

HUME PLANNING SCHEME

Incorporated Document

Hume Anglican School, 100 Mt Ridley Road, Mickleham, August 2018

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

INTRODUCTION:

This document is an incorporated document in the Schedule to Clause 52.03 and the Schedule to Clause 81.01 of the Hume Planning Scheme (the Scheme). Despite any provision to the contrary in the Scheme, pursuant to Clause 52.03 of the Scheme, the land identified in this incorporated document may be used and developed in accordance with the specific controls contained in this document. In the event of any inconsistency between the specific controls contained in this document and any provision of the Scheme, the specific controls contained in this document will prevail.

ADDRESS OF THE LAND:

100 Mt. Ridley Road, Mickleham.

APPLICATION OF PLANNING SCHEME PROVISIONS:

The following provisions (both Clauses and Schedules) of the Scheme do not apply to the land identified in this incorporated document:

- Clause 35.03 - Rural Living Zone
- Clause 43.04 - Development Plan Overlay
- Clause 44.03 - Heritage Overlay
- Clause 52.04 - Satellite Dish
- Clause 52.06 - Car Parking
- Clause 52.07 - Loading and Unloading of Vehicles
- Clause 52.17 - Native Vegetation
- Clause 52.19 - Telecommunications Facility

THIS DOCUMENT ALLOWS:

Despite any provisions of the Hume Planning Scheme, no permit is required for use and development of the land known as 100 Mt Ridley Road Mickleham, for the purpose of an Education centre and Place of worship generally in accordance with the following 'Incorporated Plans' prepared by Hede Architects Pty Ltd titled, '100 Mt Ridley Road Mickleham Hume Anglican Grammar and St Peters Anglican Church':

Drawing Number	Drawing Title
TP01 - Rev B	Masterplan Site Analysis
TP02 - Rev C	Masterplan Design Response Plan
TP03 - Rev D	Masterplan Plan
TP04 - Rev C	Masterplan Plan
TP05 - Rev C	Masterplan Plan
TP06 - Rev A	Masterplan Stage 1 Elevations
TP07 - Rev A	Masterplan Stage 2 Elevations
TP08 - Rev A	Masterplan Stage 3 Elevations
TP09 - Rev B	Masterplan Sections
TP010 - Rev B	Ultimate Sections of Carpark All Stages Complete
Finishes Board	Typical Relocatable Classroom

and including any amendment of the plans as required under the conditions of this Incorporated Document. Once approved, these plans will be the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

1. The use and development must be carried out generally in accordance with the endorsed plans that may be approved from time to time by the Responsible Authority.
2. Prior to the commencement of development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, piling, footings, ground beams and ground slab, detailed plans to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plans will form part of the endorsed plans. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the 'Incorporated Plans' but modified to show:
 - a) A pedestrian crossing facility on Mt Ridley Road in the vicinity of Gate 1 to the satisfaction of the Responsible Authority.
 - b) The provision of a footpath on the south side of Mt Ridley Road connecting existing footpaths on the east side of Charteris Drive to the pedestrian school crossing facility as required in Condition 1a.
 - c) The existing vehicle crossing at Gate 3 to be removed.
 - d) The main car park configured as per AS2890. 1:2004, including parking bays located on the northeast corner of the car park built in accordance with 'blind aisle requirements' as per C12.4.2(c).
 - e) Left in /left out signs to be provided at Gate 2.
 - f) A 'Give Way' sign at the intersection of the bus parking area and the internal north south access road.
 - g) 'Buses only' sign to be provided at the bus entry point.
 - h) A continuous footpath along the western side of accessway 2 linking the bus drop off area to Stage 2 of the development (this may be shown as forming part of the Stage 2 development).
3. Within six (6) months of the date this incorporated document comes into operation, or as otherwise agreed by the Responsible Authority, a detailed landscape plan must be submitted to and approved by the Responsible Authority and must include:
 - a) A schedule of all landscape materials and treatments, including planting species schedule of all proposed trees, shrubs and groundcover (including size of maturity and botanical names), paving, lighting and fittings, seating, bollards, elevations of any structures, arrangements for pedestrians and bicycle circulation in the development, and a landscape management and maintenance plan.
4. The landscape areas shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the Responsible Authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.
5. Existing trees on the subject land and identified for retention on the endorsed plan(s) must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Responsible Authority. Such trees must be satisfactorily protected during building and construction works.
6. The development of the land may be undertaken in stages. Prior to the commencement of development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, piling, footings, ground beams and ground slab, a staging plan must be submitted to and be to the satisfaction of the Responsible Authority.

7. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
8. Prior to the commencement of use, the owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987* that provides for the following:
 - a) Within four (4) months of the date this incorporated document comes into operation, or as otherwise agreed by the Responsible Authority, the owner must:
 - i) Submit a functional plan of a roundabout at the entry to the site (Gate 1) and the exclusive ingress point from Mt Ridley Road to service the proposed bus area, to Council's Traffic and Civil Design department for approval. Following approval of the functional plan of the proposed works, detailed design plans must be submitted to Council's Traffic and Civil Design department for approval. Checking and supervision fees will apply.
 - b) Within twelve (12) months of the date on which the use commences, the owner of the land at no cost to Council must:
 - i) Construct a roundabout at the entry to the site (Gate 1) in accordance with Condition 6a, to the satisfaction of the Responsible Authority which will allow all turning movements.
 - ii) Construct to the ultimate vertical and horizontal alignment of the proposed upgrade of Mt Ridley Road across the frontage of the site to the satisfaction of the Responsible Authority.
 - iii) Construct an exclusive ingress point from Mt Ridley Road to service the proposed bus area to the satisfaction of the Responsible Authority.
 - iv) Submit to Council a Conservation/Heritage Management Plan (CMP) to the satisfaction of the Responsible Authority for the heritage overlay area that:
 - Investigates the history of the site (in a limited form) to assist in the understanding of the significant development phases and elements.
 - Addresses future use issues for the historic components of the site and future development of new structures on the site.
 - Outlines a management strategy for the historic trees including the reinforcement and replenishment of degraded trees.
 - Identifies ongoing conservation and repair issues for the historic buildings.
 - Identifies interpretation strategies that enable to the continued understanding of the site as it was originally established and its evolution to a school site.

This Agreement must be registered on title. The owner of the land must pay all reasonable costs of the preparation, execution and registration of the Section 173 agreement.

9. The use hereby permitted must not be commenced until:
 - a) the parking area(s) shown on the endorsed plan(s) have been constructed to the requirements and satisfaction of the Responsible Authority;
 - b) the garden and landscape area(s) shown on the endorsed plan(s) have been planted to the requirements and satisfaction of the Responsible Authority;
10. The building hereby permitted must be designed and constructed in accordance with Australian Standard 1428-1993 "Design Rules for Access by the Disabled".

11. The use hereby permitted shall at all times be conducted in a manner which ensures that the residential amenity of nearby residential properties is not detrimentally affected.
12. The subject land must be maintained in an orderly and neat manner at all times and its appearance must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.
13. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority such that no direct light is emitted outside the boundaries of the subject land.
14. Any equipment required for refrigeration, air-conditioning, heating and the like must be located on the subject land or premises and/or must be suitably insulated for the purpose of reducing noise emissions, to the satisfaction of the Responsible Authority.
15. Provision shall be made on site for the storage of trade waste disposal bins. The bins provided shall not occupy or obstruct access to any car parking area indicated on the endorsed plan.
16. No receptacles for any form of rubbish or refuse (other than public waste bins) may be placed or allowed to remain in view from a public road or thoroughfare and odour must not be emitted from any such receptacle(s) so as to cause offence to any person(s) outside the subject land.
17. Any alarm or security system installed on the subject land or premises must be of a silent type, connected to a registered security firm.
18. All external materials, finishes and paint colours are to be to the satisfaction of the Responsible Authority.
19. All external cladding and roofing of the buildings hereby permitted must be of a non-reflective nature and must be coloured or painted in muted shades of green or brown or in colours satisfactory to the Responsible Authority.
20. Areas set aside for the parking of vehicles together with the aisles and access lanes must be properly formed to such levels that they can be utilised in accordance with the endorsed plan(s) and must be drained and provided with an all-weather seal coat. The areas must be constructed, drained and provided and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.
21. Areas set aside for the parking and movement of vehicles as shown on the endorsed plan(s) must be made available for such use and must not be used for any other purpose.
22. The boundaries of all car spaces, access and egress lanes and the direction in which vehicles should proceed along the access lanes must at all times be clearly indicated on the ground to the satisfaction of the Responsible Authority.
23. The surface of the car parking area(s) together with the aisles and access lanes must be treated to the satisfaction of the Responsible Authority so as to prevent any loss of amenity to the neighbourhood by the emission of dust or the discharge of uncontrolled drainage.
24. Traffic directional signs must be provided to the satisfaction of the Responsible Authority to direct drivers to the on-site car parking area(s). Such sign(s) must be located in the vicinity of the frontage of the subject land and maintained to the satisfaction of the Responsible Authority.
25. The bus bay area, staff carpark, Entry/Exit only, No Left Turn and Parking restrictions signs are to be installed and signed accordingly.

26. All regulatory, warning and advisory signs required are to be supplied and installed by the applicant to the satisfaction of the Responsible Authority. This includes all signs required on Mt Ridley Road.
27. Prior to the commencement of the use, 40km/h electronic school speed limit signs are required to be provided at the cost of the school subject to VicRoads and Council requirements and approval.
28. When the use hereby permitted is not in operation the car park area must be closed and access restricted by means approved by the Responsible Authority.
29. Vehicle access to and from the subject land from any roadway or service lane must be by way of a vehicle crossing constructed in accordance with Council's Vehicle Crossing Specifications to suit the proposed driveway(s) and the vehicles that will use the crossing(s). The location, design and construction of the vehicle crossing(s) must be approved by the Responsible Authority.
30. Provision must be made on the subject land for the parking of 45 bicycles at Stage 1, 133 bicycles at Stage 2 and 192 bicycles at Stage 3, in a manner to the satisfaction of the Responsible Authority.
31. Provision must be made in the parking area on the subject land to the satisfaction of the Responsible Authority for four (4) car parking spaces clearly marked for the disabled.
32. All parking bays are to be linemarked including disabled pavement marking, visitors, pedestrian crossings and one-way arrow marking on the pavement.
33. Any modifications to existing vehicle crossings require an application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing to be submitted to Council for approval. Any service relocations are to the approval of the Service Authority and at the owners cost.
34. Litter control at stormwater inlet points within car park and paved areas is required. All stormwater pits are to be Channel Grated or Grated as per Council's Standard Dwg SD 210/215 or SD225 respectively.
35. Stormwater from all paved areas must be retained within the property and drained to the sites underground stormwater system, including pavement over the easement area.
36. Any cut or fill must not interfere with the natural overland stormwater flow.
37. No polluted and I or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.
38. All sewerage and sullage waters must be treated in accordance with the requirements of the Environmental Health Section and the Environment Protection Authority. All effluent must be disposed of and contained within the boundaries of the subject land and must not be discharged directly or indirectly to any adjoining land, road or any watercourse or drain. A sufficient area of the subject land must be set aside and kept available for the purposes of effluent disposal.
39. The maximum number of students that may be enrolled at the school must not exceed 1230 or as otherwise agreed by the Responsible Authority.

40. Notwithstanding other provisions of these conditions, the development permitted by this Incorporated Document will expire if the following circumstance applies:
- a) The development is not completed within six (6) years of the date of the gazettal of Amendment C224.

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

END OF DOCUMENT