

Appendix 6 – Notice of Decision conditions

It is recommended that a Notice of Decision to Grant a Permit (and a subsequent Planning Permit) be issued subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) The on-site detention system.
 - (b) A note is included to the plan to indicate that the vehicle crossing in Toolern Street is to be constructed to Melton Industrial standards. The vehicle crossing must match the existing vehicle crossings in the surrounding streets.
 - (c) All windows of habitable rooms (including sitting) located on the first floor must be shown to:
 - i) Have sill heights of at least 1.7 metres above floor level; or
 - ii) Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or
 - iii) Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.
 - (d) A note is included to the plans to indicate that fencing along the western, southern, and eastern property boundaries is to be replaced with new fencing that is at least 2.0 metres in height at the developer's expense.
 - (e) A note is included to the plan to indicate that the existing cross over is to be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.
 - (f) A note is included to the plan to indicate that the existing grated drainage pit within existing vehicle crossing (proposed to be removed) to be modified to side entry pit to the satisfaction of the Responsible Authority.
2. Before the development starts, drainage design calculations and a drainage layout plan for the proposed development shall be submitted to and approved by the Responsible Authority.
3. Waste collection must be undertaken in accordance with the Waste Management Plan approved by the Responsible Authority. The Waste Management Plan must not be altered without the written consent of the Responsible Authority.
4. Before the development starts, the owner must enter into an agreement with Council made pursuant to Section 173 of the Planning and Environment Act 1987 to provide for the following:
 - (a) Require waste collection to be undertaken in accordance with the Waste Management Plan endorsed under this permit.

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 this permit must pay the reasonable costs of the preparation, execution and registration of the Section 173 agreement.

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. The maximum storm water discharge rate from the proposed development 11.94 litres per second. 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: $T_c = 11.58$ min
- Travel time from the discharge point to the catchment outlet: $T_{so} = 2.0$ 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. 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.
5. Before the on-site detention system is covered (by concrete and the like), the permit-holder must contact Council's Engineering Services Unit to organise an inspection of the property to verify the instalment, as per the endorsed drainage plans.
6. The following must be undertaken to the requirements and satisfaction of the Responsible Authority prior to the occupation of the buildings hereby permitted:
 - (b) The buildings and works as described on the endorsed plan must be completed.
 - (c) The landscaping works as described on the endorsed plan are completed and thereafter maintained.
 - (d) Drainage from all new buildings is directed to the approved legal point of discharge.
 - (e) The development is connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - (f) The proposed vehicle crossing 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.
 - (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) Any existing works affected by the development works shall be reinstated at no cost and to the satisfaction of the Responsible Authority.

7. 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.
8. This permit will expire if one of the following circumstances applies:
- The development is not commenced within two years of the date of this permit.
 - The development is not completed within four years of the date of this permit.

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.