

Appendix 5 - Notice of Decision to Grant a Permit

Notice of Decision to Grant a Permit is recommended to 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) That the study has been removed from the floor plan of the four, double-storey terrace style apartments.
 - (c) That the vehicle crossing on Toolern Street must be to Melton Industrial standards. The vehicle crossing must match the existing vehicle crossings in the surrounding streets.
 - (d) The existing crossover on the plans and annotated to be marked for removal to the satisfaction of the responsible authority.
 - (e) Annotations on the plans that both the 'Waste Collection Vehicle Parking Only' and 'Turn Around Bay Only' (No Parking) must be clearly signed and the line marking as per Australian Standard AS1742.
 - (f) The screening of habitable room windows and balconies in accordance with Clause 55.04-6 of the Melton Planning Scheme. The screening must provide an outlook from the dwellings, and daylight into the dwellings, and comprise the use of angled louvres or similar. Cross-sectional diagrams demonstrating how the screening will limit views in accordance with the requirements of Clause 55.04-6 must be provided.
 - (g) A schedule of construction materials, external finishes and colours for all elevations.
2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the responsible authority.
3. No building or works shall be commenced until an amended landscape plan is prepared by a suitably qualified and experienced person or firm is submitted to and endorsed by the Responsible Authority. This plan when endorsed shall form part of this permit. This plan shall show:
 - (a) Location and identification of all proposed plants.
 - (b) A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant.
 - (c) A survey (including botanical names) of all existing vegetation to be retained and/or removed.

- (d) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - (e) Planting within and around the perimeter of the site comprising trees and shrubs capable of softening the development within the property.
 - (f) The details of surface finishes of pathways, paving, lawn and mulch.
 - (g) All species selected must be to the satisfaction of the Responsible Authority.
4. Prior to the endorsement of the plans under Condition 1, a Waste Management Plan (WMP) must be submitted to the responsible authority for approval and must address but not limited to the following:
- (a) Adequate provision for the storage of garbage, bottles, solid waste and recycling materials and demonstrate an adequate number of bins can be provided within the subject site.
 - (b) Details of the collection arrangements by a private contractor including the hours of collection.
 - (c) Arrangements to maintain all bins and receptacles in a clean and tidy condition and free from offensive odour.
 - (d) All to the satisfaction of the Responsible Authority.

When approved, the Waste Management Plan will be endorsed and will then form part of the permit. Waste collection from the development must be in accordance with the approved Waste Management Plan, to the satisfaction of the responsible authority

5. Before the development starts, drainage plans and design calculations for the proposed development must be submitted to Council's Engineering Services Unit Att: Infrastructure Planning Coordinator for approval.

The maximum storm water discharge rate from the proposed development is 8.63 litres per second. An on-site stormwater detention system will need to be installed in accordance with plans and specifications to be submitted to Council's Engineering Services Unit Att: Infrastructure Planning Coordinator for approval.

The following design parameters for the on-site detention system shall be used:

- (a) Time of Concentration for the catchment: $T_c = 10$ min
- (b) Travel time from the discharge point to the catchment outlet: $T_{so} = 2.6$ min
- (c) Weighted coefficient of runoff at the initial subdivision = 0.45

All on-site stormwater must 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.

6. Prior to the issue of a certificate of occupancy for the development, photos and plumbers certificate for the construction compliance for the on-site detention system must be submitted to infrastructureplan@melton.vic.gov.au.
7. No permanent structure is to be located above an easement unless build over easement approval is granted by the Responsible Authorities.
8. Before the use starts or within two months of the completion of the development, all existing conditions affected by the development works must be reinstated at no cost to, and to the satisfaction of the Responsible Authority.
9. Prior to covering of the on-site detention system, the developer must contact Council's Engineering Department to organise an inspection of the works.
10. Any proposed vehicle crossing must be constructed to a residential standard in accordance with Council's Standard Drawings prior to the commencement of works. A 'Consent to Work within a Road Reserve' must be obtained from Council prior to the commencement of construction.
11. All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.
12. 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. 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.
14. 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.
15. Before the 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.
16. 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.
17. Prior to the occupation of the building, the screening of habitable room windows and balconies (not adhesive film but angled louvres or similar) designed to limit overlooking as required by Standard B22 of Clause 55.04-6 in accordance with the endorsed plans must be installed to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority thereafter for the life of the building.
Greater Western Water (Condition 18)
18. The operator under this permit shall be obliged to enter into an Agreement with Greater Western Water relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Greater Western Water. The owner/applicant shall make a written request to Greater Western Water for the terms and conditions of the agreement.
19. The following must be undertaken to the requirements and satisfaction of the Responsible Authority prior to the occupation of the dwelling(s) hereby permitted:
 - (a) The buildings and works as described on the endorsed plan must be completed.

- (b) The landscaping works as described on the endorsed plan are completed and thereafter maintained.
 - (c) The development is connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
20. Construction activities must be managed so that the amenity of the area is not detrimentally affected:
- (a) By the transport of materials, goods or commodities to or from the land.
 - (b) By the inappropriate storage of any works or construction materials.
 - (c) By the hours of construction activity.
 - (d) By the 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) By the presence of vermin.
 - (f) In any way as determined by the Responsible Authority.
21. Any use or development which is approved as part of this permit must be managed so that the amenity of the area is not detrimentally affected:
- (a) By the transport of materials, goods or commodities to or from the land.
 - (b) By the inappropriate storage of any works or construction materials.
 - (c) By the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - (d) By the presence of vermin.
 - (e) In any way as determined by the Responsible Authority.
19. This permit will expire if:
- (a) The development is not commenced within two years of the date of this permit.
 - (b) The development is not completed within four years of the date of this permit.
- In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

NOTES:

The on-site detention system and calculations must be submitted to Council's Engineering Services Unit Att: Infrastructure Planning Coordinator for approval.

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, 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.