

City of Whitehorse

PLANNING PERMIT

Permit Number: WH/2010/296
Planning Scheme: Whitehorse
Responsible Authority: City of Whitehorse

ADDRESS OF THE LAND

7 ROGER COURT, NUNAWADING (LOT 33 LP 40063)

THE PERMIT ALLOWS

Construction of three dwellings, comprising two (2) double storey dwellings and one (1) single storey dwelling, generally in accordance with the endorsed plans and subject to the following conditions.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the development starts, or any trees or vegetation removed, amended plans (three copies) shall be submitted to and approved by the Responsible Authority. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans substituted at the VCAT hearing on 19 May 2011, being plans prepared by D. A. Szabo & Associates, Sheet 1 and 2 of 2 and dated April 2011, but modified to show, unless otherwise approved to the satisfaction of the Responsible Authority:

- a. The roofs of all dwellings to be a light colour tone.

Once approved these plans become the endorsed plans of this permit.

2. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
3. The Applicant/Owner shall be responsible to meet all costs associated with reinstatement and/or alterations to Council or other Public Authority assets deemed necessary by such Authorities as a result of the development. The Applicant/Owner shall be responsible to obtain an "Asset Protection Permit" from Council at least 7 days prior to the commencement of any works on the land and obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets.
4. Prior to the commencement of any building and or demolition works on the land, a Tree Protection Zone (TPZ) must be established and maintained during and until completion of all buildings and works including landscaping, around the following trees in accordance with the distances and measures specified below, to the satisfaction of the Responsible Authority:

- a) Tree protection zone distances:
 - i. Tree 1 - 4.8 metre radius from the centre of the tree base.
 - ii. Tree 2 - 2.0 metre radius from the centre of the tree base.
 - iii. Tree 8 - 5.3 metre radius from the centre of the tree base.
 - iv. Street Tree - 2.0 metre radius from the centre of the tree base.

14 June 2011

Date

Planning and Environment Act 1987 Form 4

Signature for Responsible Authority

PAGE 2 OF 3 OF WH/2010/296
Condition 4 (continued)

- b) Tree protection zone measures are to be established in accordance to Australian Standard 4970-2009 and including the following:
- i. Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height held in place with concrete feet.
 - ii. Signage placed around the outer edge of perimeter the fencing identifying the area as a TPZ. The signage should be visible from within the development, with the lettering complying with AS 1319.
 - iii. Mulch across the surface of the TPZ to a depth of 100mm and undertake supplementary watering in summer months as required.
 - iv. No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approved within this permit or further approved in writing by the Responsible Authority.
 - v. All supports and bracing should be outside the TPZ and any excavation for supports or bracing should avoid damaging roots where possible.
 - vi. No trenching is allowed within the TPZ for the installation of utility services unless tree sensitive installation methods such as boring have been approved by the responsible authority (RA).
 - vii. Where construction is approved within the TPZ, fencing and mulching should be placed at the outer point of the construction area.
 - viii. Where there are approved works within the TPZ, it may only be reduced to the required amount by an authorised person only during approved construction within the TPZ, and must be restored in accordance with the above requirements at all other times.
5. During the construction of any buildings or works, the following tree protection requirements must be carried out to the satisfaction of the Responsible Authority:
- a) Dwelling 2 where within the TPZ of Tree 8 is to be constructed on tree sensitive footings, such as post footings or screw piles, with no grade change within the TPZ.
 - b) A qualified structural engineer with experience in tree sensitive footings should design the footings or foundations.
 - c) All postholes for Dwelling 2 where within the TPZ of Tree 8 are to be hand dug, taking care to minimise damage to all roots.
 - d) No roots greater than 40 mm in diameter are to be cut or damaged during any part of the construction process.
 - e) A consulting Arborist or qualified structural engineer should be consulted as to the use of material that allows for water to penetrate through the surface of any paved area and the driveway.
6. Discharge of stormwater from the land will be required by means of an underground pipe drainage system designed on the basis of a 10 year average storm recurrence interval and discharging into an approved outlet in a street or an underground pipe drain to the requirements of the Responsible Authority. In this regard no water shall be discharged from any pipe or paved area onto the surface of any adjacent land.

14 June 2011


Signature for Responsible Authority

7. All stormwater drains shall be connected to a legal point of discharge as determined by Council's Drainage Management Engineer.
8. Prior to the commencement of any works on the subject land a site development layout plan together with detailed design plans and specifications for outfall drainage external to the site shall be submitted for approval by the Responsible Authority. All outfall drainage works must be completed to the satisfaction of the Responsible Authority prior to the occupation of buildings.
9. No building or works shall be constructed over any easement without the written consent of the relevant Authorities.
10. Prior to the issue of the building permit, design plans and specifications are to be prepared by a registered Consulting Engineer detailing civil engineering works within the site in accordance with the endorsed plans. Certification by the Consulting Engineer that the civil works have been completed in accordance with the design plans and specifications are required by the Responsible Authority subsequent to the completion of all the works.
11. This permit will expire if one of the following circumstances applies:
 - * the development and use is not commenced within two (2) years from the date of issue of this permit,
 - * the development is not completed within four (4) years from 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 within three months afterwards.

14 June 2011

Date

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