

APPENDIX D

POSSIBLE PLANNING PERMIT CONDITIONS

The following planning permit conditions should be considered for use by individual councils.

Site layout

- A** Material or vehicles must not be stored on open land adjacent to the waterway.
- B** No fill is to be placed on council land or drainage reserves.

External materials

- C** The external material, colour and finish shown on the endorsed plans must not be altered without the written consent of the responsible authority.

Fencing prior to construction

- D** Sites must be fenced and other measures taken prior to the commencement of earthworks to ensure fill is appropriately tapered and managed within the land and to prevent fill from encroaching onto public land.

Emergency management

- E** New crossings that are below the 1 in 100 year flood level should be registered in the relevant Municipal Emergency Management Plan to ensure actions are undertaken to close any crossings in flood events.

Landscape development

For revegetation works on public land:

- F** Landscaping works must emphasise the use of occasional over-storey species, patches of shrubs and a dominant grassy-sedge understorey within the floodplain, reflecting the former grassy woodland character.

For all landscaping works:

- G** Before the use/occupation of development starts, or by a later date as approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out to the satisfaction of the responsible authority. Site preparation works must include:
 - > removal of environmental and noxious weeds
 - > removal of bulk of dead material (excluding dead trees to be retained)
 - > preparation of natural soil surfaces carefully – these must be disturbed as little as possible
 - > laying weed matting or providing some other weed control for at least two years after planting; this can include organic mulch to a depth of 75mm maintained for a period of two years
 - > mulching to a depth of at least 75mm.
- H** Landscape works must source the plants from nurseries that grow local native plants from locally collected seeds or cuttings.

Environmental weeds

- I** No environmental weeds as specified in the planning scheme may be planted or allowed to invade the site.

Run-off control

- J** No polluted and/or sediment laden run-off is to be discharged directly or indirectly into the Maribyrnong River. To this end, pollution or litter traps must be provided on-site as follows: specify temporary or permanent traps, sediment ponds, sediment fences or other measures as outlined in the Site Environmental Management Plan.

Fences

- K** Vandal-proof fences and gates must be erected to prevent vehicles other than maintenance vehicles accessing the waterway parklands – these barriers must allow easy, safe access for pedestrians and cyclists.

Where part of the landscape setback is provided on private land:

- L** Fences on boundaries adjoining the waterway corridor must be constructed from visually permeable wire – black or dark green.

Protection from erosion

- M** Construction must limit soil erosion and accord with Construction Techniques for Sediment Pollution Control, EPA 1991 and Environmental Guidelines for Major Construction Sites, EPA 1995. A Site Environmental Management Plan must be prepared to the satisfaction of the responsible authority to demonstrate how sediment generation from the development is to be managed without impacts on receiving waters.
- N** Areas of exposed soil must be minimised by mulching, grassing or matting as soon as possible.