

## 7.1.2 TPA/45333 - 14-16 STAPLEY CRESCENT CHADSTONE - EXTENSION OF TIME

<b>Responsible Manager:</b>	Kaitlyn Zeeck, Manager City Planning
<b>Responsible Director:</b>	Peter Panagakos, Director City Development

### EXECUTIVE SUMMARY

This application is for an extension of time to Planning Permit TPA/45333 to construct eight, two and three storey dwellings above a semi basement car park at 14-16 Stapley Crescent Chadstone.

The original permit was issued on 7 September 2017.

The permit has been extended on three (3) previous occasions. The latest extension of time was granted on 18 September 2023, requiring the development to commence by 7 September 2025. The development has not commenced.

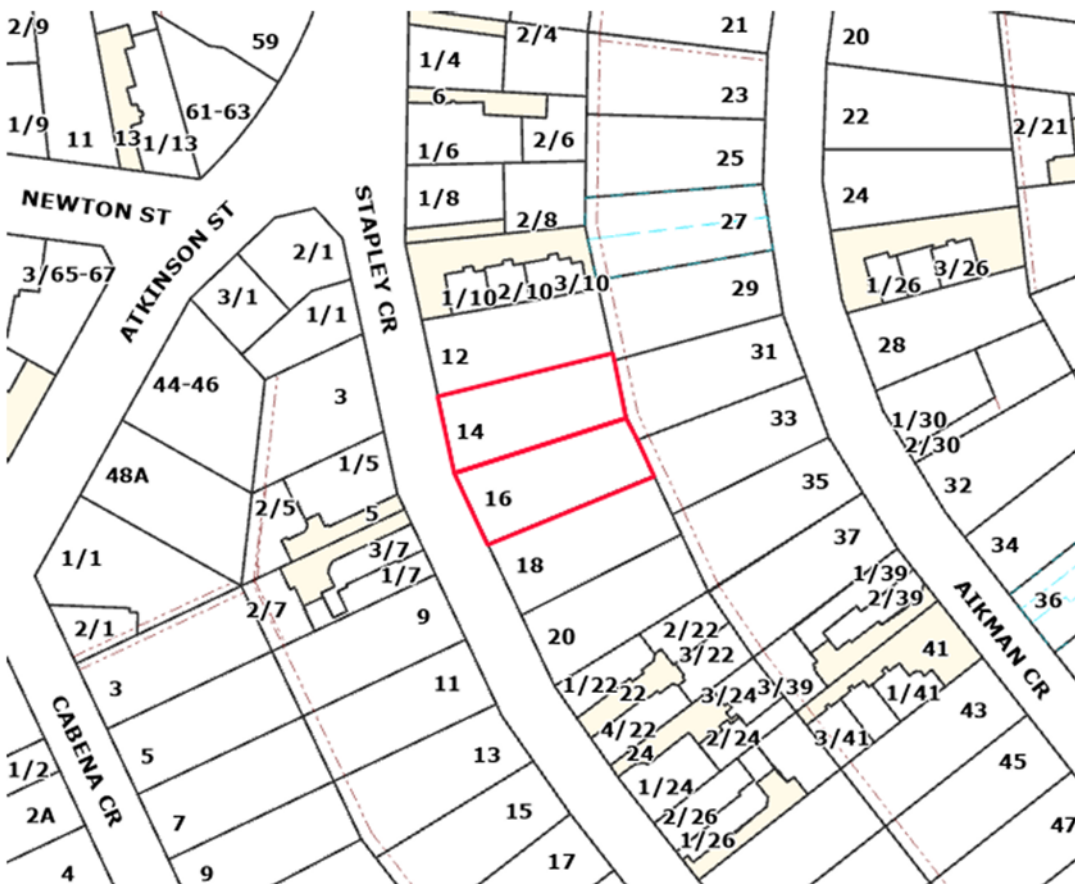
The reason for presenting this report to Council is this is the fourth extension of time request sought for this permit, and the period of time sought to extend the permit exceeds six (6) years.

**The proposed extension of time is considered consistent with the relevant provisions of the Monash Planning Scheme. It is recommended that a one (1) year extension be granted to commence the development.**

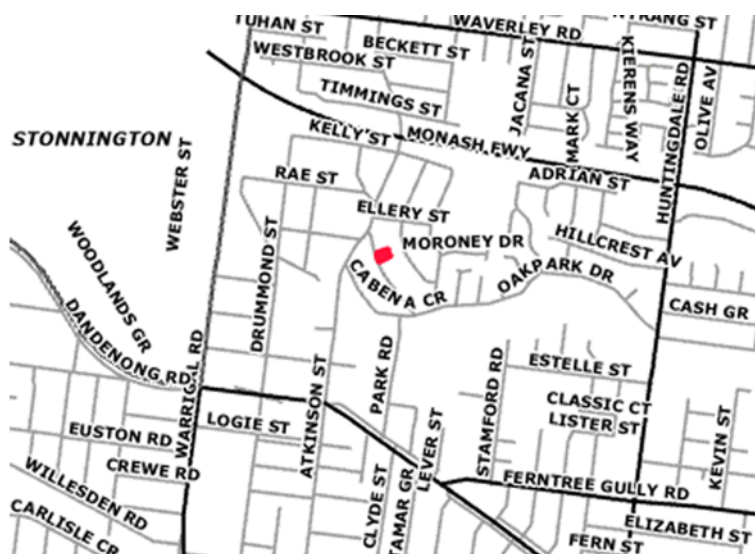
RESPONSIBLE PLANNER:	Lisa Groenewegen
WARD:	University
PROPERTY ADDRESS:	14-16 Stapley Crescent Chadstone
ZONING:	Neighbourhood Residential Zone (Schedule 3)
OVERLAY:	N/A
EXISTING LAND USE:	Residential
RELEVANT POLICY:	<p><b><u>Planning Policy Framework</u></b></p> <p>Clause 11.01-1R - Settlement – Metropolitan Melbourne</p> <p>Clause 11.02-1S - Supply of Urban Land</p> <p>Clause 11.03-1S &amp; R - Activity Centres</p> <p>Clause 15.01-1S&amp;R - Urban Design</p> <p>Clause 15.01-2S - Building Design</p> <p>Clause 15.01-4S &amp; R - Healthy Neighbourhoods</p> <p>Clause 15.01-5S - Neighbourhood Character</p> <p>Clause 15.01-5L – Monash Preferred Neighbourhood Character</p>

	<p>Clause 16.01-1S &amp;R - Housing supply</p> <p>Clause 16.01-2S - Housing affordability</p> <p>Clause 18.02-2R - Principal Public Transport Network</p> <p><b><u>Particular Provisions</u></b></p> <p>Clause 52.06 - Car Parking</p> <p>Clause 55 - Two or more dwellings on a lot and residential buildings</p> <p>Clause 65 - Decision Guidelines</p>
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LOCALITY PLAN



## NEIGHBOURHOOD PLAN



## RECOMMENDATION

That Council resolves to issue an extension of time to Planning Permit No. TPA/45333 for the construction of eight, two and three storey dwellings above a semi basement car park at 14-16 Stapley Crescent, Chadstone pursuant to the provisions of Section 69(2) of the Planning and Environment Act 1987.

1. That in accordance with Section 69(2) of the Planning and Environment Act 1987, the time for the commencement of the development be extended by a further one (1) year. The development must commence by 7 September 2026 and be completed by 7 September 2028.

## COUNCIL PLAN STRATEGIC OBJECTIVES

### A well-planned and future ready city

An attractive and well-designed city with connected neighbourhoods, active transport, open spaces, facilities and infrastructure that meets the current and future needs of our community.

## BACKGROUND

### History

Planning Permit No. TPA/45333 was issued on 7 September 2017 to construct eight, two and three storey dwellings above a semi basement car park.

The permit was issued at the direction of the Victorian Civil and Administrative Tribunal (VCAT), following a failure to determine application being lodged with VCAT by the permit applicant. Condition 1 plans were endorsed on 4 December 2017.

The permit has been extended on three (3) occasions being the May 2019, June 2021, and September 2023. The current expiry date for the commencement of the approved development was 7 September 2025.

This extension of time request was made on 4 March 2026, which is within 6 months after the permit expiry date and in accordance with the requirements of the *Planning and Environment Act 1987*.

**Attachment 1** details the approved plans forming part of the application.

**Attachment 2** details the Planning Permit issued for the land.

### **Site and Surrounds**

The subject land is located on the eastern side of Stapley Crescent in Chadstone. The land comprises two separate titles with a combined frontage to Stapley Crescent of 39.68 metres, a depth of 45.47 and a total site area of 1,804.2 square metres.

The site presently contains two single storey detached dwellings which will be demolished to accommodate the new development.

The area comprises a mix of single and double storey detached dwellings from the post war era, newly constructed detached dwellings have replaced some of the original housing stock as have medium density housing developments.

An aerial photograph of the subject site and surrounding land can be found attached to this report (**Attachment 3**).

**Attachment 4** details the zoning and overlays applicable to the site and surrounding land.

### **PROPOSAL**

The applicant has requested an extension of the permit commencement date by a further two (2) years, stating reasons for the significant delays due to financial hardship.

### **PERMIT TRIGGERS**

Pursuant to the provision of Section 69 (1) of the Planning and Environment Act 1987:

*“Before the permit expires or within 6 months afterwards, the owner or the occupier of the land to which it applies, or another person with the written consent of the owner, may ask the responsible authority for an extension of time.”*

The request has been made within 6 months of the permit expiry date. Accordingly, Council can consider a further extension to the commencement date for the development under the provisions of the *Planning and Environment Act 1987*.

## ASSESSMENT

The total elapsed time between the date of issue of the permit and the date of the request to extend the permit is 8 years and 6 months.

The Supreme Court decision *Kantor v Murrindindi Shire Council* 18 AATR 285 (1997) established the following tests to determine if a permit should be extended:

- Whether there has been a change of planning policy.
- Whether the landowner is seeking to “warehouse” the permit.
- Intervening circumstances bearing on the grant or refusal of the extension.
- The total elapse of time.
- Whether the time limit originally imposed was adequate.
- The economic burden imposed on the landowner by the permit.
- The probability of a permit issuing should a fresh application be made.

These tests must be considered on balance, meaning that an application does not necessarily need to meet all tests. These tests are considered in detail below.

### Whether there has been a change of planning policy.

Since the permit was issued there have been significant state, regional and local amendments affecting the land. In summary, amendments which may have an effect the proposal include:

**Amendment VC110** gazetted on 27 March 2017 impacts the development with regard to garden area requirements. The changes introduced by Amendment VC110 are mandatory to the consideration of a development. The proposal does not meet the mandatory garden area requirement with an assessment demonstrating that it is at 30% which is less than the 35% required for lots above 650m<sup>2</sup>. The transitional provisions at Clause 32.08-16 of the Scheme exempt the minimum garden area requirements from applying to a planning permit application which was made before the approval date of VC110.

**Amendment VC267** gazetted on 6 March 2025 changed the Victoria Planning Provisions (VPP) and all Planning Schemes in Victoria by implementing new residential development planning assessment provisions. This reform is a part of a larger reform initiative aimed at streamlining the planning process and increasing housing supply. The Townhouse and Low-Rise Code (a new and replaced Clause 55) applies to developments involving two or more dwellings on a lot and includes low rise apartments up to three storeys in height. The resulting code has reduced restrictions for development and removes third party appeal rights from applications which comply with the code. These changes do not affect the consideration of this extension of time request

**Amendment VC289** gazetted on 15 September 2025 to introduce a planning permit requirement to remove, destroy or lop a tree greater than 5 metres in height with a trunk circumference of greater than 0.5 metres and a canopy diameter of at least 4 metres. Exemptions apply including for minor lopping, removal for safety and emergency purposes and for trees associated with

Clause 54 and 55 applications and provisions also apply for replacement planting. The transitional provisions of Clause 52.37 provide that these provisions do not apply to existing permit approvals issued before the approval date of the Amendment.

Whether the landowner is seeking to "warehouse" the permit.

Warehousing is the obtaining of permits with no intention of acting on them in the foreseeable future to obtain a windfall by selling the land. Whilst a considerable period of time has passed since the original approval, it is acknowledged that the COVID-19 pandemic caused significant delays in building construction. The increase in building costs is also a contributing factor to the delay in commencing any approved building works.

The total elapse of time.

Eight (8) years and six (6) months have elapsed between the time the planning permit was issued and the current extension of time application being lodged. This is not fatal to the application in isolation, given the broad compliance with current planning policy.

Whether the time limit originally imposed was adequate

The original time limit imposed was two years for commencement, which is a standard condition of approval and considered adequate for this development.

The economic burden imposed on the landowner by the permit.

It is not considered that any conditions of the permit would have placed additional economic burden that could have affected the commencement of construction. The conditions are standard for this sort of development. It is acknowledged that there would likely be an economic burden on the landowner if the permit was not extended, considering plans for the development and landscaping have been approved and the cost of making a new application should the extension not be supported.

The probability of a permit issuing should a fresh application be made

Whilst a full assessment against the new Clause 55 (Townhouse and low-rise code) provisions has not been undertaken, it is likely that a permit would issue should a fresh application be made, considering the recent changes introduced by Amendment VC267 are less restrictive, particularly in terms of overlooking, front and rear setbacks and private open space provision.

The development demonstrated a high level of compliance with ResCode at the time of approval, with an appropriate scale and form and providing a suitable response to neighbourhood character. However, as the development does not meet the mandatory garden area requirements, changes would be required to a new application before any new permit could be issued.

The conditions on the existing permit issued are still valid and would be like those placed on any permit should it be issued today.

**CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

## **CONCLUSION**

It is considered appropriate to grant a further extension of time to the permit.

The proposal on balance meets the tests established in the Supreme Court decision Kantor v Murrindindi Shire Council (1997).

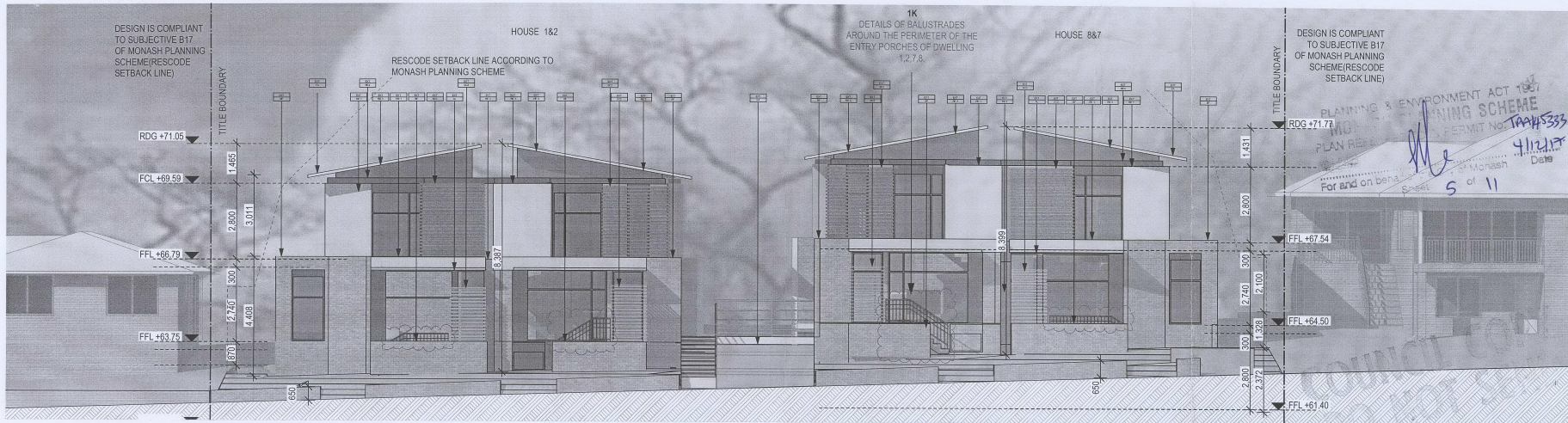
The development outcome is largely appropriate, and the permit conditions remain current and relevant.

It is recommended that Council approve the extension for one year for the commencement of the development.

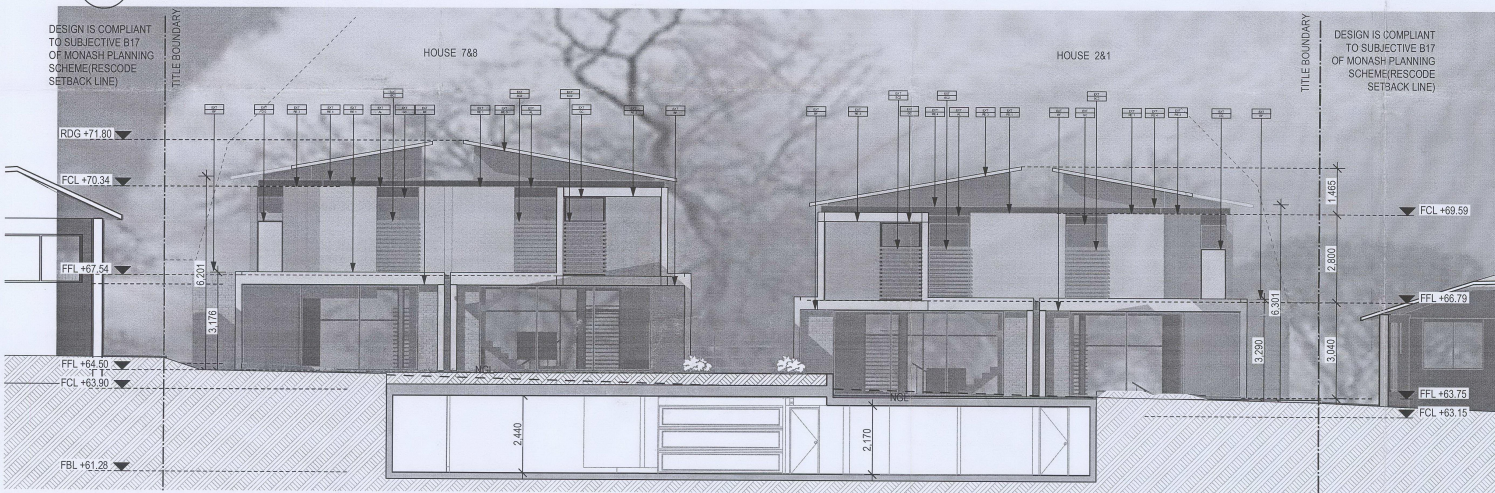
## **ATTACHMENT LIST**

1. Development Plans - 14-16 Stapley Cres [**7.1.2.1** - 11 pages]
2. Planning Permit- TPA 45333 [**7.1.2.2** - 8 pages]
3. Aerial Photograph - 14-16 Stapley Cres [**7.1.2.3** - 1 page]
4. Zoning and Overlays Map - 14-16 Stapley Cres [**7.1.2.4** - 1 page]

D17-332464



E01 FRONT DWELLINGS - WEST ELEVATION  
TP-200 1:100



E02 FRONT DWELLINGS - EAST ELEVATION  
TP-200 1:100

EXISTING STREET ELEVATION

PROPOSED STREET ELEVATION

PLANAR  
ARC

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G	2017/09/28	PLANNING CONDITIONS FROM 7th SEPT 2017 APPLIED

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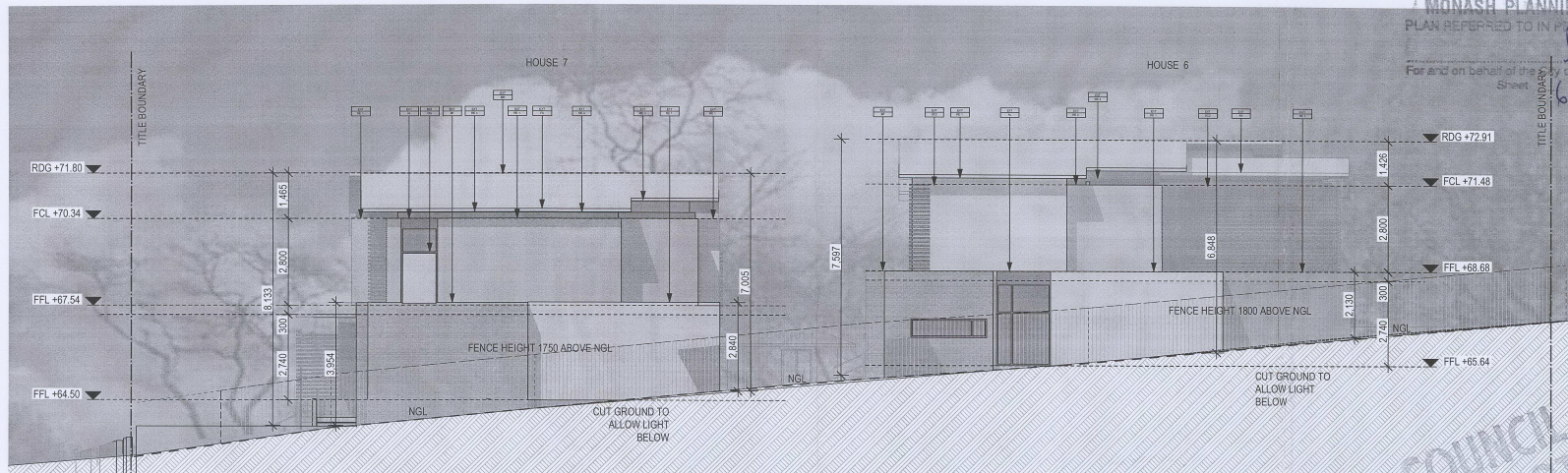
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14-16 STAPLEY CRESCENT  
CHADSTONE  
PROJECT NUMBER: 1044

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DRAWING NUMBER: TP-200  
PROJECT STATUS: TOWN PLANNING  
DATE: 05/10/2017

REVISION  
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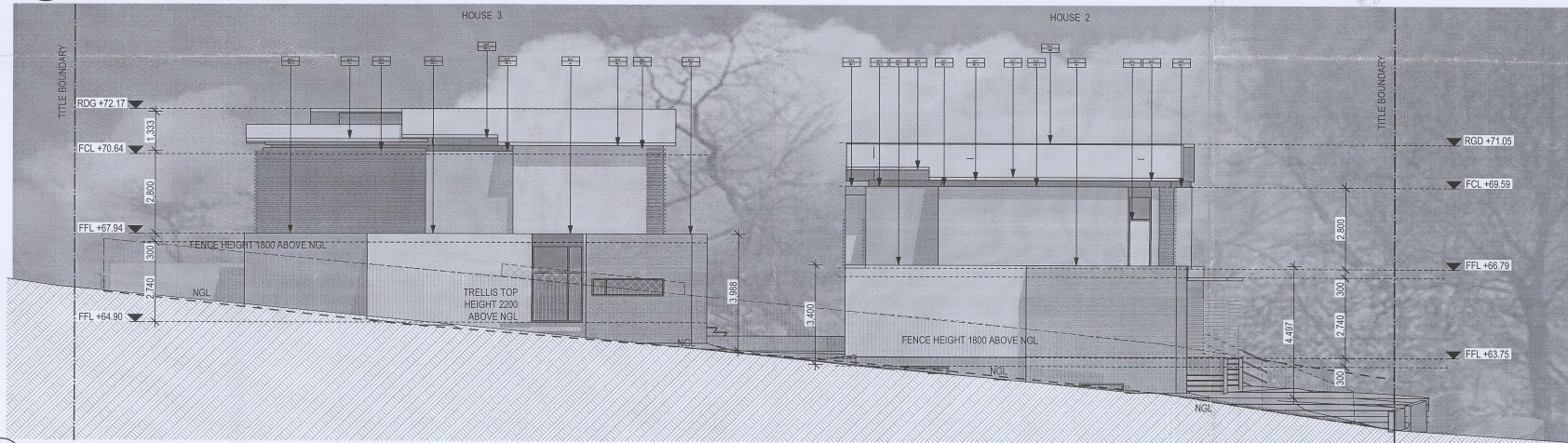
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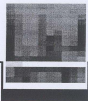
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**E04 NORTH ELEVATION**  
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**PLANAR**  
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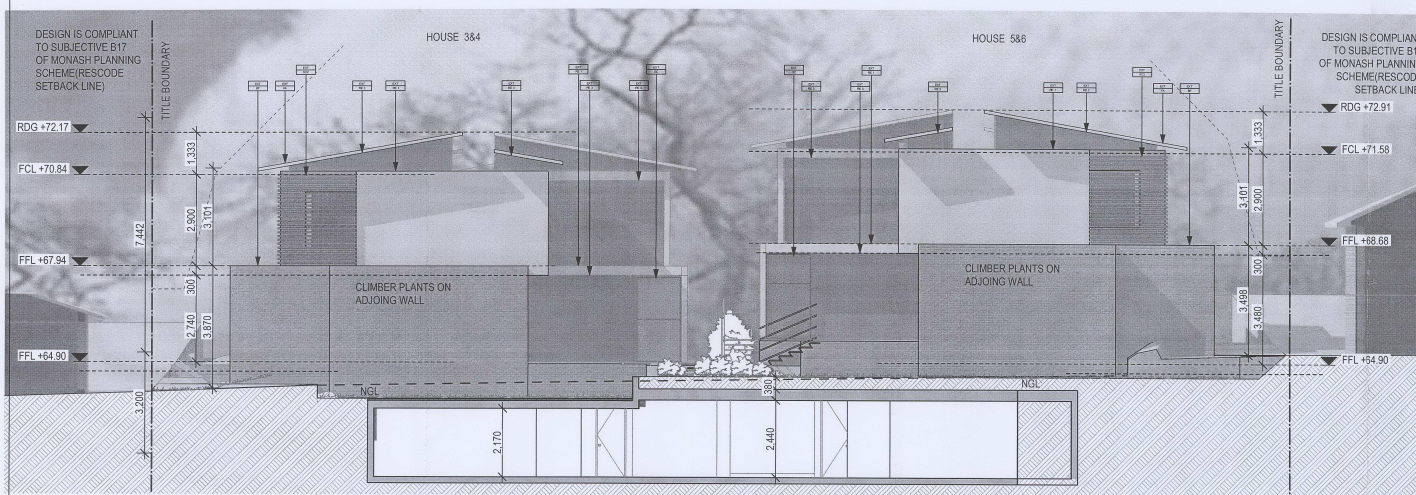
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8 TOWN HOUSES  
14-16 STAPLEY CRESCENT  
CHADSTONE  
PROJECT NUMBER:  
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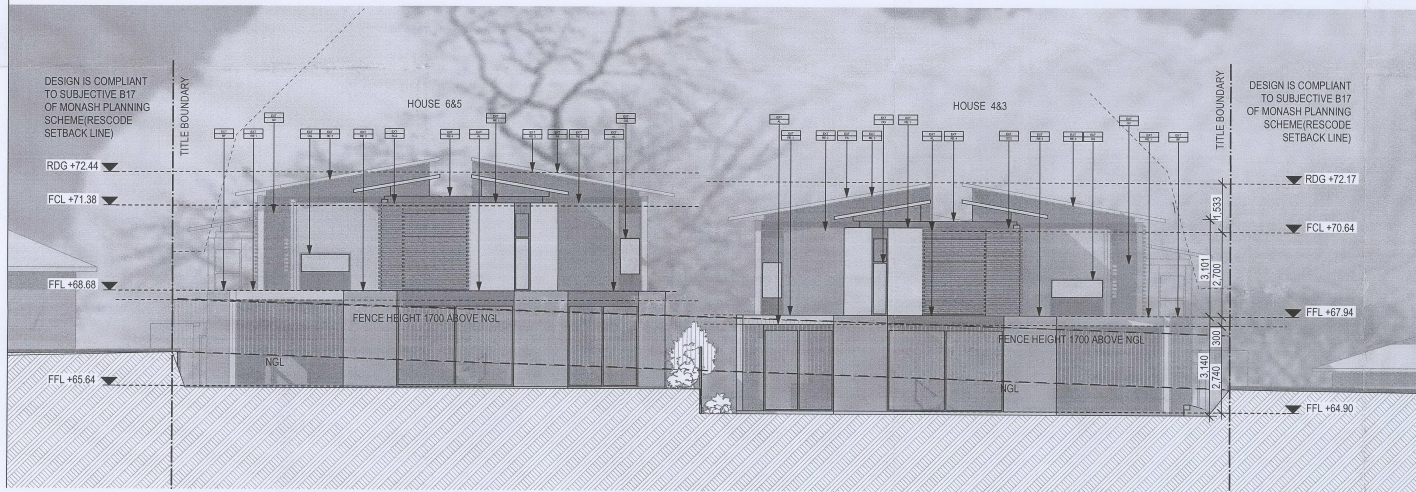
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DATE: 05/10/2017

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**E05** REAR DWELLINGS - WEST ELEVATION  
TP-202 1:100



**E06** REAR DWELLINGS - EAST ELEVATION  
TP-202 1:100

PLANNING & ENVIRONMENT ACT 1987  
**MONASH PLANNING SCHEME**  
PLAN REFERRED TO IN PERMIT No. 101915333  
For and on behalf of the City of Monash  
Sheet 7 of 11  
Date 4/12/17

**EXTERNAL FINISHES LEGEND**

- 1J
- EXT RE 1 RENDER MEDIUM AS SELECTED, PLATINUM CLASS HALF
- EXT RE 2 RENDER MEDIUM AS SELECTED, MEDIUM COARSE SURFACE
- EXT RE 3 RENDER DARK AS SELECTED, MEDIUM COARSE SURFACE
- EXT RE 4 RENDER DARK AS SELECTED TO MATCH COLOUR OF WINDOW FRAMES
- EXT MR METAL ROOF LIGHT GREY COLORBOND 'SHALE GREY'
- EXT GA GARAGE DOORS METAL PERFORATED
- EXT AL WINDOW FRAMES ALUMINIUM DARK
- EXT BR BRICK FACE CLADDING AUSTRAL BRICK BRIGHTON
- EXT SC 2 TIMBER HORIZONTAL SCREEN DARK COLOUR WITH 25% TRANSPARENCY
- EXT DG OBSCURE GLAZING TO HEIGHT OF 1.7 METRES ABOVE FINISHED FLOOR LEVEL
- EXT FA FACIA, MATCHING ROOF COLOUR 'SHALE GREY'
- EXT GC CLEAR GLASS.



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TOWN PLANNING AMENDMENT

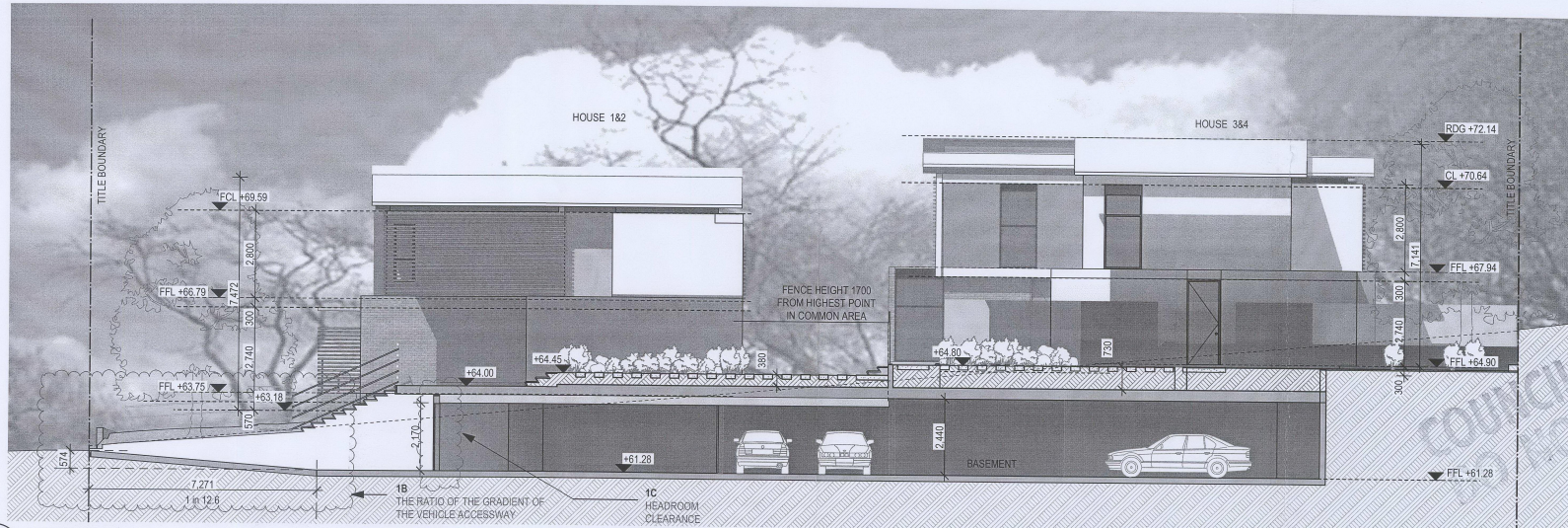
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14-16 STAPLEY CRESCENT  
CHADSTONE  
PROJECT NUMBER:  
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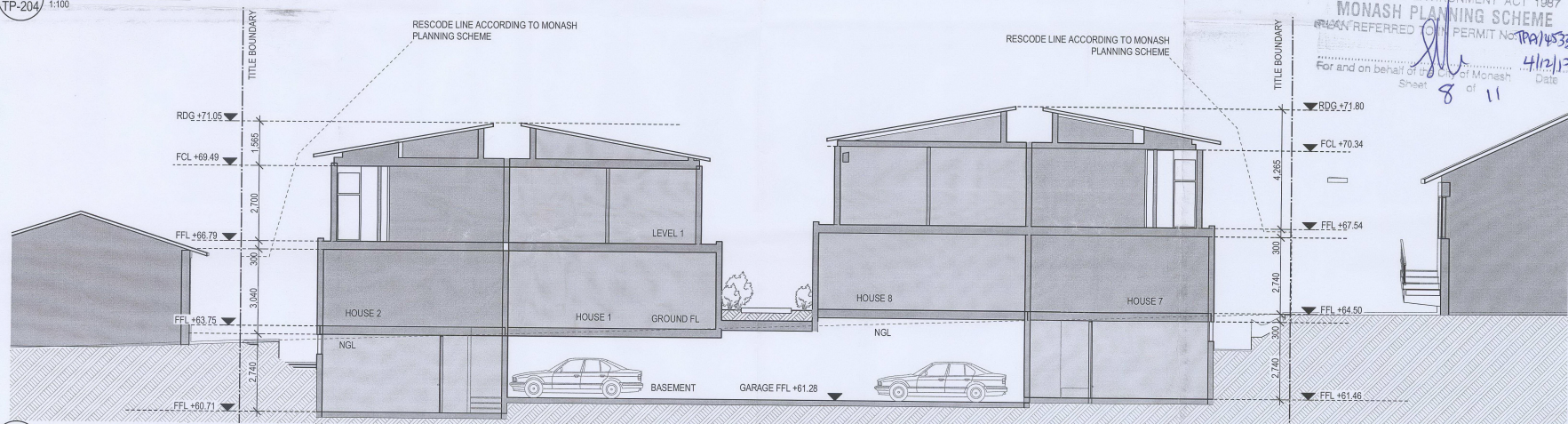
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S02 SECTION BB  
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PERMIT No. TP/145333  
4/12/17  
Date  
Sheet 8 of 11

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G 2017/09/28 PLANNING CONDITIONS FROM 7th SEPT 2017 APPLIED

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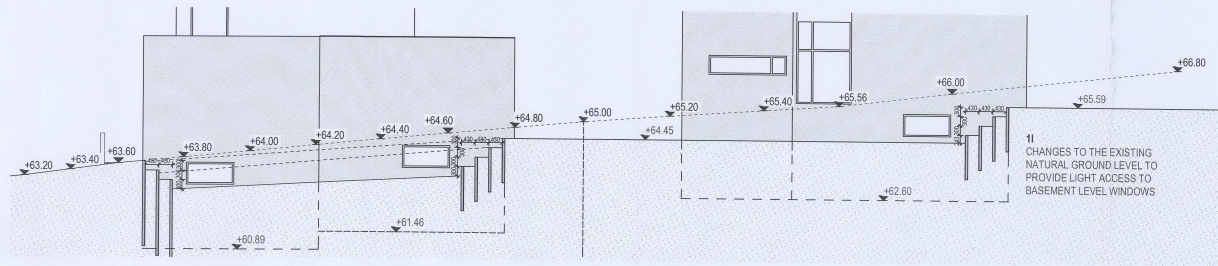
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8 TOWN HOUSES  
14-16 STAPLEY CRESCENT  
CHADSTONE  
PROJECT NUMBER:  
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DATE: 05/10/2017

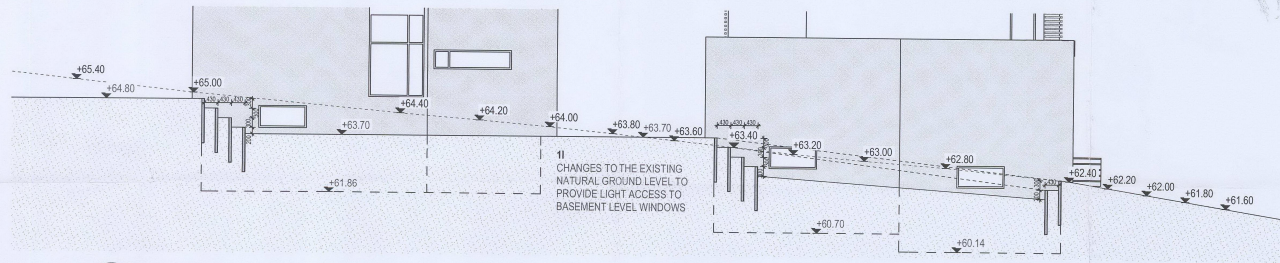
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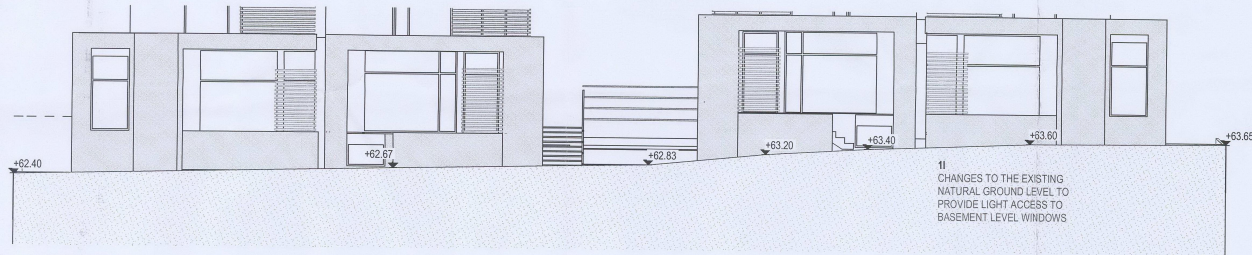
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 Sheet 9 of 11



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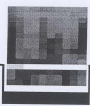
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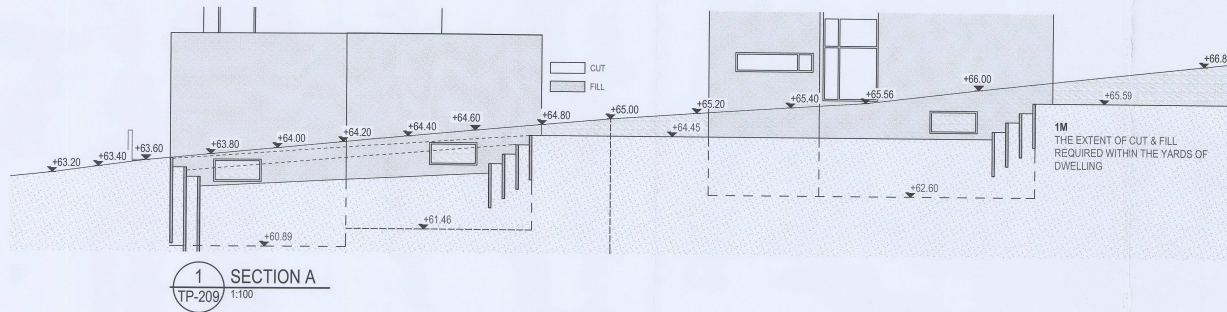
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PROJECT:  
 8 TOWN HOUSES  
 14-16 STAPLEY CRESCENT  
 CHADSTONE  
 PROJECT NUMBER:  
 1044

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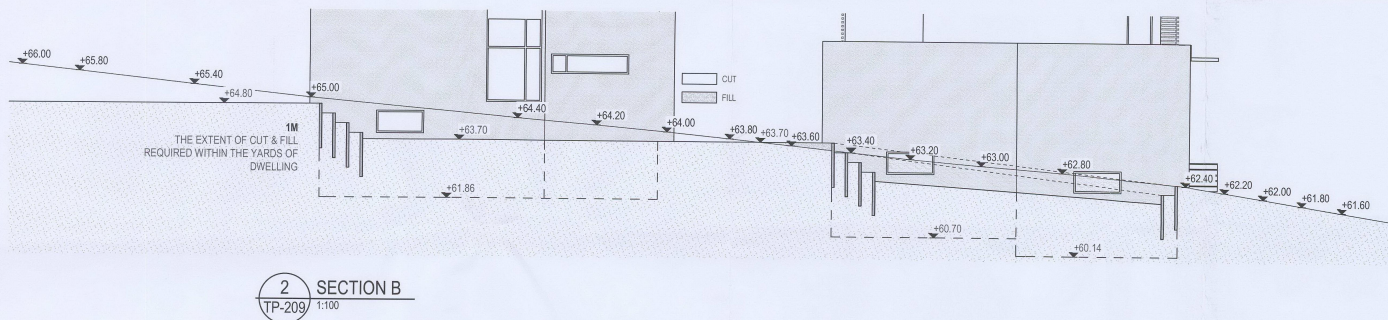
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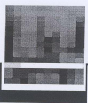


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MONASH PLANNING SCHEME  
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For and on behalf of the Council of Monash  
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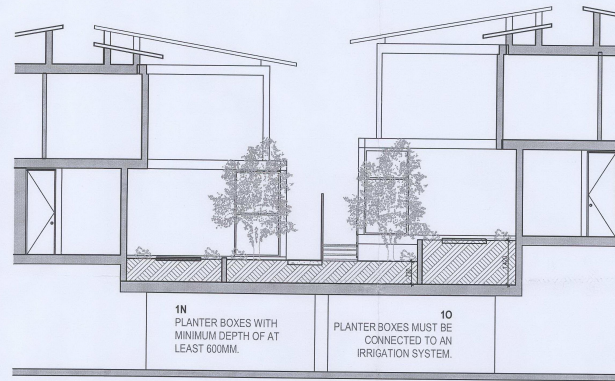
TOWN PLANNING AMENDMENT

PROJECT:  
8 TOWN HOUSES  
14-16 STAPLEY CRESCENT  
CHADSTONE  
PROJECT NUMBER:  
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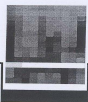


MONASH CITY COUNCIL  
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 For and on behalf of the City of Monash  
 Sheet 11 of 11 Date 4/12/17

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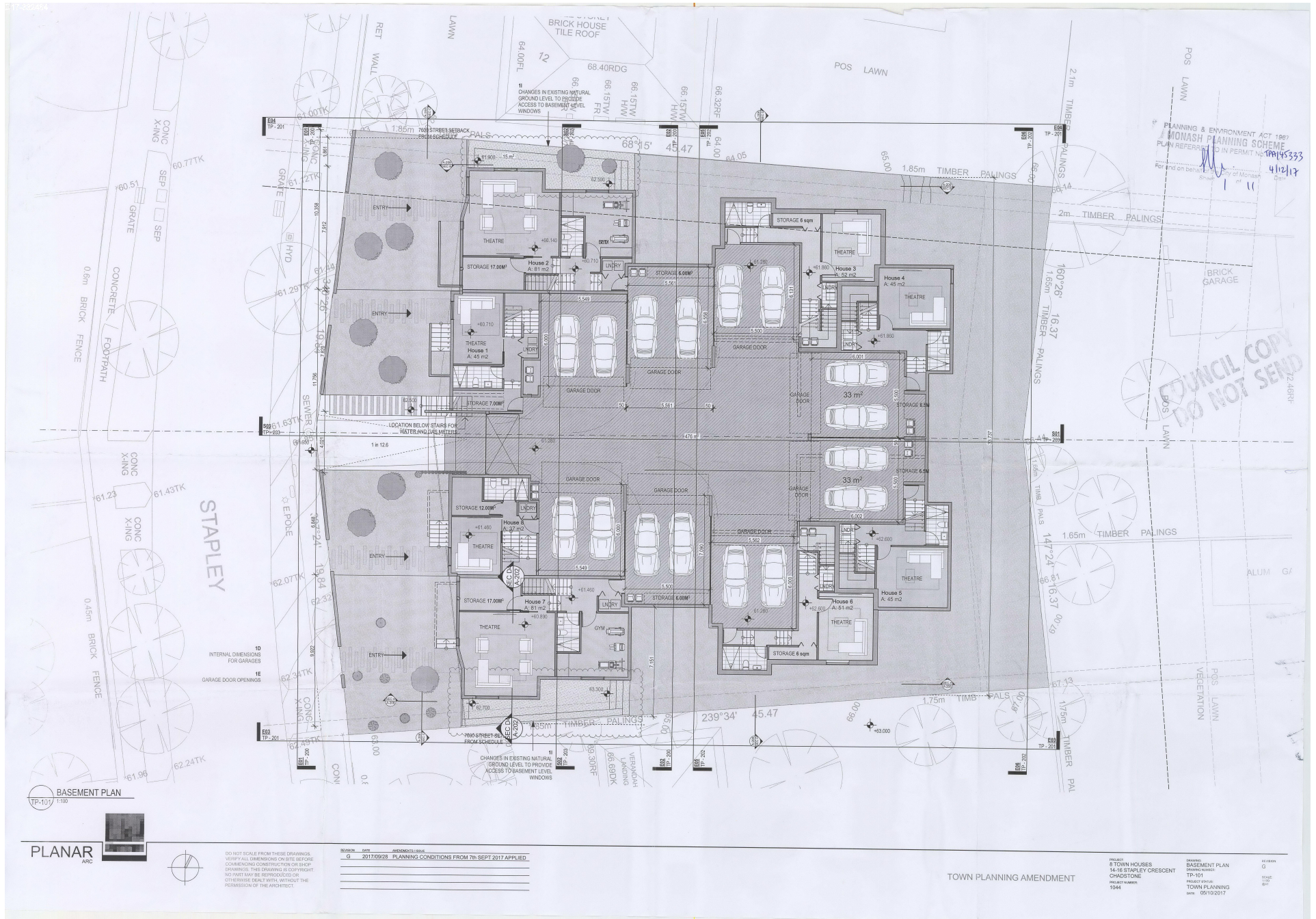
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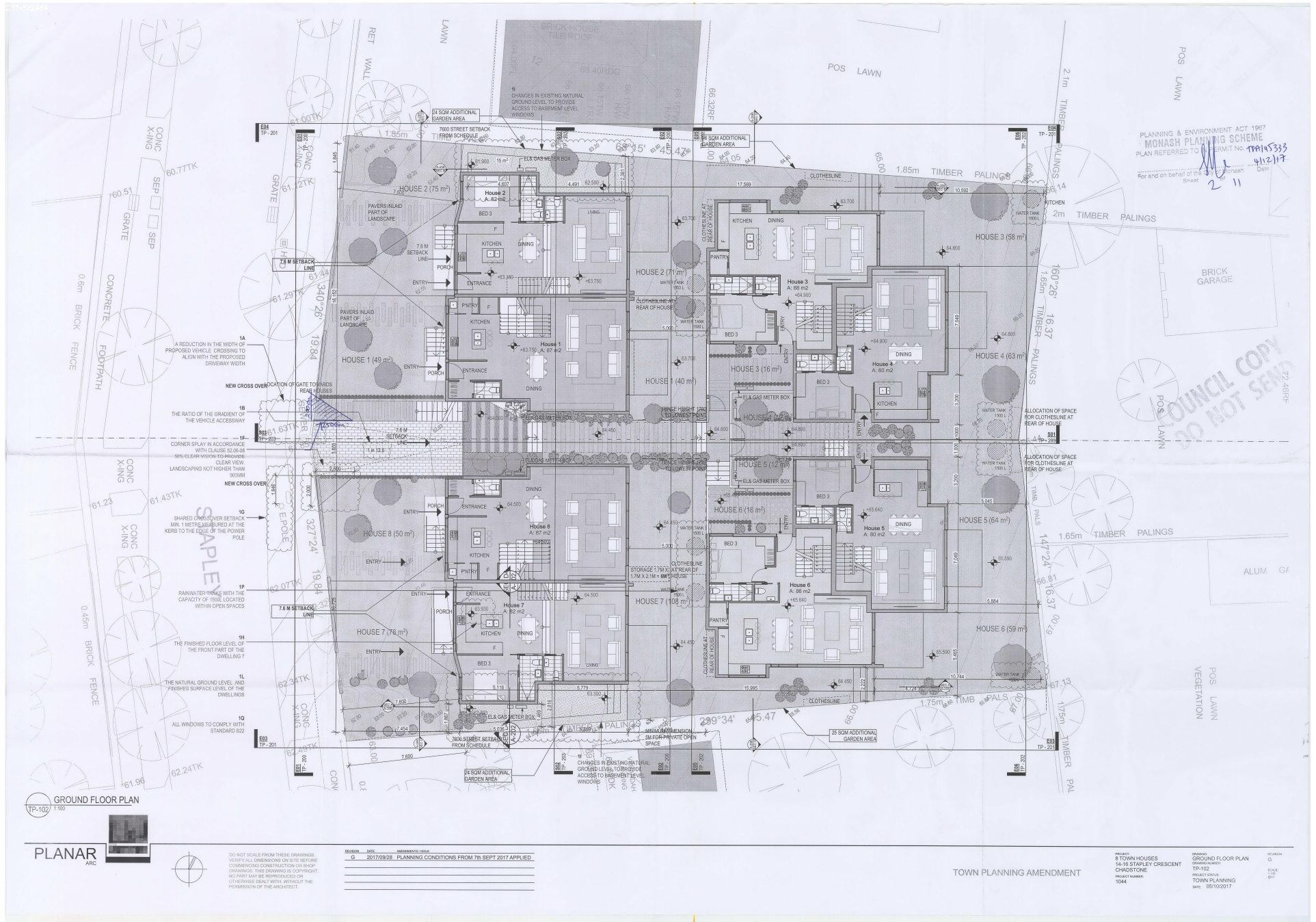
TOWN PLANNING AMENDMENT

PROJECT:  
 8 TOWN HOUSES  
 14-16 STAPLEY CRESCENT  
 CHADSTONE  
 PROJECT NUMBER:  
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PLANNING & ENVIRONMENT ACT 1987  
 MONASH PLANNING SCHEME  
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GROUND FLOOR PLAN  
 TP-102 1:100

PLANAR  
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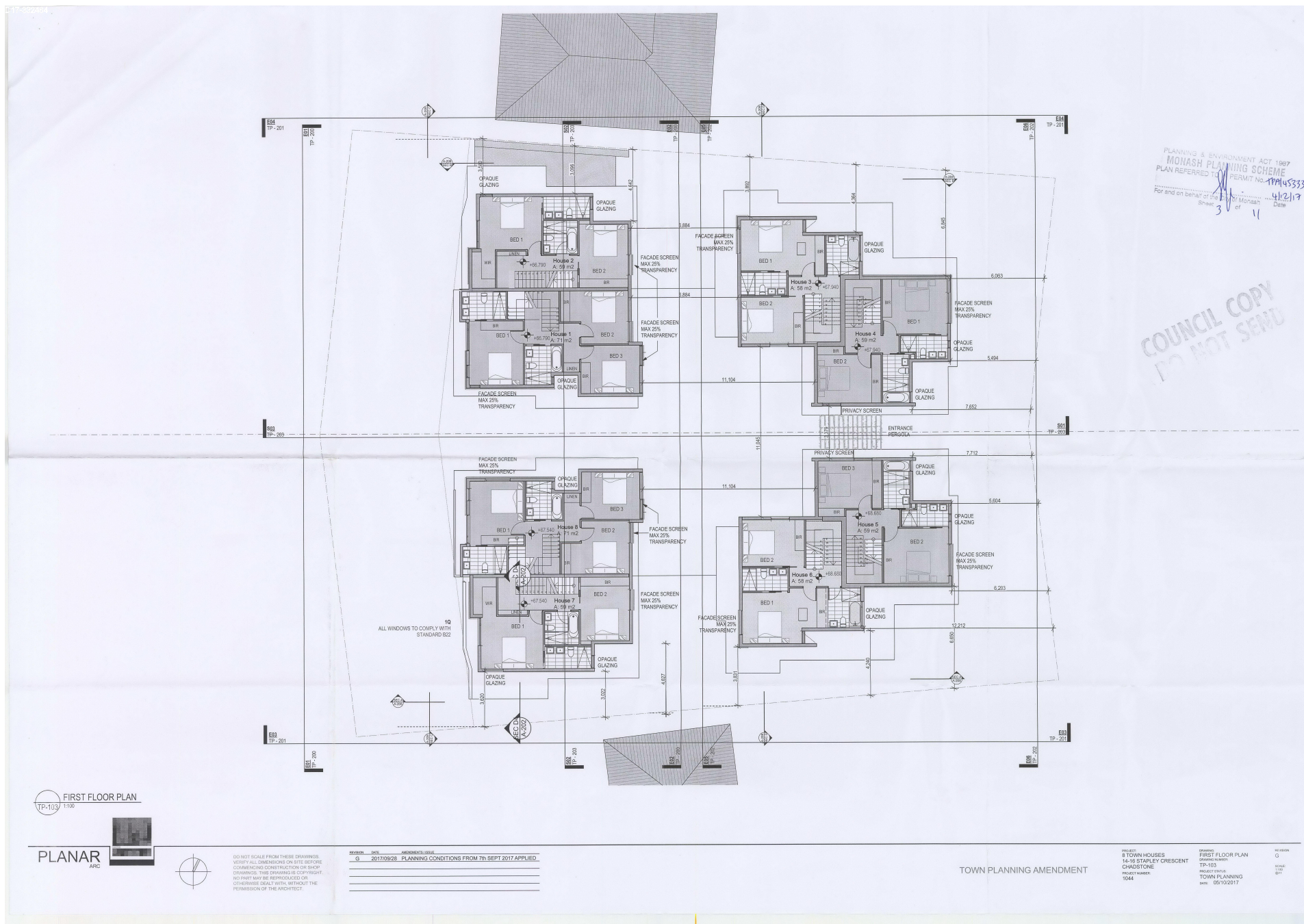
REVISION	DATE	AMENDMENTS/ISSUES
G	2017/09/28	PLANNING CONDITIONS FROM 7th SEPT 2017 APPLIED

TOWN PLANNING AMENDMENT

PROJECT:  
 8 TOWN HOUSES  
 14-16 STAPLEY CRESCENT  
 CHADSTONE  
 PROJECT NUMBER:  
 1044

DRAWING:  
 GROUND FLOOR PLAN  
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 TP-102  
 PROJECT SHEET:  
 TOWN PLANNING  
 DATE: 05/10/2017

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PLANNING & ENVIRONMENT ACT 1987  
 MONASH PLANNING SCHEME  
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 Sheet 3 of 11

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FIRST FLOOR PLAN  
 TP-103 1:100



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TOWN PLANNING AMENDMENT

PROJECT: 8 TOWN HOUSES  
 14-16 STAPLEY CRESCENT  
 CHADSTONE  
 PROJECT NUMBER:  
 1044

PROJECT: FIRST FLOOR PLAN  
 DRAWING NUMBER:  
 TP-103  
 PROJECT FILE:  
 TOWN PLANNING  
 DATE: 05/10/2017



D17-282516

Section 63, 64, 64A and 86 Reg 22

Form 4

## PLANNING PERMIT

Permit No.: **TPA/45333 VCAT Directed**  
 Planning Scheme: **Monash Planning Scheme**  
 Responsible Authority: **Monash City Council**

### ADDRESS OF THE LAND

14-16 Stapley Crescent Chadstone

### THE PERMIT ALLOWS

In accordance with the endorsed plans:

- Construct two or more dwellings on a lot;
- Reduce the number of visitor car parking spaces required under Clause 52.06-5 to zero.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

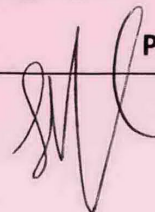
1. Before the development starts, three copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. The submitted plans must clearly delineate and highlight any changes. When approved the plans will be endorsed and will then form part of the permit.

The plans must be generally in accordance with the amended plans circulated by the permit applicant prior to the hearing (prepared by Planar Arc, numbered Drawing No's TP-01 to TP-04, TP-100 to TP-104, TP-200 to TP-204, TP-300, TP-301 and TP-400, all labelled Revision G and dated 14/3/2017), but modified to show:

- (a) A reduction in the width of the proposed vehicle crossing to align with the proposed driveway width.
- (b) The gradient/s of the vehicle accessway, which must not exceed 1:10 within 5 metres of the site frontage.
- (c) A minimum headroom clearance of 2.1 metres above the vehicle accessway.
- (d) Internal dimensions of at least 5.5 metres width x 6 metres length for all garages.
- (e) Garage door opening widths of at least 5.2 metres for all garages.

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**IMPORTANT INFORMATION ABOUT THIS NOTICE****WHAT HAS BEEN DECIDED?**

The Responsible Authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.  
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

**CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?**

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

**WHEN DOES A PERMIT BEGIN?**

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - (ii) the date on which it was issued, in any other case.

**WHEN DOES A PERMIT EXPIRE?**

1. A permit for the development of land expires if-
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if-
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if-
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

**WHAT ABOUT REVIEWS?**

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of appeal exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an application for review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

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- (f) Provision of a corner splay or area at least 50% clear of visual obstructions (or with a height of less than 1.2 metres), which may include adjacent landscaping areas with a height of less than 0.9 metres, extending at least 2.0 metres long x 2.5 metres deep (within the property) either side of the shared vehicle crossing to provide a clear view of pedestrians on the footpath of the frontage road.
- (g) The shared crossover setback a minimum of 1 metre measured at the kerb to the edge of any power pole, drainage or service pit, unless an alternative written approval is obtained from the relevant authority.
- (h) The finished floor level of the front part of Dwelling 7 (which contains the kitchen/dining room/Bedroom 3).
- (i) Changes required (if any) to the existing natural ground level to provide light access to basement level windows, which must be shown on both the floor plans and elevation plans. If retaining walls are required:
  - i. their location and maximum height must be shown;
  - ii. they must be setback a sufficient distance from external boundaries to provide landscape beds abutting boundaries at grade that have minimum widths generally as per those shown on the Landscape Plan prepared Habitat Landscape and dated April 2017.
- (j) Amendment of materials schedule to substitute "RE1" and "MR&FA" with a more subtle and neutral colour to the satisfaction of the responsible authority.
- (k) Details of balustrades required (if any) around the perimeter of the entry porches/landings of dwellings 1, 2, 7 and 8. If balustrades are needed, they must be of the minimum height required for safety purposes, semi-permeable in style and designed as in integrated component of the front facades.
- (l) The natural ground level and finishes surface levels of paved areas, paths and landscaped areas within the side/rear yards of each dwelling.
- (m) The extent of any cut, fill, embankments or retaining walls required within the side/rear yards of each dwelling. Retaining walls must be setback a sufficient distance from side/rear boundaries to enable the provision of canopy planting space at grade, generally as per the locations shown on the Landscape Plan prepared by Habitat Landscape and dated April 2017.
- (n) The provision of planter boxes that have a minimum depth of at least 600mm, generally as per the locations shown on the Landscape Plan prepared by Habitat Landscape and dated April 2017.
- (o) A notation that all planter boxes must be connected to an irrigation system.

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- (p) Rainwater tanks/s that have a total capacity of 10,000L, which should be located in the basement and/or within open space areas (under paving if possible).
- (q) All habitable room windows to be shown to comply with Standard B22.
- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

### Waste Management Plan

- 4. Prior to the commencement of works on the site, the applicant shall prepare a Waste Management Plan to the satisfaction of the responsible authority. The Waste Management Plan shall provide for:
  - (a) The method of collection of garbage and recyclables for uses;
  - (b) Designation of methods of collection by private services;
  - (c) Appropriate areas of bin storage on site and areas for bin storage on collection days;
  - (d) Dimensions of waste areas;
  - (e) The number of bins to be provided and capacity;
  - (f) Details on method and frequency of cleaning and maintenance of waste areas;
  - (g) Details of ventilation;
  - (h) A bin washing facility;
  - (i) Hours of waste and recyclables collection;
  - (j) Measures to minimise the impact upon local amenity and on the operation, management and maintenance of car parking areas;
  - (k) Litter management.


A copy of this plan must be submitted to and approved by the Responsible Authority. Once approved the Waste Management Plan will be endorsed to form part of the permit.

### Construction Management Plan

- 5. Before the development starts, a construction management plan must be prepared and submitted to the Responsible Authority for approval. The plan must be to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:

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- (a) measures to control noise, dust and water runoff;
- (b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
- (c) the location of where building materials are to be kept during construction;
- (d) site security;
- (e) maintenance of safe movements of vehicles to and from the site during the construction phase;
- (f) on-site parking of vehicles associated with construction of the development;
- (g) wash down areas for trucks and vehicles associated with construction activities;
- (h) cleaning and maintaining surrounding road surfaces;
- (i) a requirement that construction works must only be carried out during the following hours:
  - i. Monday to Friday (inclusive) – 7.00am to 6.00pm;
  - ii. Saturday – 9.00am to 1.00pm;
  - iii. Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery.)

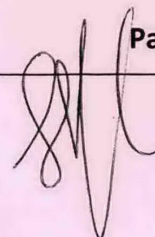
### Landscaping

6. A landscape plan generally in accordance with the Landscape Plan prepared by Habitat Landscape and Environmental Design Consultants dated April 2017 submitted to and approved by the Responsible Authority prior to the commencement of any works. The plan must show the proposed landscape treatment of the site including:-
- (a) the location of all existing trees and other vegetation to be retained on site;
  - (b) provision of canopy trees with spreading crowns located throughout the site including the major open space areas of the development;
  - (c) planting to soften the appearance of hard surface areas such as driveways and other paved areas;
  - (d) a schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material;
  - (e) the location and details of all fencing;

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- (f) the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site;
- (g) details of all proposed hard surface materials including pathways, patio or decked areas;
- (h) details of rainwater storage and method of use for garden irrigation;
- (i) a landscape management plan that indicates regular maintenance and replacement of plant species if required.

When approved the plan will be endorsed and will then form part of the permit.

7. Before the occupation of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

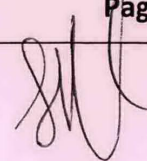
### Vehicle access and car parking

8. The layout of the development shall follow the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme as detailed below:
- (a) Driveway to be at least 3 metres wide.
  - (b) Driveway to have an internal radius of at least 4 metres at all changes of direction or intersection.
  - (c) Driveways and car spaces to provide at least 2.1 m headroom beneath overhead obstructions.
  - (d) Driveway gradient to be no steeper than 1 in 10 (10%) within 5 metres of the frontage to ensure safety for pedestrians and vehicles.
9. Before the development permitted is completed, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
- (a) constructed to the satisfaction of the Responsible Authority;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
  - (d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
  - (e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

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- (f) Parking areas and access lanes must be kept available for these purposes at all times.
10. Approval of the proposed crossing, and a permit for installation or modification of any vehicle crossing is required from Council's Engineering Department.
11. The proposed crossing is to be constructed in accordance with the City of Monash standards to the satisfaction of the Responsible Authority.

### Engineering

12. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from the driveway onto the footpath. Such a system may include either:
- (a) a trench grate (150 mm minimum internal width) located within the property; and/or
  - (b) shaping the driveway so that water is collected in a grated pit on the property; and/or
  - (c) another Council approved equivalent.

All works must be to the satisfaction of the Responsible Authority.

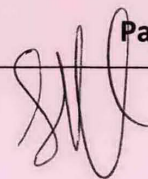
13. Direct the entire site's stormwater drainage to the north-east corner of the property where it must be collected and free drained via a pipe to the Council pit in the nature strip via a 150mm pipe to be constructed to Council Standards. Note: - If the point of connection cannot be located then notify Council's Engineering Division immediately.
14. Engineering permits must be obtained for new or altered vehicle crossings and for new connections to the Council drains and these works are to be inspected by Council (telephone 9518 3555).
15. The redundant crossings are to be removed and reinstated with kerb and channel. The footpath and nature strip are to be reinstated to the satisfaction of Council.

### Expiry of permit for development

16. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- (a) The development is not started within two (2) years of the issue date of this permit.
  - (b) The development is not completed within four (4) years of the issue date of this permit.

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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.

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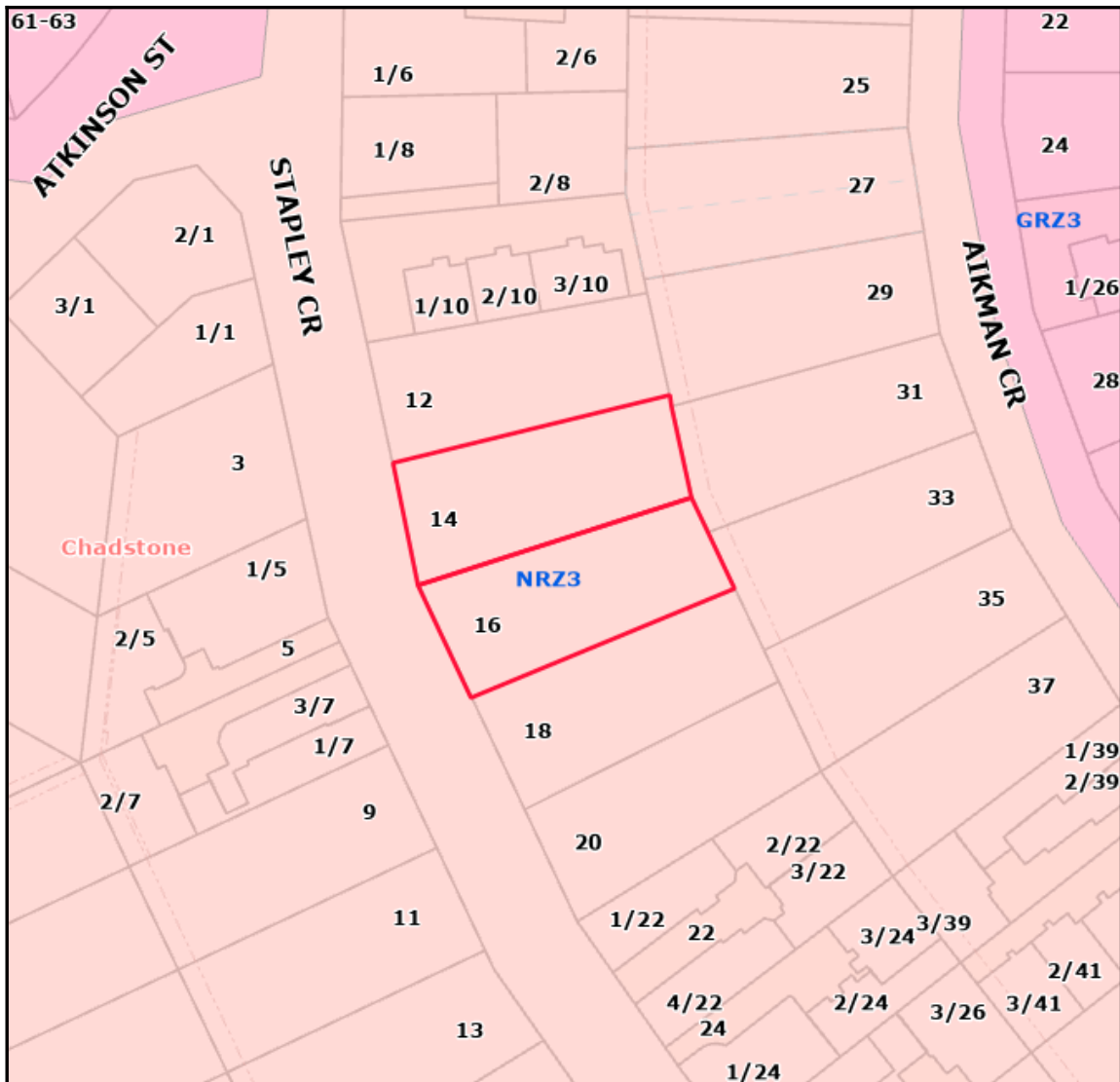
Signature for the  
Responsible Authority:







## Planning Overlays and Zones



Planning Zones	GRZ1	GRZ2	GRZ3	GRZ4	GRZ5	GRZ6	GRZ7	GRZ8	GRZ9	GRZ10	GRZ11	GRZ12	GRZ13	GRZ14	GRZ15	GRZ16	GRZ17	GRZ18	GRZ19	GRZ20	GRZ21	GRZ22	GRZ23	GRZ24	GRZ25	GRZ26	GRZ27	GRZ28	GRZ29	GRZ30	GRZ31	GRZ32	GRZ33	GRZ34	GRZ35	GRZ36	GRZ37	GRZ38	GRZ39	GRZ40	GRZ41	GRZ42	GRZ43	GRZ44	GRZ45	GRZ46	GRZ47	GRZ48	GRZ49	GRZ50	GRZ51	GRZ52	GRZ53	GRZ54	GRZ55	GRZ56	GRZ57	GRZ58	GRZ59	GRZ60	GRZ61	GRZ62	GRZ63	GRZ64	GRZ65	GRZ66	GRZ67	GRZ68	GRZ69	GRZ70	GRZ71	GRZ72	GRZ73	GRZ74	GRZ75	GRZ76	GRZ77	GRZ78	GRZ79	GRZ80	GRZ81	GRZ82	GRZ83	GRZ84	GRZ85	GRZ86	GRZ87	GRZ88	GRZ89	GRZ90	GRZ91	GRZ92	GRZ93	GRZ94	GRZ95	GRZ96	GRZ97	GRZ98	GRZ99	GRZ100
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Planning Overlays	IPO	SCO1
DCPO	LSIO	SCO2
DDO	NCO	SCO14
DPO	PAO	SCO15
EAO	SBO	VPO
HO		

1:1000

**Address:** 14-16 Stapley Crescent CHADSTONE VIC 3148

**Area:**

Base data is supplied under Licence from Land Victoria. This map is for general use only and may not be used as proof of ownership, dimensions or any other status. The information must be verified before taking any action which may be affected by a planning scheme requirement. This can be done by visiting the website: <http://services.land.vic.gov.au/landchannel/content/>

The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.