

Attachment – City of Port Phillip Draft Conditions
Without Prejudice

VCAT Ref: P2414/2017; DELWP Ref: PA 1700210; CoPP Ref: 3/2017/MINRA

17 Rocklea Drive, Port Melbourne

I. Amended Plans required

Before the development and/or use 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 height of the podium to not exceed five storeys;
- (b) The overall height of the building to not exceed eighteen storeys;
- (c) Allocation of at least 6% of all dwellings as affordable housing to a registered housing association or provider;
- (d) At least 30% of all of dwellings to be three bedroom dwellings, or dual key dwellings or otherwise capable of conversion to three bedroom dwellings;
- (e) The 35m² IBR SoHo dwellings, the 66m² 2BR dwellings and the 87m² 3BR dwellings modified to achieve the dwelling dimension provisions of Clauses 58.05 and 58.07 of the Planning Scheme;
- (f) Increase the minimum private open space areas and dimensions for the dwellings to the meet or exceed the provisions of Clause 58.05-3 of the Planning Scheme;
- (g) Reduce the number of car parking spaces to, or close to 0.5 spaces/dwelling;
- (h) A corner splay at the car park exit in accordance with the design requirements of Clause 52.06-8, with no reduction in the width of the car park entry/exit aisle;
- (i) A 6.0m internal radius at the change of direction from the loading bay to the access lane;
- (j) At least 25% of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8m;
- (k) Tandem car spaces to have a minimum length of 10.3m;
- (l) Confirmation of accessibility to the Level 3 parallel parking space, or its deletion;
- (m) A height clearance of at least 2.1m above all car spaces and car park ramps;
- (n) A minimum ceiling height clearance of 4.0m above the loading bay;
- (o) The provision of one resident bicycle parking space per dwelling.
- (p) At least 1.5m wide access /doors between the street and the bike parking stores and the car park;
- (q) Separate residential and commercial bin stores;
- (r) Any changes required to meet the requirements of the Sustainable Management Plan in the corresponding condition below;
- (s) Any changes required to meet the requirements of the Water Sensitive Urban Design Response in the corresponding condition below;
- (t) Any changes required to meet the wind mitigation requirements of the Environmental Wind Assessment in the corresponding condition below;
- (u) Plan notations for lighting to main building entries, pedestrian areas & car parks;
- (v) All plant, equipment and services (including air conditioning, heating units, hot water systems, etc.) which are to be located externally.
- (w) The development to include dual reticulation and a connection point to connect to a potential future precinct scale alternative water supply via a third pipe network to the satisfaction of the relevant water authority.
- (x) All plan, elevation and section drawings to be fully dimensioned, including natural ground level, floor levels, and incremental and total wall and building heights and lengths, with heights to be expressed to Australian Height Datum (AHD);
- (y) Deletion of metal cladding to external walls, other than for windows, doors, fascias and gables.

2. Sustainable Management Plan

Before the development starts (other than demolition or works to remediate contaminated land) an amended Sustainable Management Plan that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. The plan should include:

- (a) Confirmation the development achieves five star Green Star Design and As-Built and certification;
- (b) Daylight modeling to demonstrate the dwellings achieve a min. daylight factor of 1% for 90% of the floor area in each living area inc. kitchens, and a min. daylight factor of 0.5% for 90% of the floor area for each bedroom;
- (c) Daylight modeling to demonstrate the non-residential uses achieve a daylight factor of at least 2.0% for at least 30% of the floor area of regularly occupied primary spaces;
- (d) A preliminary NatHERS assessment of sample units or information on how energy efficiency requirements will be achieved;
- (e) Details of façade treatments and materials and/or external shading to north, east and west glazing (as applicable) to manage summer heat gain and winter heat loss;
- (f) Details of ventilation of communal areas, dwellings and car parking areas;
- (g) Details of the position and generation capacity of photovoltaic panels;

Upon approval the Plan will be endorsed as part of the planning permit and the project must incorporate the sustainable design initiatives listed.

3. Incorporation of Sustainable Design initiatives

Before the occupation of the building allowed by this permit, the project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Management Plan.

4. Water Sensitive Urban Design Response

Before the development starts (other than demolition or works to remediate contaminated land) a Water Sensitive Urban Design Response must be submitted to and approved by the Responsible Authority. The Response must:

- (a) Set out proposed stormwater treatment measures for the development and how they would meet the relevant Policy objectives of Clause 22.12 Stormwater Management (Water Sensitive Urban Design) of the Planning Scheme;
- (b) Include justification for how the development meets the objectives of Clause 22.12 if the water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended) are not met.

Upon approval the Response will be endorsed as part of the planning permit and the project must incorporate the Water Sensitive Design initiatives listed.

5. Incorporation of Water Sensitive Urban Design initiatives

Before the occupation of the building allowed by this permit, the project must incorporate the water sensitive design initiatives listed in the endorsed Water Sensitive Urban Design Response.

6. Acoustic Assessment Report

Before the development starts (other than demolition or works to remediate contaminated land), an amended Acoustic Assessment Report (AAR) prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority. The report must be generally in accordance with the AAR prepared by Acoustic Logic Consultancy Pty Ltd dated 19 May 2017, but modified to demonstrate that external noise intrusion into dwelling bedroom and living areas (upon completion; with furnishing within the spaces and with windows and doors closed) and measured in accordance with *AS/NZS2107/2000 Acoustics - Recommended Design Sound levels and Reverberation Times for Building Interior* shall comply with the following to the satisfaction of the Responsible Authority:

- (a) Bedrooms: Not greater than 35dB(A) $LA_{eq, 8hr}$ (10pm to 6.00am);
- (b) Living areas: Not greater than 40dB(A) $LA_{eq, 16hr}$ (6.00am to 10.00pm);

7. Noise Attenuation for Dwellings

Before the occupation of the building allowed by this permit, the applicant/owner must ensure that external noise intrusion into dwelling bedroom and living areas (upon completion; with furnishing within the spaces and with windows and doors closed) and measured in accordance with *AS/NZS2107/2000 Acoustics - Recommended Design Sound levels and Reverberation Times for Building Interior* shall comply with the following to the satisfaction of the Responsible Authority:

- (a) Bedrooms: Not greater than 35dB(A) LA_{eq, 8hr} (10pm to 6.00am);
- (b) Living areas: Not greater than 40dB(A) LA_{eq, 16hr} (6.00am to 10.00pm);

8. Incorporation of Noise attenuation Measures

Upon completion and before the occupation of the building allowed by this permit, a report by a suitably qualified acoustic consultant must be submitted to, approved by and be to the satisfaction of the Responsible Authority:

- Certifying that the dwellings incorporate the noise attenuation measures as specified in the endorsed Acoustic Report and shown on the endorsed plans.
- Verifying the dwellings achieve the internal noise levels specified in the corresponding condition(s) in this permit.

The report must detail the set-up on site and methodology of the testing process.

Where post construction measurement and testing shows internal noise levels exceeding those specified in the corresponding condition above, the applicant must make rectifications and re-test as necessary to demonstrate compliance with the noise levels to the satisfaction of the Responsible Authority.

The cost of certification acoustic works is to be met by the Permit Applicant.

9. Vehicle crossings

Before the occupation of the building allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings and all redundant crossings must be removed and the footpath, naturestrip, kerb and road reinstated as necessary at cost of the applicant/owner to the satisfaction of the responsible authority.

10. Alteration/Reinstatement of Council or Public Authority Assets

Before the occupation of the building allowed by this permit, the Applicant/ Owner shall do the following things to the satisfaction of the Responsible Authority:

- (a) Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for development.
- (b) Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.
- (c) Comply with conditions (if any) required by the Council or other relevant Authorities in respect of reinstatement.

11. Public Services

Before the occupation of the building allowed by this permit, any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/owner to the satisfaction of the relevant authority and the Responsible Authority. All costs associated with any such modifications must be borne by the applicant/owner.

12. Contaminated Land

Before the development starts (other than demolition or works to remediate contaminated land), the Responsible Authority must be provided with:

- (a) A certificate of Environmental Audit for all of the land in the Planning Unit issued in accordance with Section 53Y of the Environment Protection Act 1970; or

- (b) A Statement of Environmental Audit for all of the land in the Planning Unit issued under Section 53Z of the Environment Protection Act 1970 confirming that the environmental conditions of the land are suitable for the use and development allowed by this permit.

13. Compliance with Statement of Environmental Audit

Where a Statement of Environmental Audit is issued for the land, the buildings and works and the use(s) of the land that are the subject of this permit must comply with all directions and conditions contained within the statement.

Where a Statement of Environmental Audit is issued for the land, before the commencement of the use, and before the issue of a Statement of Compliance under the Subdivision Act 1988, and before the issue of an occupancy permit under the Building Act 1993, a letter prepared by an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 must be submitted to the Responsible Authority to verify that the directions and conditions contained within the statement have been satisfied.

Where a Statement of Environmental Audit is issued for the land, and any condition of that statement requires any maintenance or monitoring of an on-going nature, the owner(s) must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning & Environment Act 1987, which must be executed before the commencement of the permitted use and before the certification of the Plan of Subdivision under the Subdivision Act 1988. All such expenses related to the Section 173 Agreement including drafting, negotiating, lodging, registering, execution and ending of the Agreement, including those incurred by the Responsible Authority, must be met by the owner(s).

14. Remediation Works Plan

Before any remediation works are undertaken in association with the environmental audit, a 'remediation works plan' must be submitted to and approved by the Responsible Authority. The plan must detail all excavation works as well as any proposed structures such as retaining walls required to facilitate the remediation works. Only those works detailed in the approved remediation works plans are permitted to be carried out before the issue of a Certificate or Statement of Environmental Audit.

15. Agreement under Section 173 of the Planning and Environment Act 1987 Re: Developer Contribution

Before the development starts (other than demolition or works to remediate contaminated land), the applicant must:

- (a) Enter into an agreement under Section 173 of the *Planning and Environment Act 1987* with the Responsible Authority;
- (b) Register the agreement on the title(s) for the land in accordance with Section 181 of the *Planning and Environment Act 1987*; and
- (c) Provide the Responsible Authority with the dealing number confirming the registration of the title.

The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration, enforcement and ending of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:

- (a) The developer to pay a development contribution of:
 - \$15,900 per dwelling
 - \$180 per sqm of gross commercial floor area;
 - \$150 per sqm of gross retail floor area;or other amount outlined within an approved development contribution plan to the satisfaction of the Responsible Authority.

- (b) Require that development contributions are to be indexed quarterly from 1 July 2015 using the Price Index of Output of the Construction Industries (Victoria) by the Australian Bureau of Statistics.
- (c) Require registration of the Agreement on the titles to the affected lands as applicable.
- (d) Include a schedule of the types of infrastructure to be delivered by the Development Agency using development contributions.
- (e) Confirm that contributions will be payable to the Metropolitan Planning Authority.
- (f) Confirm that the contributions will be used by the Development Agency as stipulated by the Metropolitan Planning Authority to deliver the schedule of types of infrastructure.
- (g) Require that a bank guarantee to the value of 50% of the development contribution must be deposited with the Responsible Authority prior to the commencement of any works. The bank guarantee will be returned upon full payment of the development contribution.
- (h) Confirm the procedure for reducing the contribution paid if the permanent development contributions plan for the area is less than the amount stipulated in the Section 173 Agreement.
- (i) Require that payment of 10% of the contribution is at the time of issue of the building permit and 90% to be made prior to the issue of a Statement of Compliance in accordance with the *Subdivision Act 1988*.
- (j) The agreement must make provision for its removal from the land following completion of the obligations contained in the agreement.

16. Agreement under Section 173 of the Planning and Environment Act 1987 Re: Affordable Housing

Within 12 months of the commencement of construction, including demolition, bulk excavation and site preparation works (but excluding any clean up works), the owner must:

- (a) Enter into an agreement under Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority;
- (b) Register the agreement on the title(s) for the land in accordance with Section 181 of the *Planning and Environment Act 1987*; and
- (c) Provide the Responsible Authority with the dealing number confirming the registration of the title.

The agreement must be in a form to the satisfaction of the Responsible Authority, and the owner must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration, and ending of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:

- (i) The provision of 6% of the total number of dwellings (rounded down to the nearest whole number) as affordable housing dwellings within the building;
- (ii) The dwellings to be tenure blind;
- (iii) Title to the dwellings to be transferred to a Housing Trust approved by the Responsible Authority and the City of Port Phillip
- (iv) Dwellings must be managed as social housing in perpetuity in accordance with the Trust Deed by a registered Housing Association or Housing Provider approved by the Responsible Authority and the City of Port Phillip.
- (v) The dwellings be set aside for occupation by low income residents to the satisfaction of the Responsible Authority and the City of Port Phillip; and
- (vi) One bicycle space must be allocated to each affordable housing dwelling.
- (vii) In the event the permit holder is unable to achieve an arrangement in accordance with this condition, to Council's satisfaction, the City of Port Phillip would be responsible for locating a Housing Association or Housing Provider.

17. Walls on or facing the boundary

Before the occupation of the development allowed by this permit, all new or extended walls on or facing the boundary of adjoining properties and/or a laneway must be cleaned and

finished to a uniform standard to the satisfaction of the Responsible Authority. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed also to the satisfaction of the Responsible Authority. Painted or rendered or bagged walls must be finished to a uniform standard to the satisfaction of the Responsible Authority.

18. 3D Model

Before the development starts (other than demolition or works to remediate contaminated land or site preparation works), a 3D digital model of the overall development and its immediate surrounds, as appropriate, must be submitted to the Responsible Authority and be to the satisfaction of the Responsible Authority in conformity with the Department of Planning and Community Development Advisory note – 3D Digital Modelling.

In the event that substantial modifications are made to the overall development a revised 3D digital model must be submitted to and be to the satisfaction of the Responsible Authority.

19. Dual Water Reticulation

Before the occupation of the development allowed by this permit, the development must include dual reticulation and a connection point to connect to a potential future precinct scale alternative water supply via a third pipe network to the satisfaction of the relevant water authority to the satisfaction of the Responsible Authority.

20. Pedestrian Wind Environment Study

Before the development starts (other than demolition or works to remediate contaminated land), an amended Pedestrian Wind Environment Study (PWES) prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority. The Study must be generally in accordance with the PWES prepared by Windtech, dated 01 March 2017, but modified:

- To include testing of the wind conditions of the private and communal open space areas within the building.
- To demonstrate how satisfactory pedestrian comfort can be achieved adjacent to and within the proposal without relying on protective screens and other incidental add-ons to buildings and landscaping within open space areas.

Any modifications required to the development in order to ensure acceptable wind conditions must be submitted to and approved by the Responsible Authority as part of the plans for endorsement.

21. Waste Management Plan

Before the development starts (other than demolition or works to remediate contaminated land), an amended Waste Management Plan (WMP) must be submitted to and approved by Port Phillip City Council. The WMP must be generally in accordance with the WMP prepared by Leigh Design and dated 15 May 2017 but modified to address all required changes under Condition 1 of this permit and must also:

- Provide separate residential and commercial bin stores;
- Provide additional storage area for hard waste;
- Incorporate one (or more) charity bins.
- Demonstrate an adequate waste management arrangement for the premises in accordance with the City of Port Phillips Community Amenity Local Law No: 3.

The WMP must comply with Council guidelines. Waste storage and collection arrangements must not be altered without the prior approval of Council.

21. No Alterations

The use(s), layout of the site and the size, levels, design and location of buildings and works, and external materials, finishes and colours shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority, unless the Port Phillip Planning Scheme exempts the need for a permit.

22. Satisfactory continuation

Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

23. Services to be underground

All new services to the property including water, electricity, gas, sewerage, telephone and telecommunications (whether by means of a line or cable) must be installed underground and located in a position approved by the Responsible Authority. All costs associated with any such works must be borne by the applicant / owner.

24. Lighting baffled

All lighting of external areas must be suitably baffled so as not to cause nuisance or annoyance to nearby properties or roads.

25. No equipment and services

No equipment, services and exhausts other than those shown on the endorsed plan must be erected above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

26. Building equipment and services

No external plant, equipment, services and exhausts other than those shown on the endorsed plans may be constructed unless otherwise agreed to in writing by the Responsible Authority.

Any satellite dishes, antennas or similar structures associated with the development must be designed and located at a single point on each building in the development to the satisfaction of the Responsible Authority, unless otherwise approved to the satisfaction of the Responsible Authority.

27. Parking and Loading Areas Must Be Available

Car and bicycle parking and loading areas and access lanes must be developed and kept available for those purposes at all times and must not be used for any other purpose such as storage to the satisfaction of the Responsible Authority.

28. Mechanical Car Parking Stacker Maintenance and Provision

The mechanical car stackers are to be maintained in a good working order and be permanently available for the parking of vehicles in accordance with their purpose, to the satisfaction of the Responsible Authority.

Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a car stacker system management plan including but not limited to the following:

- (a) Allocation of car parking spaces according to vehicle size and type;
- (b) Ongoing maintenance of the car stacker system;
- (c) Instructions to owners/occupiers about the operation of the car stacker system; and
- (d) Communicating to prospective residents about the availability of car stacker spaces and sizes.

Once approved this document must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

29. Car Parking Allocation

Without the further written consent of the Responsible Authority car parking for the approved development must be allocated on any Plan of Subdivision as follows:

- Not more than one car space for each dwelling;
- Not more than one car space per 100m² of gross floor area for any retail or office use.

30. Number of Dwellings

Without the further written consent of the Responsible Authority, no more than 224 dwellings may be constructed on the land.

31. Water Supply / Recycled Water / Sewerage Provision

The construction of the development must comply with the provisions of any agreements between the owner and the relevant water authority relating to the supply of water, recycled water or the provision of sewerage as appropriate. All works in relation to the supply of water, recycled water or sewerage must be completed prior to the issue of a Statement of Compliance unless an alternative arrangement is set out in any agreement with the relevant water authority.

32. Energy Supply Provision

The construction of the development must comply with the provisions of any agreements between the owner and the relevant energy authority relating to the supply of energy as appropriate. All works in relation to the supply of energy must be completed prior to the issue of a Statement of Compliance unless an alternative arrangement is set out in any agreement with the relevant energy authority.

33. Materials and Finishes Reflectivity

Except with the consent of the Responsible Authority, all external materials must be of a type that does not reflect more than 20% of visible light when measured at an angle of incidence normal to the surface.

34. No Damage to Existing Tree(s)

The proposed development and works must not cause any damage to any existing street tree or tree on adjoining land. Root pruning of any street or adjacent tree must be carried out to the satisfaction of the Responsible Authority prior to the construction of any crossover/works.

All street and adjacent trees will require a tree protection zone which complies with AS 4970-2009 at all times throughout the demolition and construction phase of the development. A tree protection fence is to be installed around any tree that is likely to be impacted by construction. The fence is to be constructed in a diamond or square position around each tree trunk from 4 panels of a minimum height 1.8m x minimum length 2.1m, interlocking by bolted clamps and concrete pads. No entry to this area is permitted without the consent of the Responsible Authority.

35. SEPP N-1 and N-2

Noise levels must not exceed the permissible noise levels stipulated in State and Environment Protection Policy N-1 (Control of Noise from Industrial Commercial and Trade Premises within the Melbourne Metropolitan Area) and State Environment Protection Policy N-2 (Control of Music Noise from Public Premises) to the satisfaction of the Responsible Authority.

36. Time for Starting and Completion

This permit will expire if one of the following circumstances applies:

- (a) The development is not started within two years of the date of this permit.
- (b) The development is not completed within four years of the date of commencement of works.
- (c) The use is not commenced within two years of the completion of the development.

The Responsible Authority may extend the periods referred to if a request is made in writing:

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

Permit Notes:

Building Approval Required

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

Building Works to Accord With Planning Permit

The applicant/owner will provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with this planning permit.

Due Care

The developer must show due care in the development of the proposed extensions so as to ensure that no damage is incurred to any dwelling on the adjoining properties.

Days and Hours of Construction Works

Except in the case of an emergency, a builder must not carry out building works outside the following times, without first obtaining a permit from Council's Local Laws Section:

- Monday to Friday: 7.00am to 6.00pm; or
- Saturdays: 9.00am to 3.00pm.

An after hours building works permit cannot be granted for an appointed public holiday under the Public Holidays Act, 1993.

Drainage Point and Method of Discharge

The legal point of stormwater discharge for the proposal must be to the satisfaction of the responsible authority. Engineering construction plans for the satisfactory drainage and discharge of stormwater from the site must be submitted to and approved by the responsible authority prior to the commencement of any buildings or works.

Permit required for signs

This permit relates only to the use and development of the land and does not comprise an approval for the erection of any advertising signs. The location and details of any advertising signs to be erected on the land and not exempt pursuant to the Port Phillip Planning Scheme, must be the subject of a separate planning permit application.

Waste Collection

The applicant must consult with Council's Waste Management Department regarding the location of waste bins and collection options. Waste management must be in accordance with Council's Community Amenity Local Law No. 3.

Roads and laneways to be kept clear

During the construction of the buildings and works allowed by this permit, the roads and laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.

Parking Infringements

Any parking infringement relating to the proposed development may be reported to Council's Parking Enforcement Section on 9209.6751 (B.H.) or 9209.666 (A.H.)

No resident or visitor parking permits

The owners and occupiers of the development allowed by this permit will not be eligible for Council resident or visitor parking permits.

Cross-over Permit Required

A cross-over permit must be obtained from Council (contact 9209.6216) prior to the carrying out of any vehicle crossing works (including removal of a redundant crossing).

Air Conditioning Plant

Any air conditioning plant must be screened and baffled and/or insulated to minimise noise and vibration to other residences in accordance with Environmental Protection Authority Noise Control Technical Guidelines as follows:

- Noise from the plant during the day and evening (7.00am to 10.00pm Monday to Friday, 9.00am to 10.00pm Weekends and Public Holidays) must not exceed the background noise level by more than 5 dB(A) measured at the property boundary;

- Noise from the plant during the night (10.00pm to 7.00am Monday to Friday, 10.00pm to 9.00am Weekends and Public Holidays) must not be audible within a habitable room of any other residence (regardless of whether any door or window giving access to the room is open).

Construction Management Plan

Before the development starts, a Construction Management Plan in accordance with Council's Local Law, must be submitted to and approved by Council.

Building Projections Beyond Site Boundaries

Any building projection beyond the site boundary may require the developer / property owner to enter into a S173 Agreement and/or licence with the Council to authorise occupation of Council land, and may be subject to an annual license fee.

Broadband, Communications and Digital Economy

The development must provide for and meet the requirements of the Australian Government Department of Broadband, Communications and Digital Economy publication Fibre in new developments; policy update updated dated 22 June 2011 (as amended).

Council contacts

Approval may be required from other Council Departments (where relevant) before the proposal may commence, and discussion with Council's Development Engineer is recommended prior to the submission of plans for standards of construction of crossovers and stormwater drains. The following contact details are provided for your assistance:

- Building Department 9209.6253
- Health Department (Community Amenity) 9209.6262
- Local Laws 9209.6852
- Development Engineer 9209.6774