

PLANNING PERMIT

Permit No. **108/2015**

Planning Scheme **Greater Geelong Planning Scheme**

Responsible Authority **Greater Geelong City Council**

ADDRESS OF THE LAND **100 WEDDELL ROAD, NORTH GEELONG**

THE PERMIT ALLOWS **TWO (2) LOT SUBDIVISION AND BUILDINGS AND WORKS ASSOCIATED WITH THE EXISTING AGED CARE FACILITY GENERALLY IN ACCORDANCE WITH THE ENDORSED PLANS**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Prior to the commencement of the development, three (3) copies of 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 must be generally in accordance with the plans submitted 24 August but modified to show:
 - a) Remove the trees shown as being planted in the batter.
 - b) Inclusion of the following note on the drawings "All disturbed surfaces in the reserve will be made good with grading and grass hydromulching to council's satisfaction. All maintenance of disturbed reserve areas is the responsibility of the permit holder until handover is approved".
 - c) All fill batters, retaining structures and all other infrastructure located outside of the land covered by the Special Building Overlay. The Special Building Overlay layer is to be superimposed on the site plan to demonstrate that this condition is met.

DEVELOPMENT

Endorsed Plans

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. All development and works must be carried out in accordance with the Construction Management Plan endorsed under this permit, all to the satisfaction of the Responsible Authority.

Date Issued:

Signature of the
Responsible Authority: _____

CONDITIONS OF PLANNING PERMIT NUMBER 108/2015 CONTINUED

Maintenance of Landscaping

4. The landscaping shown on any endorsed landscape must be maintained in accordance with Council's Landscape Standards Manual dated June 2013, or any replacement landscape standard guidelines or manual which may be adopted by the Council, to the satisfaction of the responsible authority for a period of no less than two (2) years from the date of practical completion of the landscaping unless otherwise agreed in writing by the responsible authority.

Road and Drainage Plans

5. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of site works, detailed, engineering designed road and drainage plans prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority. The stormwater drainage system on the site must be designed such that stormwater runoff exiting the land meets current best practice performance objectives for stormwater quality, as detailed in Urban Stormwater: Best Practice Environmental Guidelines (CSIRO, 1999).

Construction Management Plan

6. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of site works, a Construction Management Plan shall be submitted and approved by the Responsible Authority and shall address items including (but not be limited to) the following:
- a) The protection of all existing vegetation and waterways;
 - b) Show access locations for construction vehicles;
 - c) All appropriate control of site emissions during construction and the defects liability period;
 - d) A staging plan for all construction phases including indicative dates for commencement and completion;
 - e) Intended access for construction vehicles;
 - f) Engineering assessment of assets that will be impacted on by construction and recommended techniques to minimise any adverse impact;
 - g) Details of actions to be implemented to in the event of damage to abutting assets;
 - h) Details of where construction personnel will park;
 - i) Hours/days of construction, including deliveries. (Note: These hours must be consistent with the Environment Protection Authority (EPA) legislation/guidelines);
 - j) Phone numbers of on-site personnel or other supervisory staff to be contactable in the event of issues arising on site;
 - k) Details of site cleanliness and clean up regimes;
 - l) Location of material storage;
 - m) Dust suppression management;
 - n) Details of measures to be maintained during the housing construction phase of development to prevent sediment entering downstream drainage infrastructure;
 - o) Any other measures that are consistent with the following Environmental Protection Authority publications: 'Environmental Management Guidelines for Major Construction Sites', 'Construction Techniques for Sediment and Pollution Control' and 'Doing it Right on Subdivisions'.

Date Issued:

Signature of the
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CONDITIONS OF PLANNING PERMIT NUMBER 108/2015 CONTINUED

- p) All development and works must be carried out in accordance with the Construction Management Plan endorsed under this permit, to the satisfaction of the Responsible Authority.

Prior to Commencement of Use

7. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of the use of the buildings and works hereby approved, the developer must:
- a) Construct the site stormwater system including connection to the existing outfall to the adjoining Council land to the south of the site. Stormwater connection(s) must be in accordance with relevant standard drawings and endwalls and rock beaching must be installed to the satisfaction of the Responsible Authority.
 - b) Construct the car park and accessways, surfaced with an all-weather seal coat, and linemark the car park and accessways in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
 - c) Remove all temporary fill supporting the car park slab from Council land, to the satisfaction of the Responsible Authority.

Landscaping

8. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of the use of the buildings and works hereby approved a detailed landscape 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 landscape plan must be drawn to scale with dimensions and three hard copies plus an electronic copy must be provided. The plan must show:
- a) The nine (9) trees removed from alongside De Stefano Drive offset by the planting of 27 new trees (using 45L stock) or the equivalent value in tubestock trees planted in mulched garden beds. The most suitable location for new trees is in the section of reserve north of the MACS complex, along the reserve's northern boundary.
 - b) The proposed Q10 and Q100 events extent;
 - c) New plantings including their layout in any road reserves, municipal reserves and stormwater management elements;
 - d) A detailed planting schedule of all proposed trees, shrubs and groundcovers including botanical names, common names, pot sizes, sizes at maturity, quantities and densities of each plant;
 - e) Specifications for soil preparation, mulch etc;
 - f) The proposed layout, materials and finishes of paths, areas of pavement, structures, fences, maintenance vehicle access crossovers maintenance access gates and street furniture;
 - g) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;
 - h) Detailed planting and construction drawings of any drainage and WSUD infrastructure within public reserves;

Date Issued:

Signature of the
Responsible Authority: _____

CONDITIONS OF PLANNING PERMIT NUMBER 108/2015 CONTINUED

- i) Permeable fence design details for lots abutting open space reserves and Council reserves (except road reserves). Fencing detail must be to Council specifications;
- j) The maintenance schedule for all proposed landscaping, including hard and soft landscaping elements.

General

- 9. Excavated material shall not be carted off the site except with the written approval of the Responsible Authority.
- 10. No material shall be brought onto the site for use as filling within the subject area under this Permit, unless with the written approval of the Responsible Authority. Prior to any approval being issued by the Responsible Authority for imported filling to be used on the site, the applicant must submit for approval to the Responsible Authority, samples of proposed filling, details of the source of the filling, details of proposed traffic routes to be traversed, soil testing results and reports in regard to the presence of contaminants in the filling, and the suitability of filling to be placed on site.
- 11. All areas to be filled shall be stripped of vegetation and any top soil shall be removed and stockpiled for reuse over the filled areas. Only approved filling material shall be placed on the site. The filling shall be placed in maximum 150 mm layers, or as approved otherwise by the Responsible Authority, and compacted to the applicable level for filling on allotments and within future roadways in accordance with AS3798, to the satisfaction of the Responsible Authority.
- 12. At the completion of the bulk earthworks, and at completion of the works for each stage, all disturbed areas shall be hydro mulched with an approved seed and fertilizer mixture to the satisfaction of the Responsible Authority to suppress dust, and minimise erosion, unless approved otherwise by the Responsible Authority.
- 13. All works must be undertaken in accordance with the recommendations of any geotechnical reports.
- 14. No fill material may be placed within land covered by the Special Building Overlay (as shown on endorsed plans).

SUBDIVISION**Endorsed Plans**

- 15. The layout and site dimensions of the proposed subdivision as shown on the endorsed plan shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.

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CONDITIONS OF PLANNING PERMIT NUMBER 108/2015 CONTINUED**Prior to Certification**

16. The Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.
17. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
18. 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 to be created.
19. 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 that Act.

Prior to Statement of Compliance

20. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of a statement of compliance for the subdivision, the subdivider must:
 - a) Construct the site stormwater system including connection to the existing outfall to the adjoining Council land to the south of the site. Stormwater connection(s) must be in accordance with relevant standard drawings and endwalls and rock beaching must be installed to the satisfaction of the Responsible Authority.
 - b) Construct the car park and accessways, surfaced with an all-weather seal coat, and linemark the car park and accessways in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
 - c) Remove all temporary fill supporting the car park slab from Council land, to the satisfaction of the Responsible Authority.

Landscaping

21. Unless otherwise approved in writing by the Responsible Authority, prior to the Statement of Compliance being issued a detailed landscape 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 landscape plan must be drawn to scale with dimensions and three hard copies plus an electronic copy must be provided. The plan must show:
 - a) The nine (9) trees removed from alongside De Stefano Drive offset by the planting of 27 new trees (using 45L stock) or the equivalent value in tubestock trees planted in mulched garden beds. The most suitable location for new trees is in the section of reserve north of the MACS complex, along the reserve's northern boundary.
 - b) The proposed Q10 and Q100 events extent;
 - c) New plantings including their layout in any road reserves, municipal reserves and stormwater management elements;

Date Issued:

Signature of the
Responsible Authority: _____

CONDITIONS OF PLANNING PERMIT NUMBER 108/2015 CONTINUED

- d) A detailed planting schedule of all proposed trees, shrubs and groundcovers including botanical names, common names, pot sizes, sizes at maturity, quantities and densities of each plant;
- e) Specifications for soil preparation, mulch, etc;
- f) The proposed layout, materials and finishes of paths, areas of pavement, structures, fences, maintenance vehicle access crossovers maintenance access gates and street furniture;
- g) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;
- h) Detailed planting and construction drawings of any drainage and WSUD infrastructure within public reserves;
- i) Permeable fence design details for lots abutting open space reserves and Council reserves (except road reserves). Fencing detail must be to Council specifications;
- j) The maintenance schedule for all proposed landscaping, including hard and soft landscaping elements.

Completion of Landscape Works

22. Unless otherwise approved in writing by the Responsible Authority, the landscaping works shown on the approved landscape plan for a particular stage must be completed to the satisfaction of the responsible authority prior to the issue of a Statement of Compliance for that stage.

Note: A practical completion inspection is required to satisfy this condition and must be organised by the permit holder with two weeks notice given for onsite inspections. The incomplete landscape works bond will be returned on award of practical completion.

23. Unless otherwise approved in writing by the Responsible Authority, a maintenance bond must be submitted to the Responsible Authority on application for practical completion of landscaping works. The maintenance bond or bank guarantee must be 100 per cent of the estimated cost of maintenance of landscape works for a two (2) year period.
24. If the Responsible Authority agrees to issue Statement of Compliance prior to the landscaping works being completed, the outstanding landscaping works must be bonded to the satisfaction of the Responsible Authority. The incomplete landscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete landscape works. Unless otherwise agreed in writing by the Responsible Authority the bonded works must be completed within one year of the date of the lodgement of the bond.

Date Issued:

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CONDITIONS OF PLANNING PERMIT NUMBER 108/2015 CONTINUED

25. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of practical completion of landscaping works, the following must be provided to the responsible authority:
- a) Building permits and structural engineering compliance where necessary;
 - b) Landscaping maintenance plan
 - c) Schedule of Quantities showing the financial value of all landscaping assets
 - d) As-built landscaping plans in PDF and GIS-ready AutoCAD (DXF) format.

EXPIRY**Development Expiry**

26. This permit as it relates to the development will expire if one of the following circumstances applies:
- a) The development hereby approved has not commenced within two (2) years of the date of this permit.
 - b) The development hereby approved is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

- a) Within six (6) months after the permit expires where the use or development has not yet started; or
- b) Within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry.

Subdivision Expiry

27. This permit as it relates to subdivision will expire if one of the following circumstances applies:
- a) The plan of subdivision has not been certified within two (2) years of the date of this permit.
 - b) A statement of compliance is not issued within five (5) years of the date of certification.

The Responsible Authority may extend the periods referred to at (a) if a request is made in writing before the permit expires or within six (6) months afterwards.

Engineering Notes:

1. An inspection is required to satisfy conditions 7 and 20. A fee equivalent to 3.25% of the total cost of civil works, excluding GST, is payable to Council for inspection. A minimum fee of \$100 applies if the 3.25% amount is less than \$100. Relevant evidential documentation of the cost is to be provided.
2. All internal property drainage must be designed and constructed in accordance with AS/NZS 3500.

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CONDITIONS OF PLANNING PERMIT NUMBER 108/2015 CONTINUED

Recreation and Open Space Notes:

1. A Handover inspection is required to satisfy condition 4 and must be organised by the permit holder with two weeks notice given for onsite inspections. The landscape maintenance bond will be returned on award of handover.
2. No landscaping handovers will be accepted during the summer months from 1 December to 28 February inclusive.

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