

Sheet List		
Sheet Number	Sheet Name	Current Revision
TP000	PROJECT SUMMARY	B
TP100	BASEMENT PLAN	B
TP101	GROUND FLOOR PLAN	B
TP102	LEVEL 1 FLOOR PLAN	B
TP103	LEVEL 2 FLOOR PLAN	B
TP104	LEVEL 3 FLOOR PLAN	B
TP105	ROOF PLAN	B
TP200	ELEVATIONS	B
TP201	ELEVATIONS	B
TP250	SECTIONS	B
TP500	PERSPECTIVES	B
TP501	3D VIEWS - 1	B
TP502	3D VIEWS - 2	B

740 HIGH STREET ROAD GLEN WAVERLEY

DEVELOPMENT SUMMARY

Name	AREA
Site Area	756.16 sqm
Total Apartment Area	1153 sqm
Total SPOS Area	331 sqm
Total Common Area	178 sqm
Car Spaces Required	16
Car Spaces Provided	16
Total 1 Bedroom Apt	1
Total 2 Bedroom Apt	13
Total 3 Bedroom Apt	1
Total No. of Apartment	15

AREA SCHEDULE - BASEMENT

Name	Unit Type	Level	Area (m ²)
BASEMENT	Services	Basement	557
			557

AREA SCHEDULE - GROUND FLOOR

Name	Unit Type	Level	Area (m ²)
G.01	2 Bedroom	Ground Floor	80
G.02	2 Bedroom	Ground Floor	77
G.03	2 Bedroom	Ground Floor	82
G.04	2 Bedroom	Ground Floor	84
G.05	1 Bedroom	Ground Floor	50
GF COMMON AREA	Services	Ground Floor	57
			430

AREA SCHEDULE - LEVEL 1

Name	Unit Type	Level	Area (m ²)
1.06	2 Bedroom	Level 1	88
1.07	2 Bedroom	Level 1	80
1.08	2 Bedroom	Level 1	75
1.09	3 Bedroom	Level 1	98
L1 COMMON AREA	Services	Level 1	45
			386

AREA SCHEDULE - LEVEL 2

Name	Unit Type	Level	Area (m ²)
2.10	2 Bedroom	Level 2	80
2.11	2 Bedroom	Level 2	56
2.12	2 Bedroom	Level 2	77
2.13	2 Bedroom	Level 2	73
L2 COMMON AREA	Services	Level 2	42
			328

AREA SCHEDULE - LEVEL 3

Name	Unit Type	Level	Area (m ²)
3.14	2 Bedroom	Level 3	76
3.15	2 Bedroom	Level 3	77
L3 COMMON AREA	Services	Level 3	34
			187

AREA SCHEDULE - GROUND FLOOR SPOS

Name	Unit Type	Level	Area (m ²)
G.01 SPOS	2 Bedroom	Ground Floor	26
G.02 SPOS			4
G.02 SPOS	2 Bedroom	Ground Floor	32
G.03 SPOS	2 Bedroom	Ground Floor	10
G.04 SPOS	2 Bedroom	Ground Floor	55
G.05 SPOS	1 Bedroom	Ground Floor	22
			149

AREA SCHEDULE - LEVEL 1 BALCONY

Name	Unit Type	Level	Area (m ²)
1.06 BAL	2 Bedroom	Level 1	10
1.07 BAL	2 Bedroom	Level 1	16
1.08 BAL	2 Bedroom	Level 1	11
1.09 BAL	3 Bedroom	Level 1	17
			54

AREA SCHEDULE - LEVEL 2 BALCONY

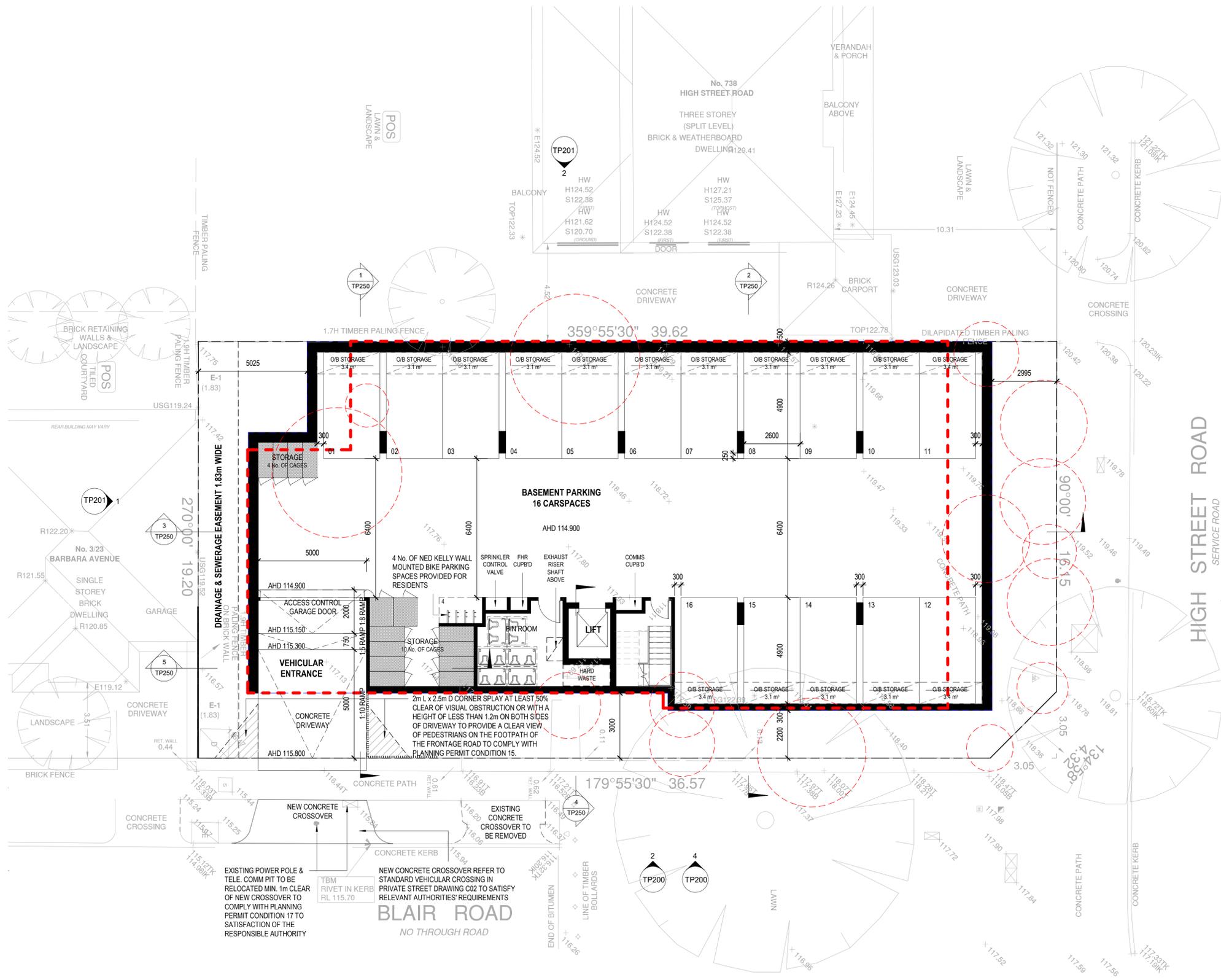
Name	Unit Type	Level	Area (m ²)
2.10 BAL	2 Bedroom	Level 2	16
2.11 BAL	2 Bedroom	Level 2	11
2.12 BAL	2 Bedroom	Level 2	12
2.13 BAL	2 Bedroom	Level 2	10
			49

AREA SCHEDULE - LEVEL 3 BALCONY

Name	Unit Type	Level	Area (m ²)
3.14 BAL1	2 Bedroom	Level 3	15
3.14 BAL2			13
3.15 BAL	2 Bedroom	Level 3	51
			79

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 - AHD AUSTRALIAN HEIGHT DATUM LEVEL
 - OG OBSCURED GLAZING TO 1700mm HIGH ABOVE FFL
 - HIGHLIGHT HIGHLIGHT WINDOW WITH 1700mm SILL HEIGHT ABOVE FFL
 - DG DOUBLE GLAZING
 - POS PRIVATE OPEN SPACE
 - SPOS SECLUDED PRIVATE OPEN SPACE
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED
 - PROPOSED NEW TREES
 - CURRENTLY ENDORSED BUILDING ENVELOPE DASHED
 - CURRENTLY ENDORSED BALCONY ENVELOPE DASHED
 - EXISTING TREES TO BE REMOVED

- ### NOTES
- ALL SCREENING AND OBSCURE GLAZING AS NOMINATED ON THE ELEVATIONS AND ALL WINDOWS AND BALCONIES MUST COMPLY WITH STANDARD B22 OF CLAUSE 55 OF THE MONASH PLANNING SCHEME AS PER PLANNING PERMIT CONDITION 1(k) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
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1 Basement Level Floor Plan
 TP200 1:100

B	SECONDARY CONSENT RFI	06.02.2020
A	SECONDARY CONSENT SUBMISSION	20.12.2019
Rev	Description	Date

LEGEND

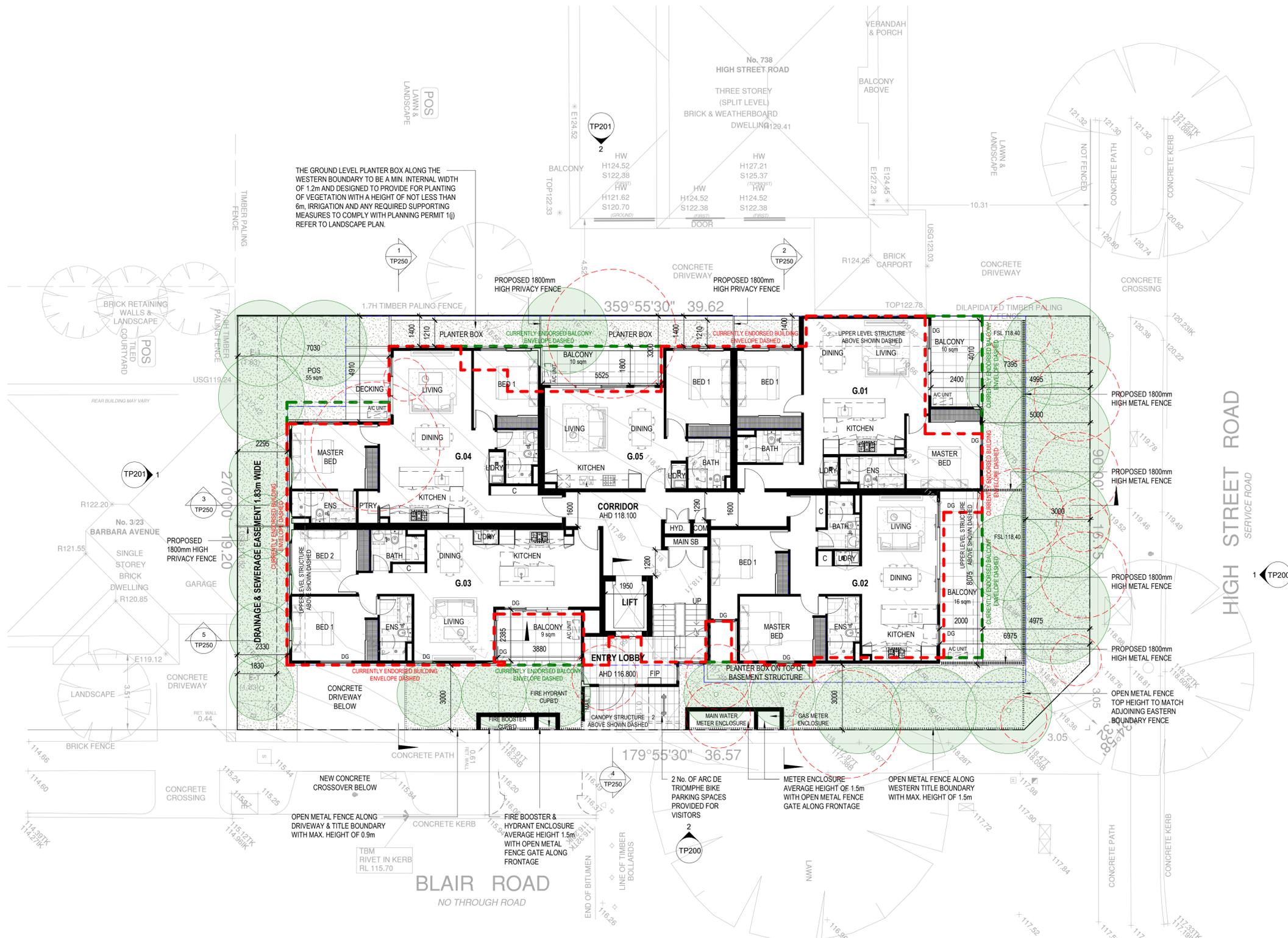
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-  CURRENTLY ENDORSED BUILDING ENVELOPE DASHED
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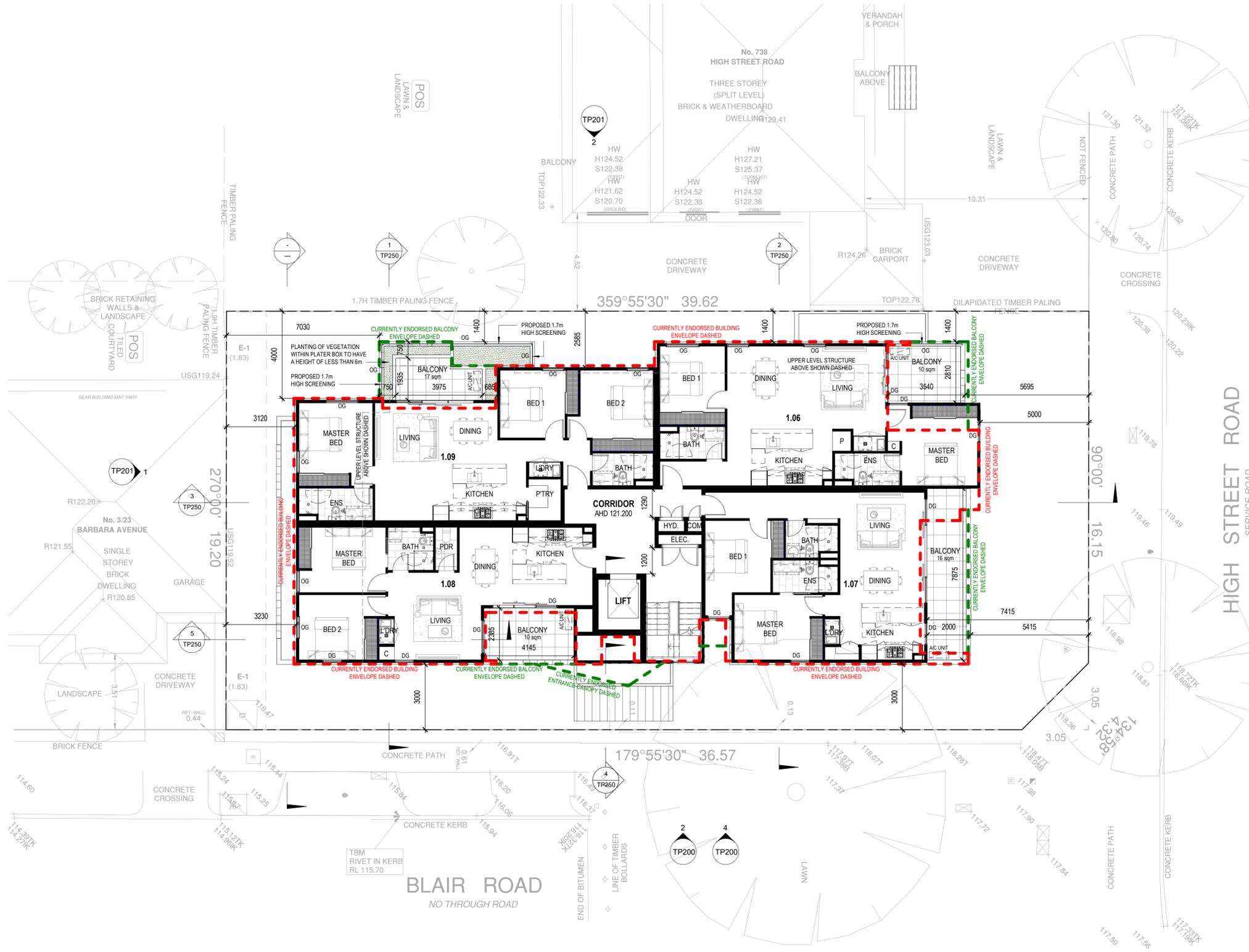
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1 Ground Level Floor Plan
TP200 1 : 100

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Rev	Description	Date



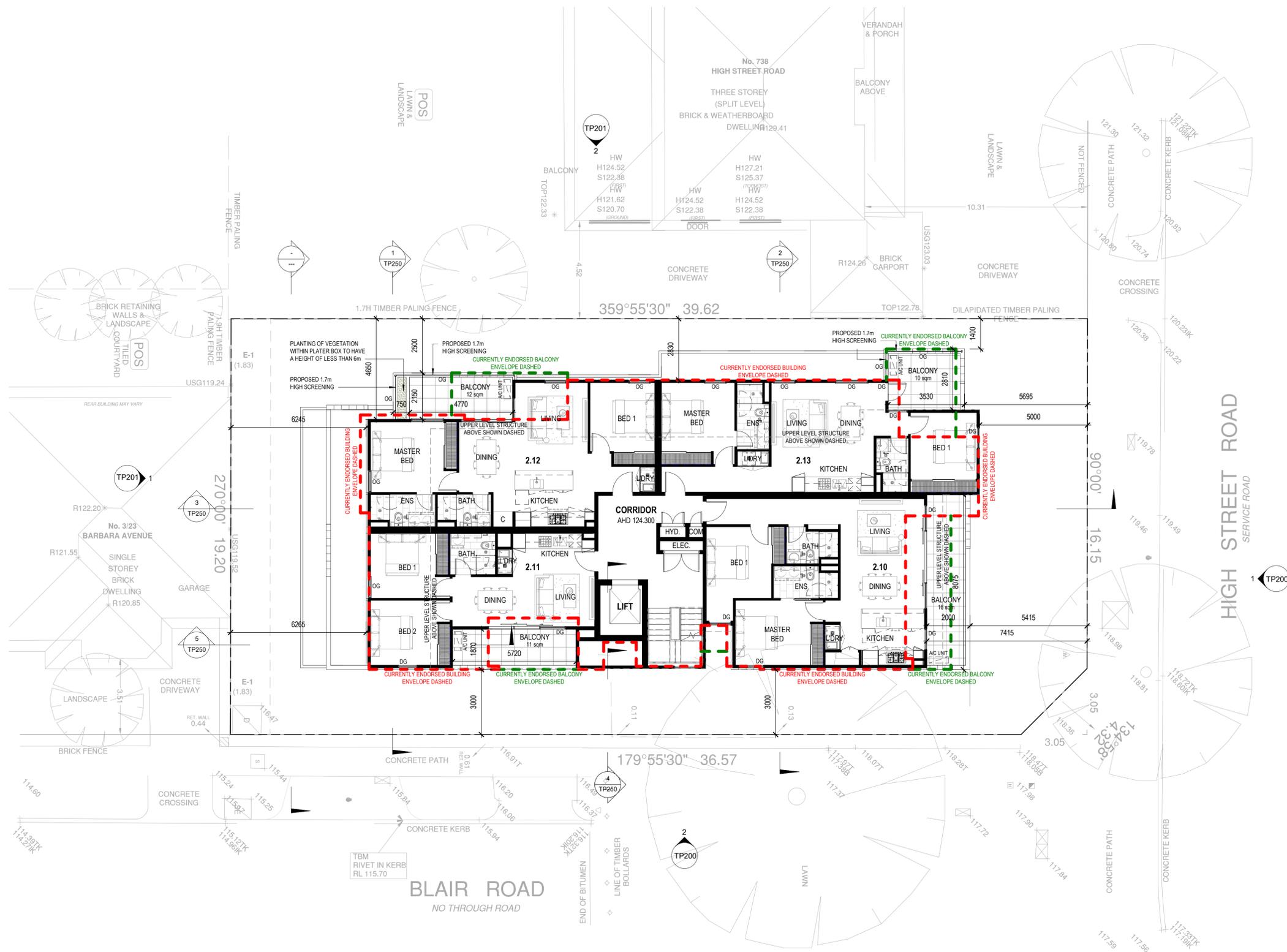
- LEGEND**
- NGL NATURAL GROUND LEVEL
 - AHD AUSTRALIAN HEIGHT DATUM LEVEL
 - OG OBSCURED GLAZING TO 1700mm HIGH ABOVE FFL
 - HIGHLIGHT HIGHLIGHT WINDOW WITH 1700mm SILL HEIGHT ABOVE FFL
 - DG DOUBLE GLAZING
 - POS PRIVATE OPEN SPACE
 - SPOS SECLUDED PRIVATE OPEN SPACE
 - (Tree symbol) EXISTING TREES TO BE RETAINED
 - (Tree symbol) EXISTING TREES TO BE REMOVED
 - (Tree symbol) PROPOSED NEW TREES
 - (Dashed red line) CURRENTLY ENDORSED BUILDING ENVELOPE DASHED
 - (Dashed green line) CURRENTLY ENDORSED BALCONY ENVELOPE DASHED
 - (Dashed black line) EXISTING TREES TO BE REMOVED

- NOTES**
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1 Level 1 Floor Plan
 TP200 1: 100

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LEGEND

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NOTES

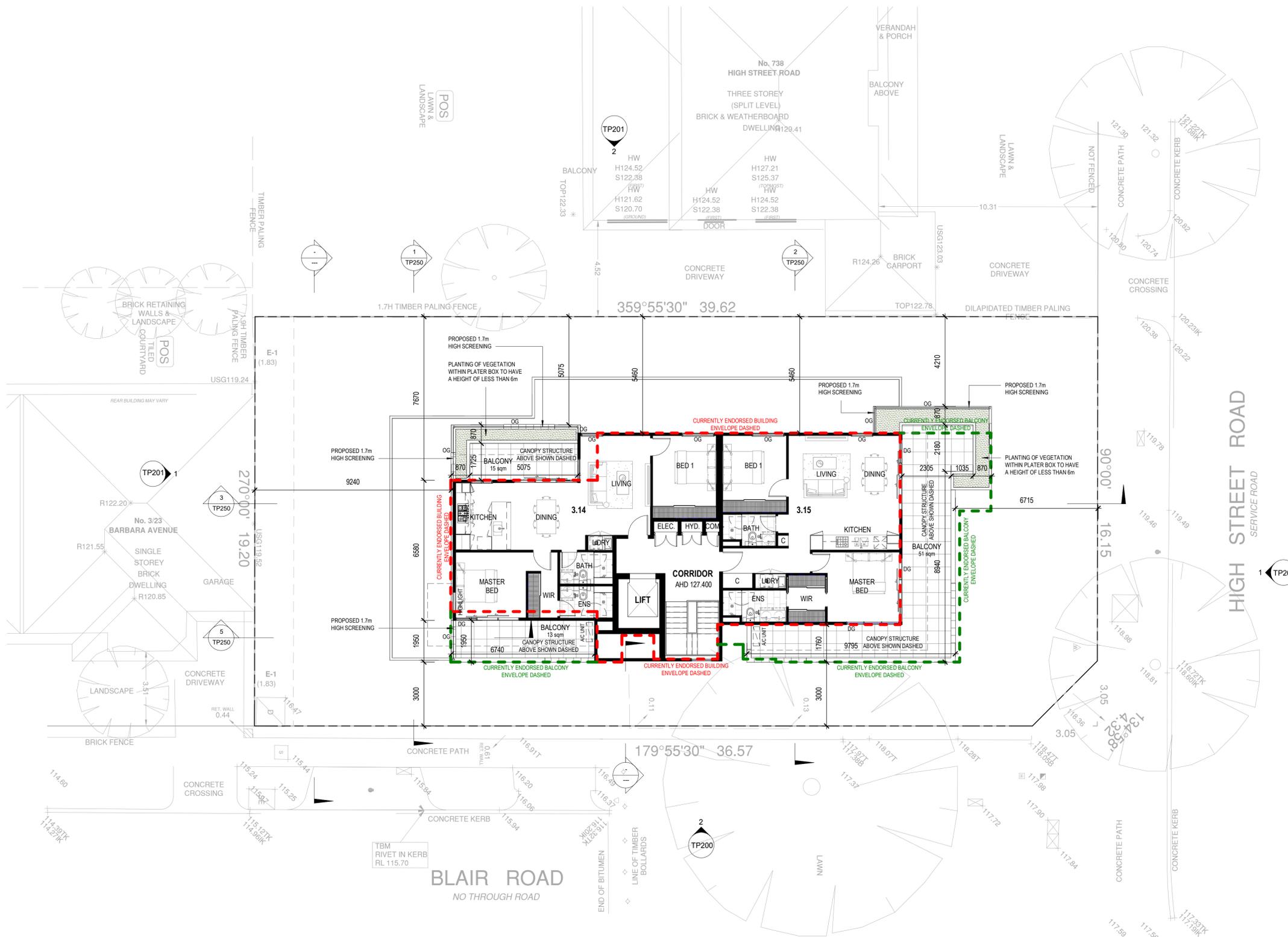
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1 Level 2 Floor Plan
TP200 1 : 100

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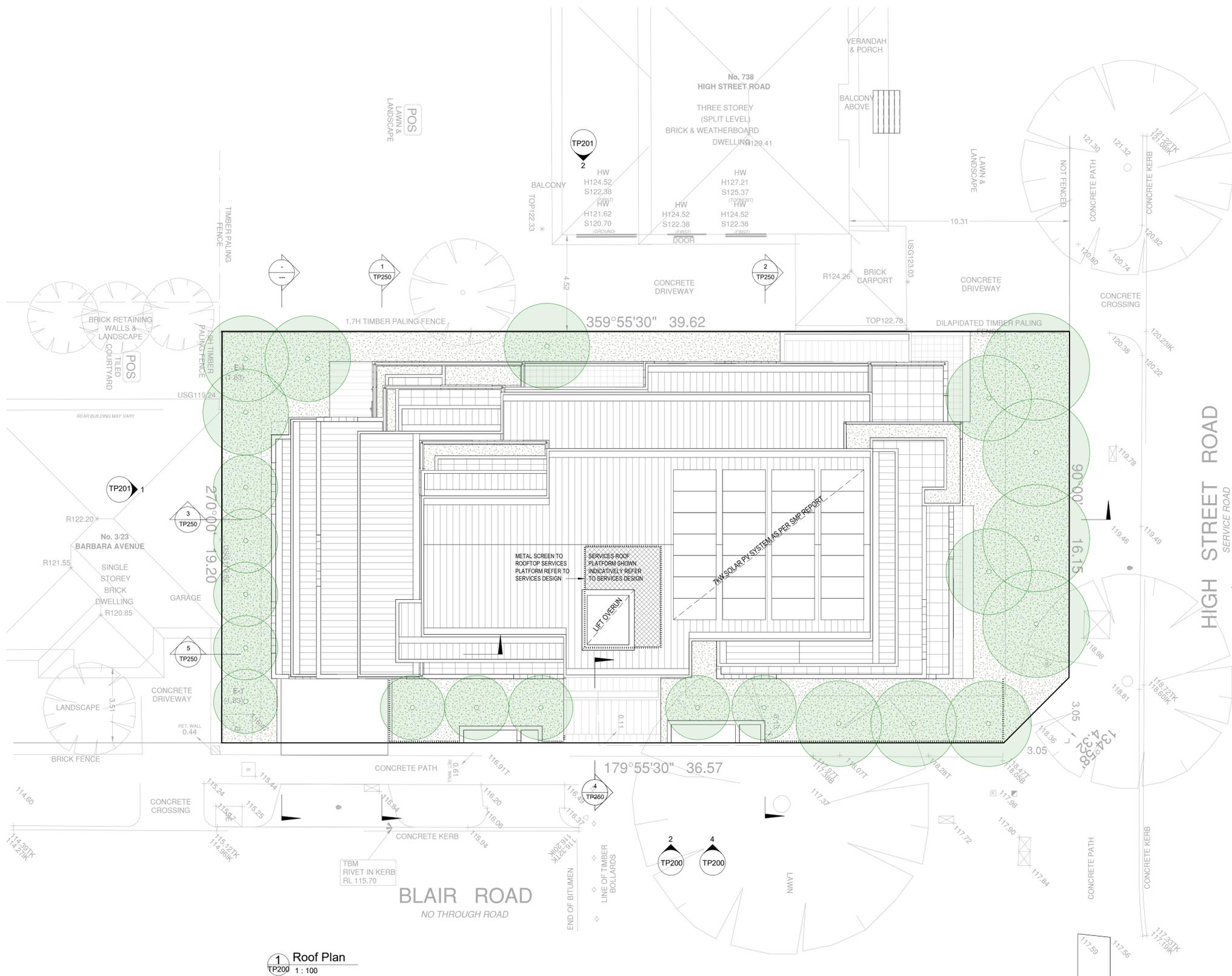
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1 Level 3 Floor Plan
TP200 1: 100

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LEGEND

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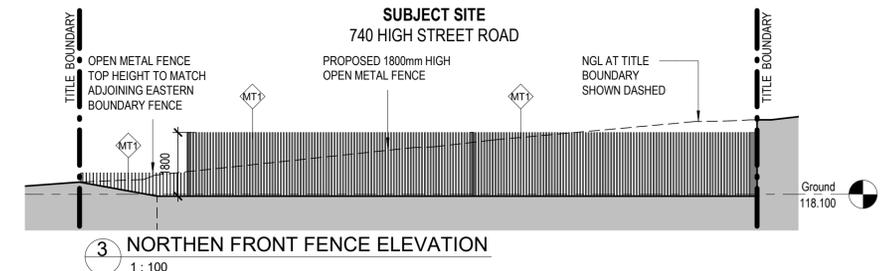
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1 Roof Plan
TP200 1 : 100

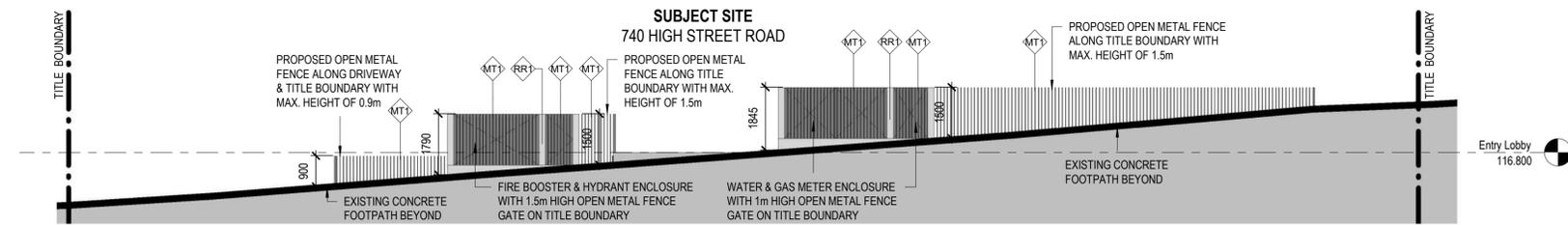
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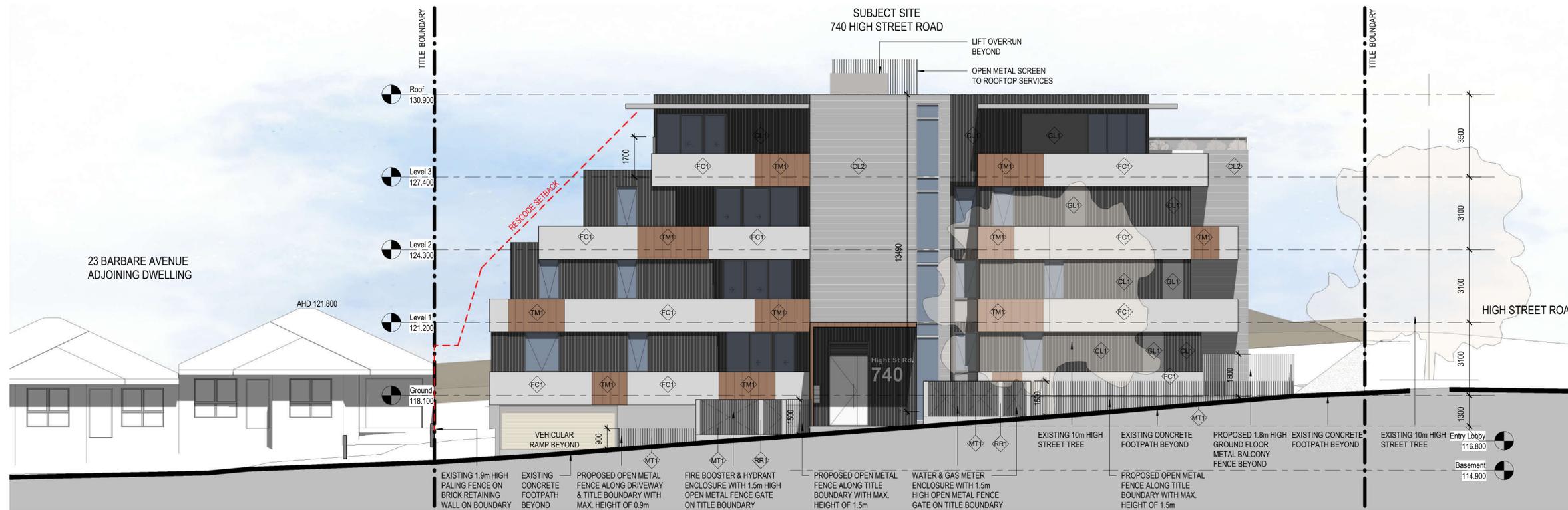
1 NORTH ELEVATION
TP100 1 : 100



3 NORTHERN FRONT FENCE ELEVATION
1 : 100



4 EASTERN FENCE FRONT ELEVATION
TP100 1 : 100



2 EAST ELEVATION
TP100 1 : 100

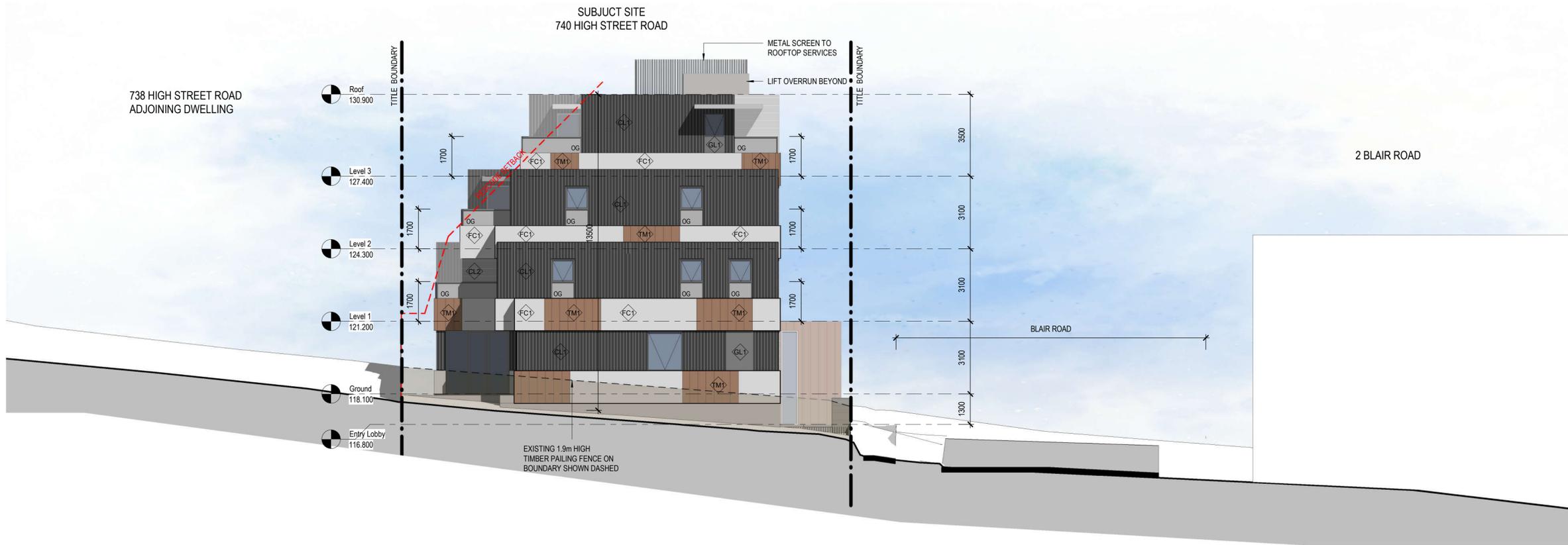
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Exterior Finishes Schedule

TM1	FC1	CL1	CL2	GL1	MT1	RR1	OG
TIMBER-LOOK ALUMINIUM CLADDING	FC WALL CLADDING COLOUR: DULUX LEXICON OR SIMILAR	SCYON FIBRE CEMENT VERTICAL CLADDING - DARK GREY OR SIMILAR	SCYON FIBRE CEMENT HORIZONTAL CLADDING - LIGHT GREY OR SIMILAR	DARK GREY GLAZING	DARK GREY POWDERCOATED METAL FENCE	LIGHT GREY RENDER COLOUR TO MATCH FC1	OBSCURED GLAZING



LEGEND

NGL	NATURAL GROUND LEVEL
AHD	AUSTRALIAN HEIGHT DATUM LEVEL
OG	OBSCURED GLAZING
POS	PRIVATE OPEN SPACE
SPOS	SECLUDED PRIVATE OPEN SPACE

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1 SOUTH ELEVATION
 TP100 1: 100



2 WEST ELEVATION
 TP100 1: 100

NOTES

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Exterior Finishes Schedule

	TM1 TIMBER-LOOK ALUMINIUM CLADDING		FC 1 FC WALL CLADDING COLOUR: DULUX LEXICON OR SIMILAR		CL 1 SCYON FIBRE CEMENT VERTICAL CLADDING - DARK GREY OR SIMILAR		CL 2 SCYON FIBRE CEMENT HORIZONTAL CLADDING - LIGHT GREY OR SIMILAR		GL 1 DARK GREY GLAZING		MT 1 DARK GREY POWDERCOATED METAL FENCE		RR 1 LIGHT GREY RENDER COLOUR TO MATCH FC1		OG OBSCURED GLAZING
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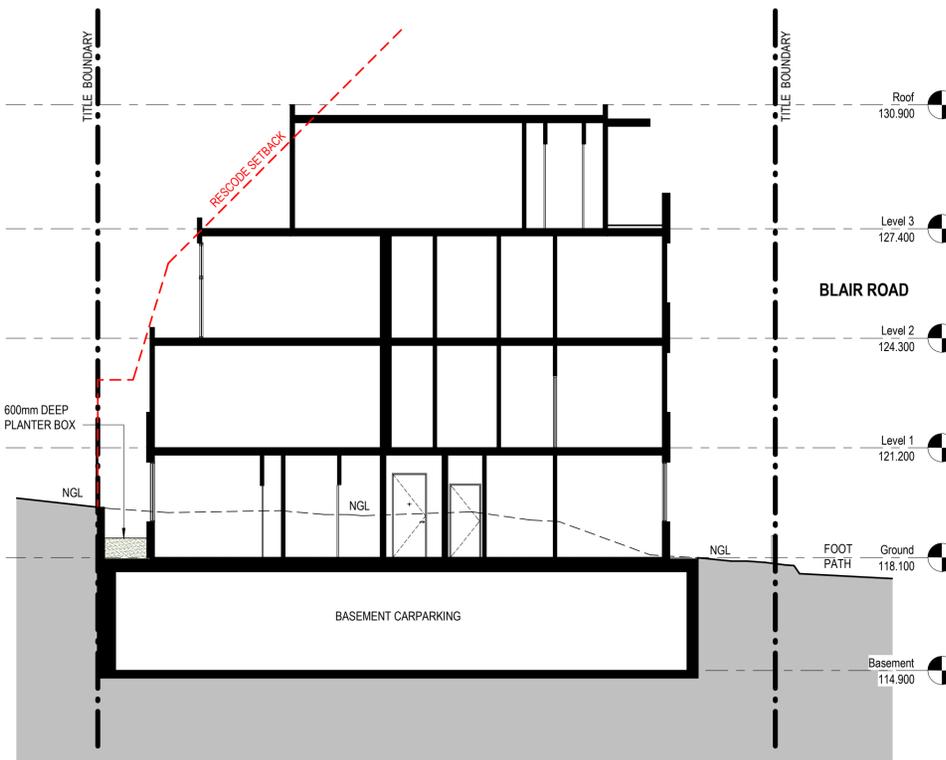
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SUBJECT SITE
740 HIGH STREET ROAD



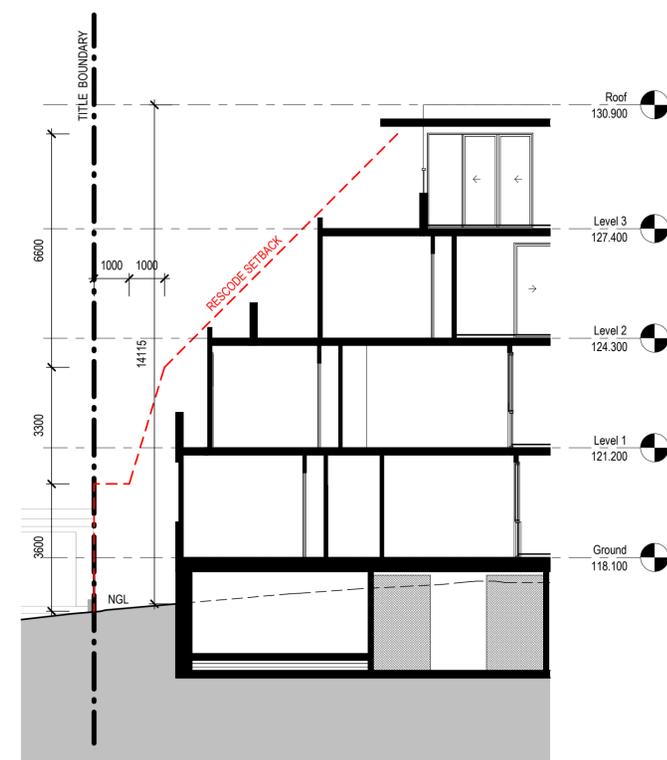
1 Section 1
TP100 1 : 100

SUBJECT SITE
740 HIGH STREET ROAD



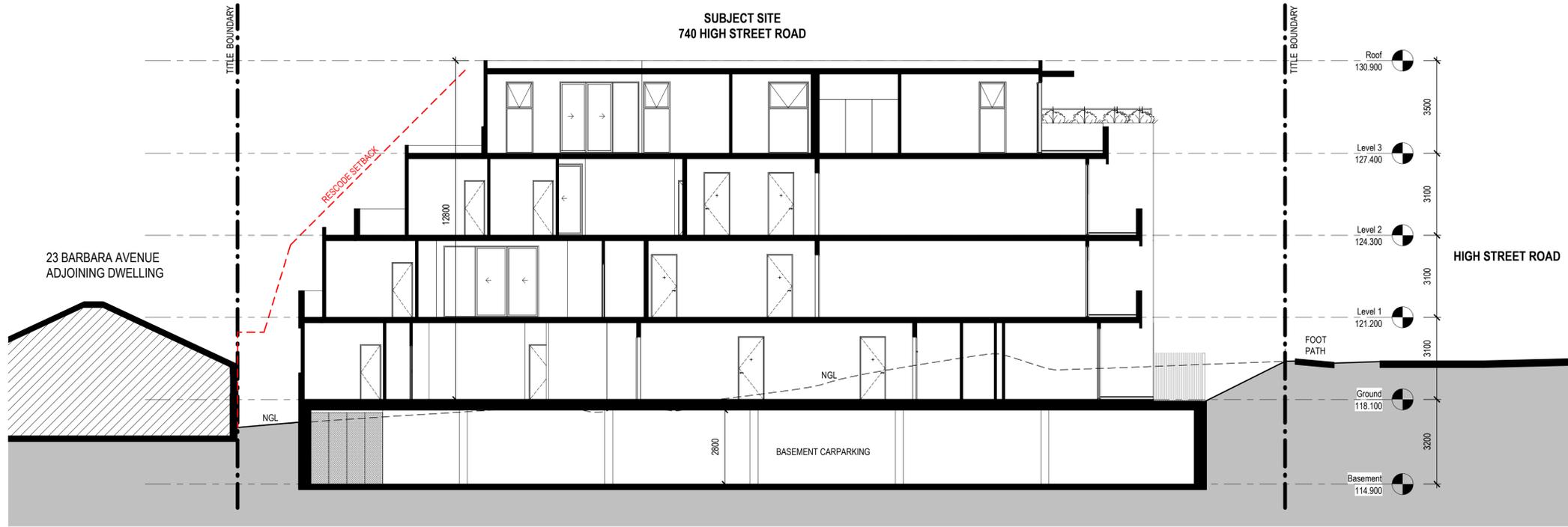
2 Section 2
TP100 1 : 100

SUBJECT SITE
740 HIGH STREET ROAD

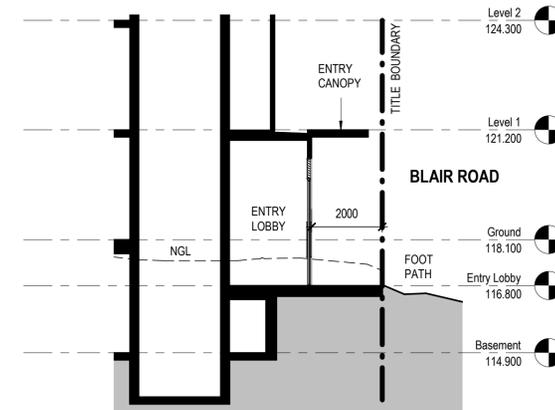


5 Section 5
TP100 1 : 100

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3 Section 3
TP100 1 : 100



4 Section 4 - CANOPY
TP100 1 : 100



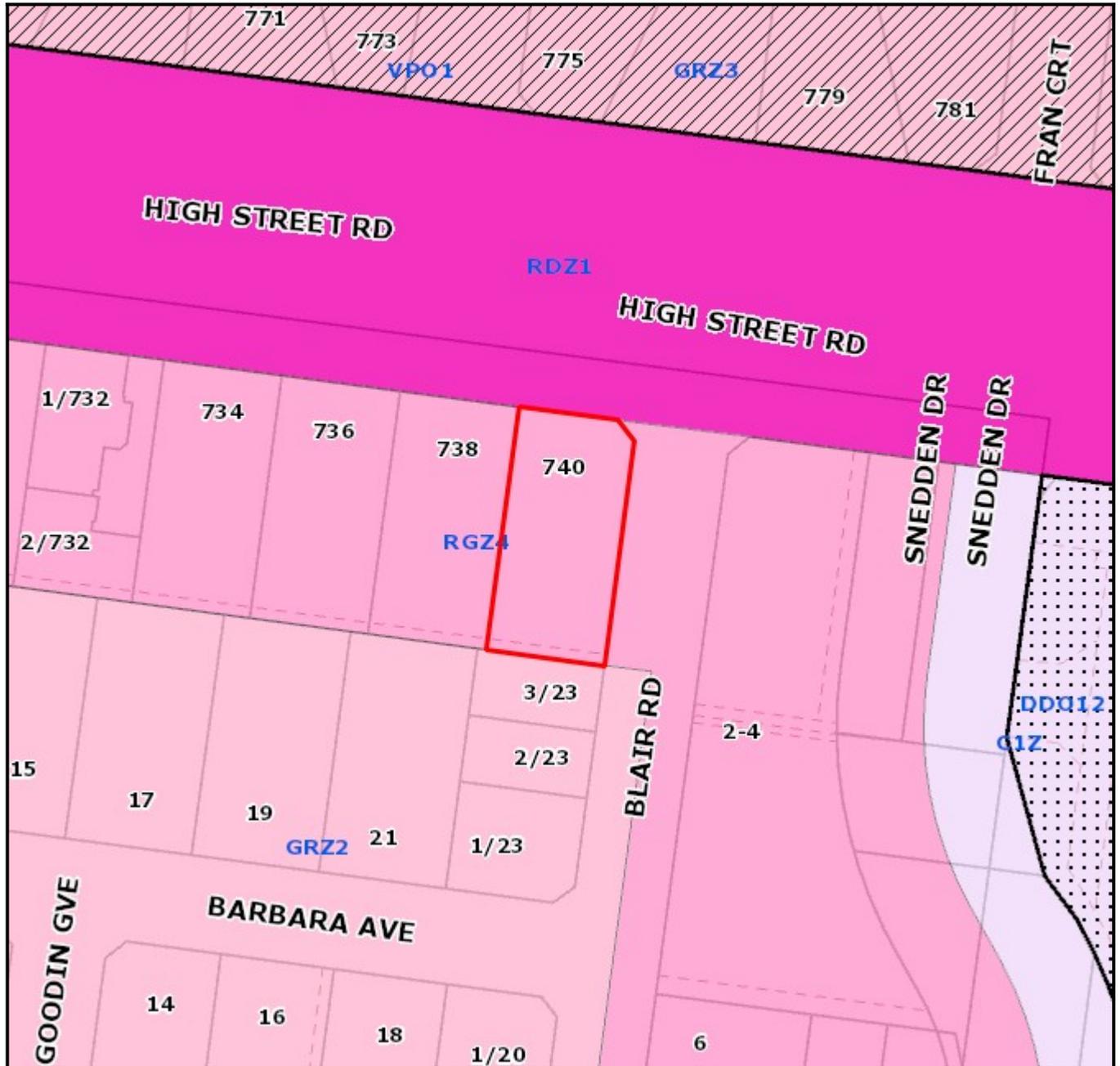
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Planning Overlays and Zones



Legend

Planning Zones

C1Z	GRZ10	GRZ7	NRZ1	PPRZ	PUZ5	RGZ3	SUZ5
C2Z	GRZ2	GRZ8	NRZ2	PUZ1	PUZ6	RGZ4	SUZ6
CA	GRZ3	GRZ9	NRZ3	PUZ2	PUZ7	SUZ2	UFZ
CDZ1	GRZ5	IN 1Z	NRZ4	PUZ3	RDZ1	SUZ3	
GRZ1	GRZ6	MUZ	PCRZ	PUZ4	RGZ1	SUZ4	

Planning Overlays

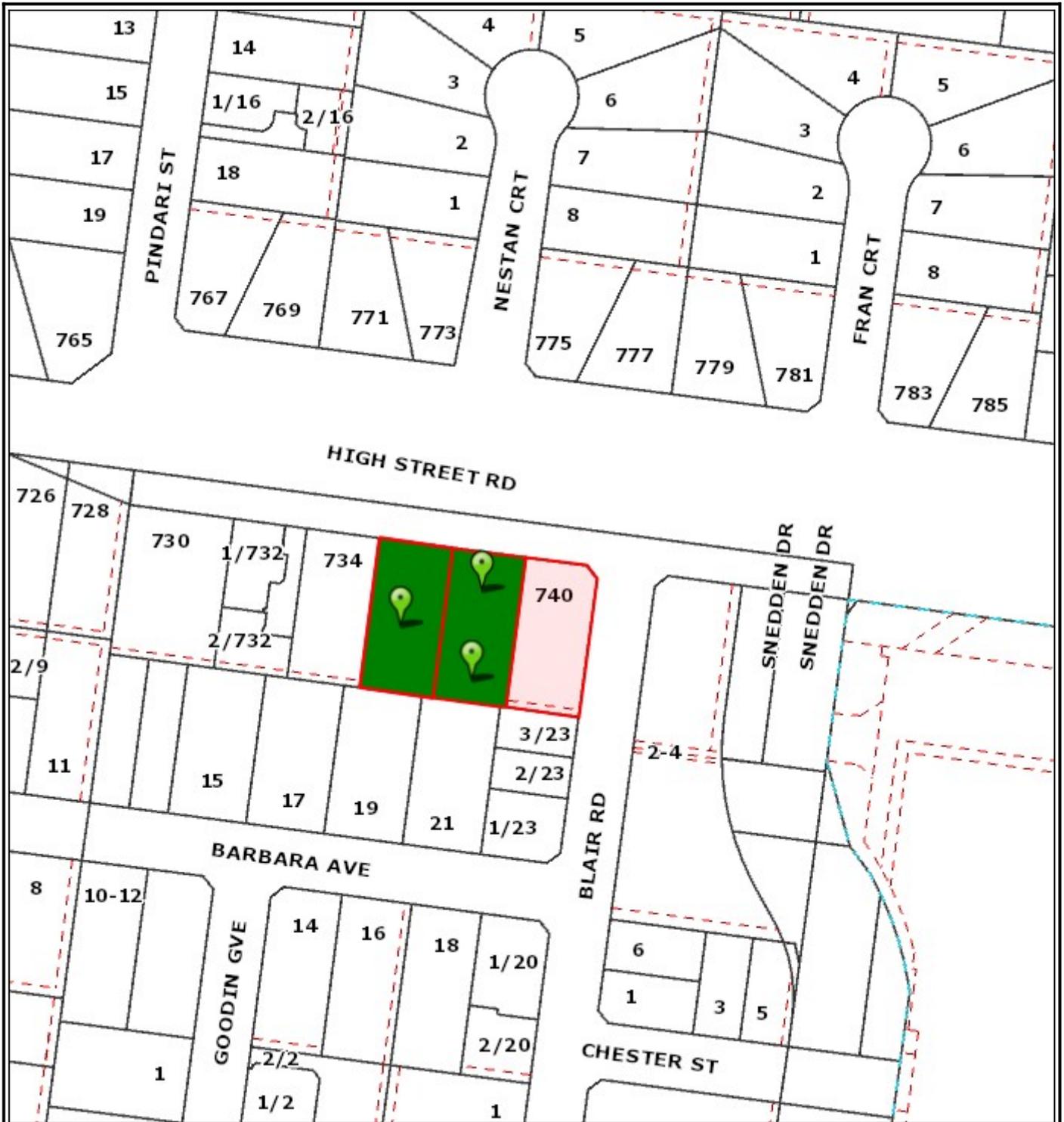
DDO	EAO	IPO	NCO	PO
DPO	HO	LSIO / SBO	PAO	VPO



Address: 740 High Street Road GLEN WAVERLEY VIC 3150

Area: 761 sqm

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



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed. (Not all objector properties shown)



1:1500



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Legend

- | | | |
|-------------------|---------------------------|------------------------------------|
| Property | Open Space Public Access | Social/ family recreation |
| Proposed Property | Accessway/ trail | Sport |
| Common Property | Conservation | Utility/ buffer/ enviro constraint |
| Easements | Memorial Park | Visual amenity |
| Raillines | Play | Water based recreation |
| Reserves | Relaxation/ contemplation | |

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<http://www.monash.vic.gov.au/legal/index.htm>



Permit with Recommended Changes If No Appeals Lodged

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

The plans must be generally in accordance with the plans submitted with the application, but modified to show:

- a) Correct reference to finished floor levels on the ground floor plan.
- b) Compliance with Standard B17 of Clause 55 of the Monash Planning Scheme to the southern boundary.
- c) Compliance with Standard B17 of Clause 55 to the western boundary for bedroom 1 en-suite, bedroom 2 and bathroom of Apartment 14.
- d) A roof plan.
- e) Blair Road pedestrian entrance canopy encroaching by no more than 1.0m into the Blair Road street setback.
- f) The extent of stair and ramp encroachment and site coverage on the Blair Road frontage, reduced by a minimum of 50% and replaced with additional landscaping.
- g) Fencing and retaining walls along the High Street Road frontage setback a minimum of 3.0m from the northern boundary.
- h) Bedroom 1 of Apartment 3 and Bedroom 2 of Apartment 2 and the planter of the balcony of Apartment 7 all setback a minimum of 1.4m from the western boundary to accommodate a planter with internal width of 1.2m.
- i) The balcony/courtyard adjacent to Bedroom 1 of Apartment 4 deleted.
- j) The ground level planter box along the western boundary extended adjacent to Bedroom 1 of Apartment 3 and 4. The planter box is to be a minimum internal width of 1.2m and designed to provide for planting of vegetation with a height of not less than 6.0m, irrigation and any required supporting measures.
- k) Floor plans to clearly notate all screening and obscure glazing as nominated on the elevations and all windows and balconies must comply with Standard B22 of Clause 55 of the Monash Planning Scheme.
- l) The location of any required heating and cooling units. Where the heating and cooling units are proposed on balconies, an additional balcony area of not less than 1.5m² is to be provided.
- m) Provision of double glazing or acoustic glazing to all habitable room windows along the northern and eastern elevations.
- n) A detailed schedule of all materials and finishes including samples, coloured elevations and perspectives.
- o) The location and design of any required fire services, electricity supply, gas and water meter boxes discreetly located and/or screened to compliment the development;

- p) Deletion of the 1.5 metres high fence along the boundary on Blair Road.
- q) Provision of a disabled ramp/ lift from the Blair Road pedestrian entry to improve accessibility of the building.
- r) The proposed ramp grade of 1 in 5 for a length of 750mm to the basement increased to a minimum of 2 metres in length.
- s) The driveway ramp to the basement increased to a width of 5.5 metres with a 300mm clearance on each side of the wall (i.e. a total of 6.1 metres) to accommodate a two-way traffic and accommodate vehicle turning movements.
- t) Notation to read 'Approval from affected service authorities for the relocation of the existing Power Pole and Telstra Pit to be provided to Council as part of the vehicle crossing application process'.
- u) Notation to read 'the existing retaining walls are to be removed from the road reserve'.
- v) Details of bin storage cleaning and ventilation, and access to bin storage areas for occupants and contractors, in accordance with the Waste Management Plan.

all to the satisfaction of the Responsible Authority.

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.
4. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
5. Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction of the Responsible Authority.
6. **Amended.** ~~Prior to the commencement of works on the site, the owner shall prepare a Waste Management Plan for the collection and disposal of garbage and recyclables for all uses on the site. The Waste Management Plan shall provide for:~~
 - a) ~~The method of collection of garbage and recyclables for uses;~~
 - b) ~~Designation of methods of collection including the need to provide for private services or utilisation of council services;~~
 - c) ~~Appropriate areas of bin storage on site and areas for bin storage on collection days;~~
 - d) ~~Measures to minimise the impact upon local amenity and on the operation, management and maintenance of car parking areas; and~~
 - e) ~~Litter management.~~

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

6. Concurrent with the endorsement of plans pursuant to Condition 1, a Waste Management Plan must be submitted and approved by the Responsible Authority. The plan must be substantially in accordance with the Waste Management Plan prepared by Leigh Design, dated 16 December 2019 but revised to the satisfaction of the Responsible Authority:
 - a) To state the purpose of the Waste Management Plan as per the Monash Guidelines.
 - b) To provide details of the development to include the number of levels proposed in the development, and existing land use.
 - c) To correct the waste volume calculation, include food waste recycling and provision for collection of food organics.
 - d) To include food waste recycling in waste collection and bin number calculation.
 - e) To include in-dwelling waste storage.
 - f) To site access arrangements for waste collection.
 - g) To include information of management of hard waste and e-waste.

The provisions, recommendations and requirements of the endorsed Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

7. 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:
 - 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:
 - Monday to Friday (inclusive) –7.00am to 6.00pm;
 - Saturday –9.00am to 1.00pm;
 - 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.)

Once approved the plan will be endorsed to form part of this permit.

8. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
9. Disabled access to the building must be provided to the satisfaction of the Responsible Authority. All work carried out to provide disabled access must be constructed in accordance with Australian Standards Design for Access and Mobility AS 1428.1
10. **Amended.** ~~A landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority prior to the commencement of any works. The plan must be generally in accordance with the plan prepared by Habitat dated November 2018. The plan must show the proposed landscape treatment of the site including:-~~
 - a) ~~all changes in accordance with Condition 1;~~
 - b) ~~the location of all existing trees and other vegetation to be retained on site;~~
 - c) ~~provision of at least four canopy trees (two located within each street frontage) with a minimum mature height equal to the height of the roof of the proposed building;~~
 - d) ~~planter box adjacent to the western boundary a minimum internal width of 1.2m and designed to provide for planting of vegetation with a mature height of not less than 6.0m;~~
 - e) ~~a maintenance plan for the planter boxes including irrigation and any other required supporting measures;~~
 - f) ~~detail of any planter boxes including growing medium and drainage including a sectional drawing;~~
 - g) ~~provision of canopy trees with spreading crowns located throughout the site including the major open space areas of the development;~~
 - h) ~~planting to soften the appearance of hard surface areas such as driveways and other paved areas;~~
 - i) ~~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;~~
 - j) ~~the location and details of all fencing;~~
 - k) ~~the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site;~~

- ~~l) details of all proposed hard surface materials including pathways, patio or decked areas;~~
- ~~m) landscaping to soften the exposed basement walls to Blair Road; and~~
- ~~n) tree protection measures for street trees to be retained.~~

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

10. Concurrent with the endorsement of any plans pursuant to Condition 1, a landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Concept Plan dated December 2019, Prepared by John Patrick except that the plan must show:

- (a) Detail of the proposed paving, concrete pavements and proposed concrete driveway.
- (b) Location of retaining walls and site services.

11. 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.

12. Concurrent with the endorsement of any plans, a Sustainable Management Plan (SMP) must be submitted to and be approved by the Responsible Authority. Upon approval the SMP will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the SMP to the satisfaction of the Responsible Authority. The report must include, but is not limited to, the following:

- a) Demonstration of how 'best practice' sustainability measures have been addressed, having regard to the relevant aspects of Clause 21.13 of the Planning Scheme.
- b) Identify relevant statutory obligations, strategic or other documented sustainability targets or performance standards.
- c) Document the means by which the appropriate target or performance is to be achieved.
- d) Identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring.
- e) Demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time.
- f) Any relevant requirements of the Condition 1 sub-clauses hereof.

All works must be undertaken in accordance with the endorsed Sustainability Management Plan to the satisfaction of the Responsible Authority. No alterations to the endorsed Sustainable Management Plan may occur without written consent of the Responsible Authority and (to the extent material and necessary) any relevant flow-on changes to the design response must be also incorporated into the endorsed architectural plans.

13. Prior to the occupation any of the dwellings approved under this permit, a report from the author of the endorsed Sustainable Management Plan (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 (in relation to those relevant completed dwellings ready for occupation) all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.
14. 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.

Parking areas and access lanes must be kept available for these purposes at all times.

15. The development must be provided with a corner splay or area at least 50% clear of visual obstruction (or with a height of less than 1.2m) extending at least 2.0 metre long x 2.5 metres deep (within the property) on both sides of the vehicle crossing to provide a clear view of pedestrians on the footpath of the frontage road.
16. ~~On-site visitor parking spaces are required to be clearly marked.~~ Deleted
17. All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any power pole, drainage or service pit, or other services. The proposed crossing is within 1m of a Telstra Pit and approval from Telstra is required.
18. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.
19. Amended. ~~The car park layout of the development shall generally follow the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme to the satisfaction of the Responsible Authority.~~

The layout of the development shall follow the Design Standards for car parking set out in Clause 52.06-9 of the Monash Planning Scheme as detailed below:

- Driveway to provide at least 2.1 metres headroom beneath overhead obstructions.
- Driveway gradient to be no steeper than 1 in 10 (10%) within 5 metres of the frontage to ensure safety for pedestrians and vehicles.
- Ramp grades (except within 5 metres of the frontage) to be designed as follows:
 - Maximum grade of 1 in 4.

- Provision of minimum 2.0 metre grade transitions between different section of ramp or floor for changes in grade in excess of 12.5% (summit grade change) or 15% (sag grade change).
 - Grade changes greater than 18% or less than 3 metres apart are to be assessed for clearances in accordance with Appendix C of the Australian Standard for *Off - Street Car Parking, AS/NZS 2890.1*.
20. ~~At least 25% of the mechanical car parking spaces are to accommodate a vehicle clearance height of at least 1.8 metres.~~ Deleted
 21. ~~The mechanical parking system is required to cater for the following:~~
 - a) ~~Independent operation for each parking space.~~
 - b) ~~A clear / usable platform width of at least 230cm.~~
 - c) ~~Loading weight per platform of at least 2000 kg.~~
 - d) ~~A vehicle at least 520cm in length.~~ Deleted
 22. ~~Specification of the mechanical parking system detail design and associated features is required to the satisfaction of the Responsible Authority.~~ Deleted
 23. All stormwater collected on the site from all hard surface areas must not be allowed to flow uncontrolled into adjoining properties or the road reserve.
 24. The private on-site drainage system must prevent stormwater discharge from the/each driveway over the footpath and into the road reserve. The internal drainage system may include either:
 - a trench grate (minimum internal with of 150 mm) located within the property boundary and not the back of footpath; and/or
 - shaping the internal driveway so that stormwater is collected in grated pits within the property; and/or
 - another Council approved equivalent.
 25. All stormwater collected on the site is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to drainage works commencing. Further information regarding the design of the on-site detention system is provided in the Notes section of this permit.
 26. The nominated point of stormwater connection for the site is to the south-east corner of the property where the entire site's stormwater must be collected and free drained via a pipe to the Council pit in the rear easement to Council Standards. A new pit is to be constructed to Council Standards if a pit does not exist, is in poor condition or is not a Council standard pit.

Note: If the point of connection cannot be located then notify Council's Engineering Department immediately.
 27. The existing redundant crossings are to be removed and replaced with matched in kerb and channel to the satisfaction of the Responsible Authority.

28. Any works within the road reserve must ensure the footpath and naturestrip are reinstated to Council standards.

29. Expiry of permit:

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The development is not started before 2 years from the date of issue.
- The development is not completed before 4 years from the date of issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, 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.

NOTES:

1. Building approval must be obtained prior to the commencement of the above approved works.
2. Building permit approval for this development must take into consideration the location of future subdivision boundaries and their compliance with the Fire Separation Provisions of the Building Code of Australia, including Separating Walls and Openings near Boundaries, as well as the requirements of the Building Regulations.
3. The lot/unit numbers on the "Endorsed Plan" are not to be used as the official street address of the property. Street numbering is allocated in accordance with Australian/New Zealand Standards 4819:2001- Rural and Urban Addressing. Any street addressing enquiries should be directed to Council's Valuation Team on 9518 3615 or 9518 3210.
4. Approval of each proposed crossing, and a permit for installation or modification of any vehicle crossing is required from Council's Engineering Department.
5. Consultation should take place with Council respect of the removal of the vehicular crossing and reinstatement works.
6. Detention system requirements for above property are as follows:-
 - Minimum storage = 6.37 m³
 - Maximum discharge rate = 5.09 l/s
 - Minimum orifice diameter if using orifice pit = 65mm, otherwise install a Phillips multi cell or similar to control outflow.
7. One copy of the plans for the drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of works. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions of the permit. Please email to mail@monash.vic.gov.au.

8. An on site detention system for storm events up to the 1% AEP event to be retained on site for the basement carpark. The detention system for the basement is to be separated from the detention system for the property, which is to be at ground level and discharge by gravity.
9. A Licensed Surveyor or Civil Engineer (who is a Registered Building Practitioner) must certify that the stormwater detention system including all levels, pits, pipes and storage volumes is constructed in accordance with the approved plans. The certifier's registration number must be included on the certificate.
10. Engineering permits must be obtained for new or altered vehicle crossings and new connections to Council pits and these works are to be inspected by Council's Engineering Department. A refundable security deposit of \$1,000 is to be paid prior to the drainage works commencing.
11. Tree planting should be kept clear of the drainage easement.
12. Residents of the approved development will not be entitled to car parking permits for on street car parking.