



Moreland City Council

Moreland City Council  
Municipal Offices  
90 Bell Street  
Coburg  
Victoria 3058

## PLANNING PERMIT

Permit No.	MPS/2014/87
Amendment No	MPS/2014/87
Planning Scheme:	Moreland Planning Scheme
Responsible Authority:	Moreland City Council

**ADDRESS OF LAND:** 46 King Street, BRUNSWICK EAST VIC 3057

**WHAT THE PERMIT ALLOWS:** Removal of vegetation, construction of fences, excavation works at depths greater than 1 metre, 2 lot subdivision and minor alterations for the development of the land not generally in accordance with the Brunswick Terminal Station, incorporated document 2012, in accordance with the endorsed plans

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority 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 drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans advertised but modified to show:
  - a) The deletion of all light poles with the exception of the pole at the front gate, and replacement with bollard lighting, lighting on buildings or an alternative lighting solution. The lighting must be designed and baffled to ensure no unreasonable light spill onto residential properties.
  - b) The light pole to remain at the front gate noted in Condition 1(a) of this permit to be of a public street style, painted black and no higher than 6 metres.
  - c) A splay to the fence at the north-west corner of the site generally in accordance with the original splay alignment contained in the Brunswick Terminal Station Incorporated Document 2012. The alignment must be to the satisfaction of Council's arborist to ensure the ongoing health and wellbeing of the tree nominated as tree 46 at Appendix 1 of the TreeMap Arboriculture Assessment & report February 2014.
  - d) A softened retaining wall treatment comprising a mixture of colour tinted Reckli concrete panels generally in accordance with the 'typical elevation retaining wall relief treatment' plan prepared by Urbis dated 26.05.2014.

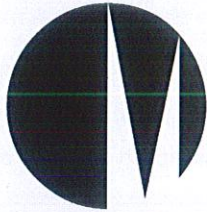
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**Date Issued:** 10 September 2014

**Signature for the Responsible  
Authority:**

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.





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- e) Retention of the pathway along the east boundary of the site and the rear of the soccer pavilion with a notation that references Condition 3 of this permit.
- f) The fences securing the Brunswick Terminal Station site to be modified to accommodate Condition 1(e) of this permit.
- g) An amended Landscape Plan in accordance with Condition 4 of this permit.

### Secondary consent

- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

### Pathway behind soccer pavilion

- 3. Within 6 months from the date of this permit or another time as agreed in writing the Responsible Authority, a pathway plan for the path located along the eastern boundary of the site to the rear of the soccer pavilion is to be submitted to the Responsible Authority for endorsement and to form part of this permit. The plan is to show the pathway improved by way of widening, improved surface, improved landscaping treatment along the sides of the pathway and by any other works as considered appropriate and possible following further investigation by SP AusNet.

### Landscaping

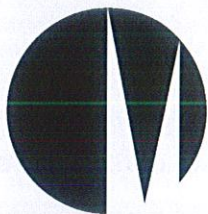
- 4. Prior to the commencement of any development works, the landscape plans prepared by Urbis with Drawing no.s LTP-01 & LTP-02 with Revision no. B and submitted to Council must be amended to the satisfaction of the Responsible Authority. When submitted and approved to the satisfaction of the Responsible Authority, the amended landscape plans will form part of this permit. The landscape plans must provide:
  - a) Additional low-level landscaping to the rear of the southern end of the sliding gate.
  - b) The planting of street trees (Species to be selected by the Responsible Authority) in the King Street nature strip directly in front of the site. The trees are to be planted by and at the cost of the owner of the land to the satisfaction of the Responsible Authority.
  - c) The relocation, transportation and replanting of the Canary Island Palm Tree noted as Tree Number 4 at Appendix 1 of the TreeMap Arboriculture Assessment & report February 2014 to a location satisfactory to the Responsible Authority. The costs associated by this are to be borne by the owner of the land.
  - d) A detailed maintenance schedule for the landscaping both within and external to the site, including (but not limited to):
    - i. The commencement and completion dates;
    - ii. The responsibility of maintenance;
    - iii. Regularity of maintenance;

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- iv. Details regarding irrigation;
  - v. Details regarding protection of landscaping to be retained.
5. The Maintenance Schedule of the landscaped areas approved under this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.
6. Following completion of the development the areas designated as landscaped areas on the endorsed landscape plan must be maintained and used as landscape areas.
7. At all times during the development of the land, the trees identified for retention on the endorsed plans of this permit must be protected by the use of temporary fencing that extends out to the drip line of the trees. The fences will serve to increase contractor awareness, whilst maintaining the safety and integrity of the existing vegetation and preventing the parking of vehicles or stockpiling of soil or materials under the canopy of the trees.

### Car parking and accessways

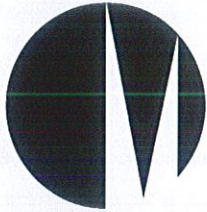
8. Prior to the occupation of the development, any existing vehicle crossing not to be used in this use or development must be removed and the kerb and channel, footpath and nature strip reinstated to the satisfaction of the Responsible Authority
9. The area set aside for the parking of vehicles and access lanes shown on the endorsed plan must to the satisfaction of the Responsible Authority:
- a) Be completed prior to the commencement of the use.
  - b) Be maintained.
  - c) Be properly formed to such levels that it can be used according to the endorsed plan.
  - d) Be drained and surfaced.
  - e) Have the boundaries of all vehicle parking spaces clearly marked on the ground to accord with the endorsed plan.
  - f) Not be used for any other purpose other than the parking of vehicles.

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### Stormwater discharge

10. All stormwater from the land, where it is not collected in rainwater tanks for re-use, must be collected by an underground pipe drain approved by and to the satisfaction of the Responsible Authority.

### Subdivision

11. Before the plan of subdivision is endorsed and prior to the certification of the plan of subdivision, amended plans must be submitted and when approved by the Responsible Authority the endorsed plans will form part of this permit. These plans must be generally in accordance with the plans submitted (Plan No. PS 725 945 V, prepared by Spiire with Reference 138291SV00), but must be amended to show:
  - a) Lot 1 (Part) to be labelled as Reserve and vested in Moreland City Council.
  - b) Lot 2 to be labelled as Lot 1.

All amended plans must be made to the satisfaction of the Responsible Authority.

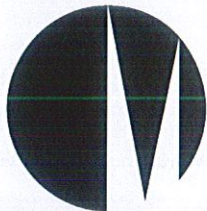
12. The subdivision as shown on the endorsed plan must not be altered without the consent of the Responsible Authority.
13. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
14. All existing and proposed easements and sites for existing or required utility services on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement is to be created.
15. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of the Subdivision Act.
16. Permit conditions Nos. 12 to 15 inclusive must be satisfied prior to the issue of a Statement of Compliance.

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### Permit Expiry

17. This permit will expire if one of the following circumstances applies:

- a) the development is not commenced within two (2) years from the date of issue of this permit;
- b) the development is not completed within four (4) years from the date of issue of this permit.
- c) The subdivision is not started within two years of the date of issue of this permit as evidenced by a Plan of Subdivision being certified by the Council within that time.
- d) The Certified Plan of Subdivision is not registered within five years from the date of the Certification of the Plan.

The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or;

- within six months after the permit expires to extend the commencement date.
- within 12 months after the permit expires to extend the completion date of the development if the development has lawfully commenced.

### Melbourne Water Conditions (18-24)

18. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
19. Any new buildings must be constructed with floor levels a minimum of 600mm above the applicable flood level.
20. Prior to commencement of works, a landscaping plan must be submitted to Melbourne Water for review and approval detailing any proposed planting on land abutting Merri Creek.
21. Prior to the commencement of works, a Site Environment Management Plan (SEMP) must be submitted to Melbourne Water for approval. The SEMP must include a site map detailing the location and design of all measures including the following: sediment control devices, access tracks, spoil stock piles, trenching locations, vehicle/machinery/plant locations, flow diversions, and fuel/chemical storage areas. Given the proximity of the proposed works to the waterway, it is important that controls are able to ensure no sediment laden run off occurs downstream of the site during construction.

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22. Prior to the commencement of works a separate application, direct to Melbourne Water's Asset Services team, must be made for any new or modified storm water connection to a Melbourne Water asset.
23. The layout of the site and size, design and location of buildings and works as shown on the submitted plans must not be altered without the prior written consent from Melbourne Water.
24. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.

**This permit has been issued in accordance with the Victorian Civil and Administrative Tribunal's Order P1198/2014, dated 4 September 2014**

<b>Date of amendment:</b> 22-Sep-2014
<b>Amendment Number:</b> MPS/2014/87
<b>Brief description of amendment:</b> <ul style="list-style-type: none"><li>Condition 19 amended pursuant to Section 71 of the Planning and Environment Act 1987 to delete the words 'Start typing here'.</li></ul>