

Conditions and Notes

Application YR-2021/984

Address of the land: 193 Victoria Road, (Lot 1, TP383578) Coldstream

Proposal: **Building and Works associated with the construction of a dwelling.**

1. Prior to the commencement of the use and/or development, amended plans must be submitted to and approved by the responsible authority. When approved the plans will be endorsed and form part of the permit. The plans must be drawn to scale, with dimensions, and be generally in accordance with decision plans prepared by DKO Architecture P/L, REV f dated 20/06/2023 and the Ark Resources report revision dated 7 March 2023, but modified to show:
 - (a) Glass facade to the first floor to be recessed a minimum of one (1) metre from the roof fascia and floorplate.
 - (b) All materials (excepting roofing) to have a luminance reflective value (LRV) of less than 40.
 - (c) Colours of the roof material to have a luminance reflective value (LRV) of less than 30.
 - (d) Stone and bronze front fence and entry feature deleted.
 - (e) Proposed wastewater envelope.
 - (f) Finished site levels and all areas of cut and fill clearly identified with a notation that topsoil is to be stockpiled and retained on site for landscaping and all other excavated soil removed from the land.
 - (g) Landscape plan in accordance with Condition 6.
 - (h) A soil management plan in accordance with Condition 7.All of the above must be to the satisfaction of the responsible authority.
2. The layout of the site and the size of any proposed buildings and works shown on the endorsed plans shall not be altered or modified without the written consent of the responsible authority.
3. Prior to the occupation of the replacement dwelling, the existing outbuildings must be demolished and removed from the site and the area rehabilitated for re-introduction to agricultural use to the satisfaction of the responsible authority.
4. The land must only be used for the purpose of one (1) dwelling at any time.
5. All sewage and sullage wastewater from the proposed development must be discharged into a new EPA approved on site wastewater treatment system which retains all wastes within the boundaries of the land and is located within any wastewater envelope indicated on the endorsed plan. Approval to install or alter an onsite wastewater treatment system must be obtained from the Yarra Ranges Council Health Department.

6. Before the development starts, an amended Landscape Plan to the satisfaction of the responsible authority and prepared by a suitably qualified person must be submitted to and approved by the responsible authority. When approved, the Landscape Plan will be endorsed and will then form part of the permit. The plan must be drawn to scale, fully dimensioned and a digital copy must be provided. The plan must be generally in accordance with the Oculus Landscape Report dated 3 March 2023 but amended to show:
- (a) A survey of all existing vegetation and natural features;
 - (b) A schedule of all proposed trees, shrubs/small trees and ground cover;
 - (c) Landscape plantings must be chosen from The Yarra Ranges Council's Vegetation Community No. 38 Yellow Box Valley Grassy Forest (EVC: 47) and include semi mature (minimum 2m at time of planting) and / or mature indigenous canopy trees with a minimum mature canopy height and width of 12m:
 - i. at 20m spacings within 30m of the dwelling comprising a minimum:
 - a. 6 trees to the south of the dwelling
 - b. 6 trees to the north of the dwelling
 - c. 4 trees to the west of the dwelling
 - d. 4 trees to the east of the dwelling
 - ii. at 40m spacings on the east and south boundary.
 - (d) The plant schedule must include the botanical and common name of each plant, the quantity to be planted, the pot size and spacing;
 - (e) The location of each species to be planted and the location of all areas to be covered by grass, lawn, or other surface material;
 - (f) Paving, retaining walls, fence design details and other landscape works including areas of cut and fill;
 - (g) Appropriate irrigation systems;
 - (h) Details of a 24 month maintenance plan.

The planting must be maintained or replaced as necessary to the satisfaction of the responsible authority.

7. Before the development starts, a Soil and Construction Management Plan (SCMP) to the satisfaction of the responsible authority 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 SCMP must specify how the environmental and construction issues associated with the development will be managed and must address the following as applicable:
- (a) Stockpiling and re-use of topsoil.
 - (b) Removal of all other excavated soil from the land with natural ground level around the dwelling and the balance of the land maintained.
 - (c) A detailed schedule of works including a full project timing.
 - (d) The location for the parking of all construction vehicles and construction worker vehicles during construction.
 - (e) Construction times, noise and vibration controls. (e) Delivery of materials including times for loading/unloading, unloading points, expected frequency

and details of where materials will be stored and how concrete pours would be managed.

- (f) Proposed traffic management signage indicating any inconvenience generated by construction.
- (g) Fully detailed plan indicating where construction hoardings would be located.
- (h) A waste management plan including the containment of waste on site: disposal of waste, stormwater treatment and on-site facilities for vehicle washing.
- (i) Containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build-up of matter outside the site. (j) Site security.
- (j) Public safety measures.
- (k) Restoration of any Council assets removed and/or damaged during construction.
- (l) Protection works necessary to road and other infrastructure (limited to an area reasonable proximate to the site).
- (m) Remediation of any damage to road and other infrastructure (limited to an area reasonably proximate to the site).
- (n) An emergency contact that is available for 24 hours per day for residents and the responsible authority in the event of relevant queries or problems experience.
- (o) Traffic management measures to comply with the relevant Australia Standard. Page 9 of 38 Table of Contents
- (p) All contractors associated with the construction of the development must be made aware of the requirements of the Construction Management Plan. (r) Details of crane activities, if any.
- (q) Discharge of any polluted water.
- (r) Erosion control measures.
- (s) Sediment control measures.
- (t) No stockpiling or storage of fill material within the Land Subject to Inundation Overlay

The development must be carried out and implemented in accordance with the endorsed Soil and Construction Management Plan at all times to the satisfaction of the responsible authority.

8. All external lighting provided on the site must be baffled so that no direct light is emitted beyond the boundaries of the site and no nuisance is caused to adjoining properties.

9. This permit will expire if the development is not started within two years of the date of this permit. The Responsible Authority may extend this period if a request is made in writing before the permit expires or within six months afterwards.

This permit will expire if the development is not completed within four years of the date of this permit. A request may be made to Responsible Authority to extend the time to complete a development or a stage of the development if:

- a. The request for an extension is made within 12 months of the permit expiry.
- b. The development or stage has lawfully commenced before the permit expiry.

- 10.** The development must incorporate the sustainable design initiatives in accordance with the Sustainable Design Assessment & Water Sensitive Urban Design Response (identified as the Ark Resources report revision dated 7 March 2023) to the satisfaction of the Responsible Authority.

Prior to the occupation of the development, a report from the author of the SMP, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved Plan.

- 11.** The use and development must be so managed that the amenity of the area is not detrimentally affected through the:

- transportation of materials, goods or commodities to or from the land,
- appearance of any building, works or materials,
- emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot ash, dust, waste water, waste products, grit or oil,
- presence of vermin.

- 12.** All sewage and sullage waste water from the proposed development must be discharged into a new EPA approved on-site wastewater treatment system which retains all wastes within the boundaries of the land and is located within any wastewater envelope indicated on the endorsed plan. Approval to install or alter an onsite wastewater treatment system must be obtained from the Yarra Ranges Council Health Department.

- 13.** No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.

- 14.** Prior to the approval of the engineering construction plans a Drainage Strategy must be submitted to, and approved by, the Responsible Authority. The Drainage Strategy must show all drainage runoff being controlled and treated by Gross Pollutant Trap(s) and/or other Water Sensitive Urban Design elements, including the 160 square metre raingarden proposed to capture and filter run-off collected from the 7,243 square metres of roof, paving and driveway.

- 15.** Prior to the commencement of any works, Development Stormwater Drainage Engineering Plans and Computations must be submitted to, and approved by, the Responsible Authority. Development Stormwater Drainage Engineering Plans and Computations must be in line with all the requirements of the approved point of discharge certificate. Please refer to Council's webpage for more information.

<https://www.yarraranges.vic.gov.au/Property/Roads-drains-footpaths/Stormwater-drainage>

- 16.** Prior to the commencement of works, treatment measures must be undertaken in accordance with any approved Drainage Strategy to the satisfaction of Melbourne Water and the Responsible Authority, to offset any increase in impervious surface.

- 17.** Prior to the occupation of the permitted development piped drainage must be constructed to drain all impervious areas to the satisfaction of the responsible authority.

- 18.** Prior to the occupation of the permitted development the construction of all civil works within the site must be fully completed and subsequently inspected and approved by

a suitably experienced Civil Engineer or qualified person at the arrangement and expense of the owner/developer. This person must supply written certification that the works have been constructed in accordance with this permit and to relevant standards to the satisfaction of the responsible authority.

Notations

N1. The management of Stormwater is to be in accordance with the Approved Point of Stormwater Discharge. Please apply for Approved Point of Stormwater Discharge through Council's webpage.

<https://www.yarraranges.vic.gov.au/Property/Roads-drains-footpaths/Stormwater-drainage>

N2. The existing onsite wastewater treatment system is to be decommissioned. This can be achieved by:

- Cleaning out tank of water sludge
- Disconnecting pipework and electrical wiring
- Breaking in tank or filling with earth, sand or gravel