

DAREBIN PLANNING SCHEME

Incorporated Document

48-50 Clingin Street and 37-45 Nisbett Street, Reservoir – October 2020

This document is an incorporated document in the Darebin Planning Scheme pursuant to *the Section 6(2)(j) of the Planning and Environment Act 1987*

1.0 INTRODUCTION

The document is an Incorporated Document in the schedule to Clause 45.12 and the schedule to Clause 72.04 of the Darebin Planning Scheme (planning scheme).

The land identified in Clause 3.0 of this document may be used and developed in accordance with the specific controls and clauses contained in Clause 6.0 of this document.

The controls in this document prevails over any contrary or inconsistent provision in the planning scheme.

2.0 PURPOSE

The purpose of this incorporated document is to permit and facilitate the use and development of the land described in Clause 3.0 for building and works comprising a three (3) storey residential building containing 37 public housing dwellings across 37-45 Nisbett Street, Reservoir and a four (4) storey residential building containing 20 public housing dwellings across 48-50 Clingin Street, Reservoir, including a reduction to the car parking requirements, generally in accordance with the plans approved under Clause 5.0 of this incorporated document.

3.0 ADDRESS OF THE LAND

This document applies to the land at 48-50 Clingin Street and 37-45 Nisbett Street, Reservoir (Lots 70, 71, 72, 73, 74, 102 and 103 LP59107) (the seven properties are in the process of being consolidated) that is affected by the SCOX and as identified in Figure 1 below.



Figure 1: Land subject to this incorporated document highlighted in red

4.0 EXEMPTION FROM PLANNING SCHEME REQUIREMENTS

Despite any provision to the contrary or any inconsistent provision in the planning scheme, no planning permit is required for, and no planning provision in the planning scheme operates to prohibit, restrict or regulate the use and development of the land for the purposes of the development permitted by this document.

5.0 THIS DOCUMENT ALLOWS

The Incorporated Document allows the development of a three (3) storey residential building containing 37 public housing dwellings at 37-45 Nisbett Street, Reservoir and a four (4) storey residential building containing 20 public housing dwellings at 48-50 Clingin Street, Reservoir, including a reduction to the car parking requirements, generally in accordance with the following plans dated 15 June 2020, Drawn by Point Architects and received by Council on the 23 June 2020 but modified to include changes required by the clauses of this Incorporated Document at Clause 6.0 of this document:

CS000 Cover Street + Street Perspective

SA001 Site Analysis

SA002 Design Response

SA003 Staging Plan

SA004 Tree Analysis

TP000 Development Summary 1

TP000A Development Summary 2

TP001 Proposed Basement Floor Plan

TP002 Proposed Ground Floor Plan

TP003 Proposed Level 1 Floor Plan

TP004 Proposed Level 2 Floor Plan

TP005 Proposed Roof Plan

TP100 Development Summary 1

TP101 Proposed Ground Floor Plan

TP102 Proposed Level 1 Floor Plan

TP103 Proposed Level 2 Floor Plan

TP104 Proposed Level 3 Floor Plan

TP105 Proposed Level 4 Floor Plan

TP106 Proposed Roof Plan

TP200 Proposed Elevations Sheet 1

TP201 Proposed Elevations Sheet 2

TP202 Proposed Elevations Sheet 3

TP203 Proposed Elevations Sheet 4

TP204 Street Elevations

TP300 Proposed Sections Sheet 1

TP301 Proposed Sections Sheet 2

TP400 Shadow Diagram @ 9am

TP401 Shadow Diagram @ 10am

TP402 Shadow Diagram @ 11am

TP403 Shadow Diagram @ 12pm

TP404 Shadow Diagram @ 1pm

TP405 Shadow Diagram @ 2pm

TP406 Shadow Diagram @ 3pm

and including any amendment of the plans that may be approved from time to time under the clauses of this document. Once approved, these plans will be the Incorporated Plans.

6.0 THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

- 6.1 Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans

(identified as Sheet SA003-B, TP000-A, TP001-B, TP002-B, TP003-B, TP004-B, TP005-B, TP100-B, TP101-B, TP102-B, TP103-B, TP104-B, TP105-B, TP106-B, TP200-B, TP201-B, TP202-B, TP203-B, TP302-A, Job No. 982, dated 15 June 2020, Drawn by Point Architects and received by Council on the 23 June 2020 but modified to show:

Nisbett Street building

- a) Floor layouts to apartments G01 and G07 re-designed so that the front entry door and part or all the living zone fronts Nisbett Street. An associated pedestrian path should extend from the entry door to Nisbett Street.
- b) A high front fence from the site's western property boundary extending to the western wall of apartment G.01. The fence is to be set back at least 8000mm from Nisbett Street.
- c) A high front fence from the western point of the vehicular access extending to the eastern wall of apartment G.07. The fence is to be set back at least 8000mm from Nisbett Street.
- d) Simplified articulation of the building's external surfaces at ground and first floor i.e. prefinished panel light grey (PFI) and brick (BR1) should be used instead of several pre-finished panel surfaces and brick.
- e) The setback to Nisbett Street designed to preserve privacy to ground floor spaces whilst maintaining physical contact to the street with:
 - i. Pedestrian bollard lighting and mailboxes proximate to gate entries within the low front fence.
 - ii. Appropriate levels of small to medium sized canopy trees in accordance with Standard B38 of Clause 55.07-4.
- f) The open space abutting the site's southern property boundary (3300mm wide) and incorporating the easement between the private open space of apartment G.14 and the pedestrian path to the communal open space is to be nominated as communal open space and landscaped with a mixture of ground covers, shrubs and trees.
- g) The clear glass balustrade to balconies on level 2 facing Nisbett Street changed to obscure glass or opaque material.
- h) Fixed external sun shading devices to all the north facing habitable room windows on the second level of the Nisbett Street building where they are not located directly under an eave or overhang. Where sun shading devices are used a dimensioned section diagram or photograph must be provided.

Clingin Street building

- i) The window operation of the west facing living and kitchen windows to apartment 1.01.
- j) The window operation of the west facing living and kitchen windows to apartment 2.01.
- k) Window operation of the west facing bathroom and bedroom windows to apartment 2.05.
- l) A sliding window operation to the west facing bedroom windows to apartment 2.06.

- m) The window operation of the west facing living and kitchen windows to apartment 3.01.
- n) Window operation of the west facing bathroom and bedroom windows to apartment 3.05.
- o) A sliding window operation to the west facing bedroom windows to apartment 3.06.
- p) The balconies to apartments 2.05, 2.06, 3.05 and 3.06 be provided with screening to meet the requirements of Standard B22 of Clause 55.04-6.
- q) Fixed external louvres to habitable room windows in the eastern and western wall of the building to allow natural light into rooms, long distant views and prevent downward views into adjoining neighbouring properties in accordance with Standard B22 of Clause 55.04-6
- r) Arbor to main pedestrian entry extending from Clingin Street to the architectural shrouds.
- s) The open space abutting the site's northern property boundary (1830mm wide easement) is to be nominated as communal open space and landscaped with ground covers and shrubs.
- t) The setback to Clingin Street designed to preserve privacy to ground floor spaces whilst maintaining physical contact to the street with:
 - i. Pedestrian bollard lighting and mailboxes proximate to gate entries within the low front fence.
 - ii. Appropriate levels of small to medium sized canopy trees in accordance with Standard B38 of Clause 55.07-4.
- u) The vehicular access passing area width extended (adjacent to apartment G.03) without impacting the building envelope.
- v) Consistency between the development floor plans and the landscape plans.
- w) Communal open space area enlarged by consolidating part of the 1830mm wide easement on the Clingin Street development site (extending from the pedestrian link to the west to the site's eastern property boundary). The communal space is to be landscaped with a variety of planting including ground covers and canopy trees.
- x) A notation that no buildings or structures are permitted over the easements on the site and that all works close to the easement must consider the appropriate angle of repose to any existing Council drainage assets.
- y) Any changes required as a result of the approved Landscape Plan required by Clause 6.3 of this Incorporated Document.
- z) Any notations detailing Tree Protection Zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of Clause 6.7 and 6.8 of this Incorporated Document.
- aa) A comprehensive schedule of construction materials, external finishes and colours (including colour samples) and material boards of the proposed materials. The term "or similar" is to be removed from the material schedule key.

- bb) Coloured elevations and 3D renders accurately representing the proposed materials, colours and finishes in accordance with the approved schedule of construction materials.
- cc) A notation confirming that where within the site, the splays must be at least 50% clear of any visual obstructions (structures, vegetation and the like). The splays may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
- dd) The location of all plant and equipment (including air-conditioners, condenser units, rainwater tanks, solar panels, hot water units and the like). These are to be:
 - i. co-located where possible;
 - ii. located or screened to be minimally visible from the public realm;
 - iii. air conditioners located as far as practicable from neighbouring bedroom windows or acoustically screened; and
 - iv. integrated into the design of the building.
- ee) A bin exhaust duct in the waste room of both buildings. The bin exhaust duct is to extend from the waste room to the roof and located as far as practicable from the eastern and western side property boundaries.
- ff) Any modifications required as a result of the approved Sustainability Management Plan required by Clause 6.9 of this Incorporated Document.
- gg) The provision of a Stormwater Management System Plan, including a Water Sensitive Urban Design Plan, in accordance with Standard W1 of Clause 53.18-4 of the Darebin Planning Scheme. Refer to Clause 6.11 of this Incorporated Document.
- hh) The provision of a Site Management Plan in accordance with Standard W3 of Clause 53.18-6 of the Darebin Planning Scheme. Refer to Clause 6.12 of this Incorporated Document.
- ii) Any modifications required as a result of the approved Waste Management Plan (WMP) required by Clause 6.13 of this Incorporated Document.
- jj) A single communal antenna for the Nisbett Street building and a single communal antenna for the Clingin Street building in accordance with Clause 6.24 of this Incorporated Document. The location of the antenna must be shown on the roof plan and elevations. The height of the antenna must be nominated.
- kk) An Acoustic Assessment report for the buildings in accordance with Clause 6.26 of this Incorporated Document.

When approved, the plans will be the Incorporated Plans and form part of this Incorporated Document.

- 6.2 The development as shown on the Incorporated Plans must not be altered without the prior written consent of the Responsible Authority.
- 6.3 Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

When the Landscape Plan is approved, it will form part of the Incorporated Plans. The Landscape Plan must be generally in accordance with the Landscape Plan 1, 2 and 3, drawn by Keystone Alliance, dated 15 June 2020, Job No. L7691 and received by Council on the 23 June 2020, but modified to show:

- a) Any modifications as detailed under Clause 6.1 of this Incorporated Document.
- b) All retaining walls as shown on the development plans.
- c) Tree protection measures in accordance with Clauses 6.7 and 6.8 of this Incorporated Document.
- d) Any modifications relating to landscaping as a result of the Sustainability Management Plan under Clause 6.9 of this Incorporated Document.
- e) Any modifications relating to landscaping as a result of the water sensitive urban design (WSUD) stormwater treatment measures required as part of the Storm Water Management System Report under Clause 6.11 this Incorporated Document.
- f) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified. All existing trees to be retained must be protected in accordance with Australian Standards.
- g) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
- h) A diversity of plant species and forms.
- i) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
- j) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of a percentage of the general residential zone to Nisbett Street and the residential growth zone pertaining to Clingin Street. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
- k) Hard paved surfaces at all entry points to dwellings.
- l) The location of all plant and equipment as shown (including air conditioners, letter boxes, garbage bins, lighting, clotheslines, water tanks, storage, bike racks and the like).
- m) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
- n) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences.
- o) The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.

- p) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
- q) Scale, north point and appropriate legend.
- r) Landscape specification notes including general establishment and maintenance requirements.

6.4 The requirements of the approved Landscape Plan must be complied with and implemented to the satisfaction of the Responsible Authority. The development must not be occupied until the landscaping works shown on the approved Landscape Plan are completed to the satisfaction of the Responsible Authority or unless otherwise approved by the Responsible Authority in writing. No later than seven (7) days after the completion of the landscaping, the developer holder must advise Council, in writing, that the landscaping has been completed.

6.5 The landscaping shown on the approved Landscape Plan must be maintained to the satisfaction of the Responsible Authority, including by replacing any dead, diseased, dying or damaged plants to the satisfaction of the Responsible Authority.

6.6 All landscaped areas must be provided with an appropriate irrigation system to the satisfaction of the Responsible Authority.

6.7 Before the development (including demolition) starts, tree protection fencing (TPF) must be erected in accordance with the following requirements to provide a Tree Protection Zone (TPZ):

Tree*	Location	TPZ (radius from the base of the tree trunk)
Tree 1 – Eucalyptus leucoxylon	Nisbett Street naturestrip	4.3 metres
Tree 2- Agonis flexuosa	Nisbett Street naturestrip	4.6 metres
Tree 3 – Melia azedarach	Nisbett Street naturestrip	6 metres
Tree 4 – Melia azedarach	Nisbett Street naturestrip	2.4 metres
Tree 5 – Melia azedarach	Nisbett Street naturestrip	4.2 metres
Tree 18 – Lophostemon confertus	Clingin Street naturestrip	6.3 metres
Tree 19 – Pittosporum tenuifolium	Western adjoining lot	2 metres
*as defined in arborist report, prepared by TreeMap, dated June 2020, and received by Council on the 2 July 2020		

6.8 The following tree protection measures must be implemented for trees identified in the table to Clause 6.7 of this Incorporated Document:

- s) Tree protection measures are to be in accordance with Australian Standard AS4970 – 2009: Protection of trees on development sites or as otherwise approved in writing by the Responsible Authority.
- t) Tree protection fencing must be constructed of star pickets and chain mesh (or similar) and remain in place until construction is complete, to the satisfaction of the Responsible Authority.

- u) The tree protection fencing must be maintained at all times and may only be moved the minimum amount necessary for approved buildings and works to occur within a TPZ. The movement of the fencing to allow such buildings and works shall only occur for the period that such buildings and works are undertaken, after which time the full extent of the fencing must be reinstated.
- v) Except with the written consent of the Responsible Authority:
 - i. The area within the TPZ and Tree Protection Fencing (TPF) must be irrigated during the summer months with 1 litre of clean water for every 1cm of trunk girth measured at the soil/trunk interface on a weekly basis.
 - ii. The area within the TPZ of Trees 1 – 5 and 18 must be provided with 100mm layer of coarse mulch.
 - iii. No vehicular or pedestrian access, trenching or soil excavation is to occur within a TPZ, save for that allowed to complete the approved development.
 - iv. No storage or dumping of tools, equipment or waste is to occur within a TPZ.
- w) Any pruning works must be carried out in accordance with the Australian Standard AS4373 – 2007: Pruning of Amenity Trees and undertaken by a suitably qualified arborist to the satisfaction of the Responsible Authority.
- x) There must be no landscape plantings within the Structural Root Zones (SRZ).
- y) The construction of the crossover (and any other buildings and works within a TPZ) must be undertaken under the supervision and direction of a qualified arborist.
- z) The crossover (including splay) must be a minimum of 2.5 metres from Tree 1.
- aa) Open space areas within the TPZ of Tree 1, 2, 3, 5 and 18 must remain at or above existing grade and remain permeable.
- bb) Where applicable to a nature strip tree, a TPZ is confined to the width of the nature strip. Any service installation within the above TPZ's must be bored to a minimum depth of 0.6 metres below existing grade. There must strictly be no, 'open trench' excavation with the TPZ.
- cc) Before any development (including demolition) starts, all existing vegetation shown on the approved plan(s) to be retained must be marked and that vegetation must not be removed, destroyed or lopped without the written consent of the Responsible Authority.

6.9 Before plans are approved under Clause 6.1 of this Incorporated Document, an amended Sustainability Management Plan (SMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended SMP will be endorsed and will then form part of this Incorporated Document. The amended SMP must be generally in accordance with the document identified as Sustainability Management Plan, dated 13 June 2020, prepared by Frater Consulting and received by Council on the 2 July 2020 but modified to show:

- a) Any modifications as detailed under Clause 6.1 of this Incorporated Document.

- b) A full IEQ assessment for the living room of dwellings G02 and 102 in the Clingin Street building.
- c) Removal of the clothes drying facility from the energy profile of BESS.
- d) Cooling loads to dwellings 201, 102 in the Nisbett Street building and dwelling 402 in the Clingin Street building reduced to under 30MJ.
- e) Improve the floor insulation and glazing to reduce cooling loads to dwellings where applicable.

The requirements of the endorsed SMP must be implemented to the satisfaction of the Responsible Authority.

6.10 The development must not be occupied until a report to the satisfaction of the Responsible Authority prepared by the author of the Sustainability Management Plan (SMP) approved under Clause 6.9 of this Incorporated Document, or similarly qualified person, is submitted to the Responsible Authority confirming that all measures specified in the SMP have been implemented in accordance with the endorsed SMP.

6.11 Before plans are approved under Clause 6.1 of this Incorporated Document, a detailed Stormwater Management System Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Stormwater Management System Report will be endorsed and will then form part of this Incorporated Document. The report must include:

- a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including;
 - i. An assessment using an industry recognised stormwater tool;
 - ii. The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
 - iii. The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
 - iv. A plan illustrating where all impervious surfaces will be treated and drained;
 - v. A construction and maintenance schedule;
- b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces;
- c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements;

The requirements of the endorsed Stormwater Management System Report must be implemented and complied with to the satisfaction of the Responsible Authority.

6.12 Before plans are approved under clause of this Incorporated Document, a Site Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by

the Responsible Authority. When approved, the Site Management Plan will be endorsed and will then form part of this Incorporated Document. The Site Management Plan must be generally in accordance with Melbourne Water's Keeping Our Stormwater Clean – A Builder's Guide (2002) and must describe how the site will be managed prior to and during the construction period, including requirements for:

- a) Erosion and sediment.
- b) Stormwater.
- c) Litter, concrete and other construction wastes.
- d) Chemical contamination.

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

6.13 Before plans are approved under Clause 6.1 of this Incorporated Document, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Waste Management Plan will be endorsed and will then form part of this Incorporated Document. The Waste Management Plan must:

- a) Ensure all bin types, bin sizes, the size of the waste storage area/s and any other relevant detail/s specified in the Waste Management Plan are shown to scale on the endorsed plans.
- b) Include measures to minimise waste material sent to landfill including details of how recycling of and treatment of organic/food waste will be maximised;
- c) Confirm that educational material will be displayed in the waste bin storage area explaining what material can be recycled;
- d) Include calculations showing the amount of general, recycle, organic waste (including food waste) expected to be generated;
- e) Detail the size of bins, frequency of collection and hours of collection;
- f) Include a dimensioned plan showing:
 - i. the location of the bin storage area on the site;
 - ii. details of screening of the bin storage area from public view;
 - iii. suitably dimensioned bin storage area with convenient access.
 - iv. the storage area is capable of accommodating and allowing convenient access to the waste bins;
 - v. the location on the site where the bins will be placed for collection;
 - vi. where the waste trucks will stop to service the waste bins and whether No Parking restrictions will be required for the waste trucks to access that space.
- g) Detail the ventilation to prevent garbage odours entering the car park and/or dwellings;

- h) Show how waste bins will be taken to the point of waste collection;
- i) Confirm that the bins will be removed from the street promptly after collection;
- j) If the waste is to be collected from a Basement level, specify the size of the collection vehicle and demonstrate:
 - i. sufficient head-height clearance is available for access,
 - ii. through swept path diagrams that the specified vehicle can enter and exit the site conveniently in a forward direction.

The requirements of the approved Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

The collection of waste from the site must be by private collections, unless with the prior written consent of the Responsible Authority.

Waste storage and collection must not affect the amenity of the surrounding area.

Waste storage and collection must not cause any interference with the circulation and parking of vehicles on abutting streets.

6.14 The development must not be occupied until the fencing along the eastern boundary of 37 Nisbett and 48 Clingin Street, the western boundary of 50 Clingin and 45 Nisbett Street and the southern boundary of 41, 43 and 45 Nisbett Street, is a minimum height of at least 1.8 metres above natural ground level. The fence must be constructed to the satisfaction of the Responsible Authority.

6.15 Before the development is occupied, an automatic external lighting system capable of illuminating the entry to each apartment, access to the car parking areas and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.

6.16 No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, wires or cables under the control of a public authority or the Responsible Authority without the prior written consent of the Responsible Authority and/or any relevant authority with vested interest in the easement. The land must be drained to the satisfaction of the Responsible Authority.

6.17 All guttering, rainheads, pipes including downpipes, fixtures, fittings and vents servicing any building on the site including those associated with a balcony must be:

- a) concealed in service ducts or otherwise hidden from view; or
- b) located and designed to integrate with the development,

to the satisfaction of the Responsible Authority.

6.18 No plant, equipment, services or architectural features other than those shown on the Incorporated Plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.

- 6.19 The plant and equipment proposed on the roof of the building must be located to be minimally visible from the public realm or screened in a manner that integrates with the design of the development, to the satisfaction of the Responsible Authority.
- 6.20 Provision must be made on the land for letter boxes to the satisfaction of the Responsible Authority.
- 6.21 Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the Incorporated Plan(s) must be:
- a) constructed;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all-weather sealcoat;
 - d) drained;
 - e) line-marked to indicate each car space and all access lanes; and
 - f) clearly marked to show the direction of traffic along the access lanes and driveways,
- to the satisfaction of the Responsible Authority.
- 6.22 Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
- 6.23 Before the occupation of the development all vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
- 6.24 Only one (1) communal television antenna may be erected on the building. Individual antennae for individual dwellings/tenancies must not be erected.
- 6.25 Before the development starts, a Demolition and Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Demolition and Construction Management Plan will be endorsed and will then form part of this Incorporated Document. The Demolition and Construction Management Plan must address, without limitation, the following:
- (a) Contact details for key construction site staff including after-hours contact numbers.
 - (b) Hours for the construction activity.
 - (c) Measures to control the escape of noise, dust, litter, water and sediment laden runoff from the site.
 - (d) Measures to control mud, crushed rock or other debris being carried onto public roads or footpaths from the site.
 - (e) The protection measures for site features to be retained (e.g. vegetation, retaining walls, buildings, other structures and pathways, etc).
 - (f) On site facilities for vehicle washing.
 - (g) Delivery and unloading points and expected frequency.

- (h) The location of parking areas for construction vehicles and construction workers vehicles, to ensure that vehicles associated with demolition and/or construction activity cause minimal disruption to surrounding land uses and traffic flows.
- (i) Any traffic management plans and measures that will be required to allow vehicles to safely access the site and to safely undertake deliveries/works.
- (j) Management of laneway access during construction.
- (k) An outline of requests to occupy public footpaths, bicycle paths or roads, and anticipated disruptions to public transport services.
- (l) The processes to be adopted for the separation, re-use and recycling of demolition materials.
- (m) The measures for prevention of the unintended movement of building waste and hazardous materials and other pollutants on or off the site, whether by air, water or other means.
- (n) The measures to minimise the amount of waste construction materials; the provision for the recycling of demolition and waste materials; and the return of waste materials to the supplier (where the supplier has a program of reuse or recycling).
- (o) Any other relevant matters.

The requirements of the endorsed Demolition and Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

6.26 Before plans are approved under Clause 6.1 of this Incorporated Document, an Acoustic Report to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will then form part of this Incorporated Document. The Acoustic Report must be prepared by a suitably qualified acoustic engineer and must include recommended acoustic attenuation measures and treatments to ensure that:

- a) Dwellings are designed to achieve the following noise levels:
 - i. Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
 - ii. Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

- b) Noise levels within the development (including the operation of plant, mechanical car stackers, roller doors and the use of the car park) do not impact adversely on the amenity of dwellings within the development and neighbouring residential properties.

The requirements of the approved Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

7.0 EXPIRY OF INCORPORATED DOCUMENT

This Incorporated Document will expire if one of the following circumstances applies:

- The development is not started within one year of the date of the gazettal of amendment C195dare.

The Responsible Authority may extend the periods referred to if a request is made in writing before these controls expire or within 6 months afterwards.

End of Document