

Appendix 6 – Permit conditions

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

1. The subdivision as shown on the endorsed plan must not be altered or modified without the written consent of the Responsible Authority.
2. Prior to the issue of Statement of Compliance, the owner of Lot S88 on PS 543210K must enter into an agreement with Council pursuant to Section 173 of the *Planning and Environment Act 1987* to provide for the following:
 - (a) Within 12 months of completing the residential subdivision of either Stage 12 or Stage 20 (whichever is developed sooner) of the Eynesbury Township, the Road approved under Planning Permit PA2019/6623 must be formally discontinued in accordance with the requirements of *Local Government Act, 1989*.
 - (b) Within 12 months of completing the residential subdivision of either Stage 12 or Stage 20 (whichever is developed sooner) of the Eynesbury Township, the road and all associated road infrastructure approved under Planning Permit PA2019/6623 must be removed to the satisfaction of the Responsibility Authority.
3. Within 6 months of the issue date of this permit, 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 show:
 - (a) Planting schedule detailing:
 - i. Location of plants.
 - ii. Mature size of plants.
 - iii. Quantity of each species.
 - iv. Botanical and common name of each species.
 - v. Location of irrigation systems, where appropriate.
 - vi. Surface details (paving, grass, mulching).
 - vii. Borders between lawns and garden beds.
 - viii. Soil preparation and modification works as required to implement the landscape plan.

All proposed street trees and vegetation within road reserves and surrounding areas must be species relevant to the identified EVC of the immediate surrounding area, unless otherwise agreed by the Responsible Authority.
 - (b) Work zones must be shown as revegetated with appropriate indigenous species and the ground surface must be stable, free draining and as near as practical to the pre-works conditions.

4. Prior to the plan of subdivision being certified, a functional layout plan for the subdivision or stage of the subdivision must be submitted to and approved by the Responsible Authority. The plan must incorporate the following:
- A traffic management strategy and traffic engineering report identifying street classification, design traffic volumes, intersection treatments and any associated SIDRA electronic files, and traffic management devices to be incorporated into the development.
 - An integrated water management plan detailing drainage catchments both internal and external to the development, 1% AEP flow paths and flow volumes for the entire development. This strategy must include on-site stormwater quality improvement, and any stormwater and rainwater harvesting measures.
 - A Services Infrastructure report identifying how the development will be serviced by all utility services including but not limited to water reticulation (potable and recycled), electrical, sewer, gas, telecommunications and gas.
 - A mobility plan detailing pedestrian access, bike & hike paths, public transport routes within the development and all interconnections to adjacent existing and future developments.
 - Identification by survey of all trees or groups of trees existing on the site, including dead trees and those that overhang the site from adjoining land.
 - Details of tree protection zones (TPZs) for all trees to be retained.
 - All proposed works, and services (except pedestrian paths) must be clear of all TPZs.
 - Identification of all trees to be removed from the site.

5. Road works and drainage works must be provided, in accordance with construction plans and specifications as approved by the Responsible Authority, prior to the issue of Statement of Compliance. Before any roads / drainage works associated with the subdivision start, detailed construction plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

The construction plans will not be approved until the functional layout plan(s) has been approved by the Responsible Authority and landscape plans submitted, the plan of subdivision has been certified and the locations of other authorities' services have been provided to the satisfaction of the Responsible Authority.

The construction plans must be drawn to scale with dimensions and one copy must be provided in the initial submission and subsequent resubmissions. For the final submission, a set of A1 sized plans, two A3 sized plans and a CD/DVD set of plans in pdf and AutoCAD format shall be provided.

The construction plans must include:

- (a) All necessary computations and supporting documentation, including a Form 13 for any structure, traffic data, road safety audit and geotechnical investigation report.
- (b) All details of works consistent with the approved functional layout plan, submitted landscape plan and certified plan of subdivision.
- (c) Design for full construction of streets and underground drainage, including measures to control / capture pollutants and silt.
- (d) Provision for all services and conduits (underground), including alignments and offsets, on a separate services layout plan.

- (e) All road reserve and pavement widths to be in accordance with the current Clause 56 of the Melton Planning Scheme, relevant Precinct Structure Plan or to the satisfaction of the Responsible Authority.
- (f) All intersection treatments to comply with all turning movements of Council's waste collection vehicles. Turning templates will need to be submitted for verification.
- (g) Verge widths around all bends, intersections and in court heads to be a minimum of that provided at the mid-block.
- (h) Vehicle crossings shall be provided to each lot in accordance with Council's Residential Standards.
- (i) Provision of a temporary turning area with sufficient size in locations where the road terminates at stage boundaries to allow waste collection vehicles to complete a three-point turn.
- (j) Provision of pits and conduits associated with the National Broadband Network.
- (k) Provision of public lighting and underground electricity supply to all streets, footpaths, bus stops and to major pedestrian and bicycle links likely to be well used at night.
- (l) The public lighting shall be designed in accordance with the current AS 1158 and Council's current Public Lighting policy. The lighting category shall be sought from Council.
- (m) Access to all public properties, pathways and road crossings shall comply with the Disability Discrimination Act.
- (n) Provision of street name plates to the Council standard design including a schedule of individual signs and associated street numbers.
- (o) The location and provision of vehicle exclusion mechanisms abutting reserves.
- (p) Details of the proposed treatment and provision for lot boundary fencing adjoining all reserves other than road reserves.
- (q) Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of the subdivision.
- (r) Provision for the utilisation of any surplus topsoil from this stage.
- (s) Permanent survey marks.
- (t) Survey details of the canopy trunk location and size of trees to be retained and associated tree protection zones.
- (u) Details in relation to all filling on the site that must be compacted to specifications approved by the Responsible Authority.
- (v) The relocation underground of all existing aerial services, on the services layout plan.
- (w) The location of any earthworks (cut or fill) or service provision in a location outside the designated tree protection zone which does not adversely impact on the health and integrity of any trees to be retained.

Drainage

- (x) The drainage system of the proposed development shall be designed to ensure that flows downstream of the site are restricted to pre-development levels unless increased flows are approved by the Responsible Authority.
- (y) Underground drainage shall be provided and any other drainage works necessary for the transmission of drainage as required to the outfall.
- (z) All drainage works shall be designed to meet the following current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental 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.
 - 70% retention of the typical urban annual load for gross pollutants (litter).

- (aa) Provision of underground drains of sufficient capacity to serve all lots being created to a legal point of discharge and the provision of an inlet on each such lot.
 - (bb) Roads and allotments are to be designed such that the allotments are protected with a minimum 150mm freeboard against the 1 in 100 year flood levels.
 - (cc) Melbourne Water approval shall be required for the connection of drainage discharge from this development into the current outfall.
6. Prior to the issuance of the Statement of Compliance or at a time specified by the Responsible Authority the following must be submitted to the satisfaction of the Responsible Authority:
- (a) A complete set of 'as constructed plans' of site works, in hard copy and digital file format AutoCAD. The digital files must have a naming convention to enable identification of Council assets listed.
 - (b) Asset information in digital format to include data as per "D-Spec" and "R-Spec".
7. Prior to the commencement of onsite works, a Construction Management Plan must be prepared and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The Construction Management Plan must include, but not limited to the following:
- (a) Proposed working hours;
 - (b) Haulage routes to the site;
 - (c) Methods of dust suppression;
 - (d) Sediment control and gross pollutant management;
 - (e) Procedures to ensure that no significant adverse environmental impacts occur as a result of the development;
 - (f) Earthworks (Consistent with Construction Techniques for Sediment Pollution Control (EPA, 1991);
 - (g) Showing where stockpiling, machinery wash down, lay down, storage and personnel rest areas occur;
 - (h) Vehicle exclusion areas; and
 - (i) Weed management measures to be undertaken during and post construction.

In addition, the construction management plan must ensure:

- All machinery brought on site to be weed and pathogen free
 - All machinery wash down, lay down and personnel rest areas to be clearly fenced and located in disturbed areas
 - Contractors working on the site to be inducted into an environmental management program for construction work
 - Best practice erosion and sediment control techniques to be used to protect any native flora and fauna.
8. Construction works must not be undertaken outside the development boundaries unless consent is given by the adjoining land owner and/or an easement is located over the works in favour of the service authority. A copy of the consent letter from the adjoining land owner must be provided to the Responsible Authority before any works commences on that land. Also any ensuing requirement for a creation of an easement must be undertaken and completed to the satisfaction of the Responsible Authority before any works commences on that land.

Unless there is written consent from the Responsible Authority, all existing infrastructure and assets affected by the development must be reinstated at no cost to and to the satisfaction of the Responsible Authority. Omission of existing infrastructure or assets on a plan cannot be taken as consent from the Responsible Authority.

9. At their discretion, the Responsible Authority may allow bulk earthworks to commence prior to approval of detailed engineering (road, drainage and ancillary) plans. The following requirements must be complied with to the satisfaction of the Responsible Authority for any stage of subdivision:
 - (a) Functional Layout Plans and Bulk Earthwork Plans must be submitted and approved by the Responsible Authority before any earthworks commence.
 - (b) Bulk Earthworks must be contained to stage boundaries. No batter slope overruns shall be allowed without relevant plans.
 - (c) No structures, including but not limited to retaining walls, shall be permitted with early Bulk Earthworks.
 - (d) Bulk Earthworks must not commence prior to the approval of a Construction Management Plan for the works. Once approved the Construction Management Plan will form part of the endorsed set of planning documents.
 - (e) A Geotechnical Report completed by a suitably qualified geotechnical engineer must be submitted to and be to the satisfaction of the Responsible Authority. Civil (road, drainage and ancillary) works shall not commence until the Report is to the satisfaction of the Responsible Authority. All Bulk Earthworks shall be done under "Level 1 inspection and testing" conditions, as per Australian Standard AS3798.
10. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with that authority's requirements and relevant legislation at the time.
11. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.
12. All allotments shall be subdivided under Section 12(2) of the *Subdivision Act 1988*. Otherwise, easements for the purpose of drainage shall be provided over all drainage assets and vested in Council. Drainage assets within easements must be to Council's standards.
13. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of the Act.
14. This permit will expire if one of the following circumstances applies:
 - the plan of subdivision is not certified within two years of the date of this permit;
or,
 - the registration of the subdivision is not completed within five years from the date of certification of the plan of subdivision.

Notes:

- At their discretion, the Responsible Authority may request further testing by test holes. The cost of any additional testing shall be borne by the Developer.

- A pre-commencement meeting must be done prior to any Bulk Earthworks starting. A separate and subsequent pre-commencement meeting for civil (road, drainage and ancillary) works must be done prior to these works commencing.
- Any changes to the surface level as a result of Bulk Earthworks that impacts on subsequent engineering (road, drainage and ancillary) or landscape approval remain the responsibility of the Developer until the latter of Practical Completion or issue of Statement of Compliance.
- The Developer of the subject land must ensure that wherever the approved engineering (road, drainage and ancillary) plans show filling exceeding 200mm compacted depth (finished level) within any lot created by the subdivision, the existence of such filling must be made known to any prospective purchaser of such lot. Information on the engineering plans relating to the filling of any lot must be referred to when completing a statement pursuant to Section 32 of the Sale of Land Act.