 to 30.**

27. Before works start, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.
28. Before works start, native vegetation protection fencing must be erected around all patches of native vegetation and scattered trees to be retained on site. This fencing must be erected around the patches at a minimum distance of 2 metres

from retained native vegetation and at a radius of 12x the diameter at breast height (DBH) to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the scattered trees.

The protection fencing must be constructed to the satisfaction of the responsible authority. The protection fencing must remain in place at least until all works are completed to the satisfaction of the responsible authority. Except with the written consent of the responsible authority, within this area;

- a) no vehicular or pedestrian access, trenching or soil excavation is to occur.
  - b) no storage or dumping of tools, equipment or waste is to occur.
  - c) no entry and exit pits for underground services are to be constructed.
29. In order to offset the removal of 0.537 hectares of native vegetation approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements and is in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*. The general offset must:
- contribute gain of 0.395 ha general biodiversity equivalence units,
  - be located within the Port Phillip and Westernport Catchment Management Authority boundary or City of Melton municipal district,
  - have a strategic biodiversity score of at least 0.909.
30. Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the Responsible Authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*. Offset evidence can be either:
- a security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan, which is to include the ongoing management regime in perpetuity. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification to the responsible authority of the management actions undertaken towards the implementation of the offset management plan. An offset site condition statement, including photographs must be included in this notification.
  - a credit register extract from the Native Vegetation Credit Register.
31. An application for permit must be made to Council's Environmental Health Department to install or modify the existing all waste on-site waste water treatment system in accordance with the requirements of Council's Environmental Health Department and to the satisfaction of the Responsible Authority. The system must be an Environment Protection Authority approved system installed, operated and maintained in accordance with the Environment Protection Authority's current edition of the Code of Practice – Onsite wastewater

management and the Australia New Zealand Standard AS/NZS 1547:2012 – On-site wastewater management.

32. The retention and treatment of wastewater (including during any special events held on the land) must occur in accordance with the recommendations of the 'Land Capability Assessment Report (Ref No. E2531.1 AB Dated 17 March 2017) prepared by Ground Science Pty Ltd.
33. Before the use commences or by such a 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.
34. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
35. The use must be managed to the satisfaction of the Responsible Authority 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) Appearance of any building, works or materials.
  - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
  - (d) Presence of vermin.
36. Any 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.
37. This permit will expire if the development is not commenced within 2 years of the date of issue. An extension of time may be sought in writing up to six months after the expiry date of the permit.

#### **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.
- 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.

##### Traffic

- Relevant Council consents, including but not limited to a 'Consent to work with a road reserve' will be required from Council prior to development.



Item 12.14 Planning Application PA 2016/5459/1 - Use and development of the land for a Place of Worship and Caretakers Residence with associated car parking, business identification signage and removal of native vegetation At 167-177 Faulkners Road, Mount Cottrell

Appendix 6 Notice of Decision to Grant a Permit Conditions - Planning Application PA2016-5459-1 - undated

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- Any proposed vehicle crossings must have clearance from other services, public light poles, street sign poles, other street furniture, trees and any traffic management devices.

#### Environmental Services

- It is noted the assessment addresses native vegetation under state legislation only. Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) listed flora and fauna species and communities are proposed to be addressed separately (refer to statement on page 7 of the report).
- The applicant should be made aware of the likely presence of Natural Temperate Grasslands of the Victorian Volcanic Plain within the study site, which is listed as Critically Endangered under the EPBC Act 1999. Furthermore, numerous EPBC listed flora and fauna are known to occur within the local area and within close proximity to the site (on neighbouring properties such as the Mount Cottrell Recreation Reserve), including *Pimelea spinescens* subsp. *spinescens* (Spiny Rice-flower) and *Delma impar* (Striped Legless Lizard).