

## PLANNING PERMIT

<b>Permit No.:</b>	<b>TP38/2021(1)</b>
<b>Planning Scheme:</b>	<b>Maribyrnong Planning Scheme</b>
<b>Responsible Authority:</b>	<b>City of Maribyrnong</b>



**Address of the land:** 65 Alexander Street SEDDON

**The permit allows:** Construction of two dwellings on a lot

**The following conditions apply to this permit:**

1. Before the development start(s), amended plans must be submitted to the satisfaction of 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 provided in a digital format (where possible). The plans must be generally in accordance with the considered plans but modified to show:-
  - a) The removal of the crossover on Alexander Street and reinstatement of footpath, kerb and channel to match existing to Council satisfaction.
  - b) The entire Scott Street frontage to be constructed as a new residential double crossover with 1m wide splays.
  - c) The incremental heights of all walls measured from natural ground level.
  - d) Fully dimensioned section drawings demonstrating the varying external wall height locations and internal floor to ceiling heights.
  - e) Internal / rear elevation of the dwellings and internal elevation of the garage/outbuilding.
  - f) A fully functioning window for bedroom 2 of Unit 2, or larger operable skylight with improved outlook, ventilation and daylight access. Any new window or skylight must comply with Standard A15 – Overlooking of Clause 55.
  - g) Compliance with Standard A15 – Overlooking of Clause 55 (and Standard B23 - Internal Views) for the following windows:
    - a) Side elevation windows of the first floor multipurpose room above the garage.
    - b) Rear elevation windows of the dwellings.
  - h) The north-west and south-east side elevations where generally enclosing bathrooms/ensuites modified to comply with Standard B19 of Clause 55 – Daylight to Windows.
  - i) The retreat in Unit 1 reduced in size so that it cannot be used as a third bedroom. It can be relocated in accordance with condition above.
  - j) A detailed colours materials and finishes schedule, including colour samples.

- k) A Landscape Plan in accordance with condition below.
- l) A STORM Report in accordance with condition below.

### **Layout not altered**

- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clause 62 of the Maribyrnong Planning Scheme (MPS), except where such exemption would reduce the amount of the site considered 'Garden Area' as defined at Clause 73.01 of the MPS or would increase the number of bedrooms to any dwelling.  
*NOTE: This does not obviate the need for a permit where one is required.*

### **Legal Rights of Access**

- 3. Prior to the commencement of the development or the subdivision of the land, whichever comes first, the owner/developer must formalise the legal right of access from the site (Lot 5 on Plan of Subdivision 001166) to Alexander Street given the presence of "6 inches reserved". All costs associated with this process are to be borne by the owner/developer and be to the satisfaction of the Responsible Authority.

### **General**

- 4. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.
- 5. Any poles, service pits or other structures/features on the footpath required to be relocated to facilitate the development must be done so at the cost of the applicant and subject to the relevant authority's consent.
- 6. Subject to the occupier of the relevant side neighbouring property allowing the necessary access to that property, the external faces of walls on or facing boundaries must be cleaned and finished to an acceptable standard to the satisfaction of the Responsible Authority.
- 7. All visual screening and measures to prevent overlooking to adjoining properties must be erected prior to the occupation of the buildings to the satisfaction of the Responsible Authority. Where obscure glazing is shown to first floor habitable room windows, the part of the window with a sill height at or below 1.7 metres above Finished Floor Level must have obscure glazing at manufacture (i.e. not film) and be either fixed or have restricted awning openings to a maximum of 125 millimetres.

### **Landscaping & Trees**

- 8. Concurrent with the endorsement of plans, a landscape plan must be submitted and be to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and provided in digital format (where possible).

The plan must show:

- a) The location of all existing vegetation to be retained and/or removed;
- b) The location of buildings and trees on neighbouring properties within 3 metres of the boundary;
- c) Details of surface finishes of pathways and driveways;

- d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
  - e) One canopy tree in the front garden.
9. Before the occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
10. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, this includes the replacement of any dead, diseased or damaged plants.
11. Before the development starts a fee must be paid to the Responsible Authority for the removal of any existing street tree(s) on Scott Street, adjacent to the site. All works to remove the tree(s) must be undertaken by the Responsible Authority.

### **Sustainability**

12. Concurrent with the endorsement of plans, a STORM report for the development achieving a rating of at least 100 must be submitted to and approved by the Responsible Authority. Once approved, the report will be endorsed and will then form part of the permit. If forming part of the development, the plans must show the following measures:
- Location and capacity of water tank, and what it is connected to;
  - Any other stormwater management treatment.
13. All stormwater management treatments identified in the STORM report endorsed to form part of this permit must be fully implemented prior to the occupation of the development to the satisfaction of the Responsible Authority.

### **Engineering**

14. Vehicular crossing(s) must be constructed and/or modified to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.
15. All disused or redundant vehicle crossings must be removed and the area reinstated with either/or footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.
16. The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.
17. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.

### **Expiry**

18. This permit will expire if one of the following circumstances applies: -
- The development is not started within two years of the date of this permit.

- The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

### Notes

- **Legal Rights of Access** - The subject site does not have a direct abuttal to Alexander Street as there is a strip of reserve separating the development from the street as shown on certificate of title. The process to remove this reserve and formalise a legal right of access to Alexander Street as required by Condition 3 can be undertaken through Council's Property Department. Details of the process and costs involved can be provided on request.
- A fee must be paid to the Responsible Authority for the removal of the existing street tree(s) on Scott Street, if one has been planted as part of Scott Street capital works. Maribyrnong City Council may review the costs associated to the removal of street tree(s) within 6 months from the issue date of the permit.
- This application has been assessed under **Clause 55 (ResCode provisions)** of the Maribyrnong Planning Scheme.
- **Building Permit** - This is not a Building permit. A building permit may also be required. Please contact your building surveyor.
- **Development Contribution Plan Levy** - Planning Scheme Amendment C164 proposes to introduce a new municipal wide development contributions plan (DCP) into the Maribyrnong Planning Scheme. The DCP will if approved provide for imposition of infrastructure contributions to fund local infrastructure. Although there is no infrastructure contribution condition attached to this permit, the subdivision of the development permitted by this permit or an application for a building permit to construct the buildings permitted by this permit may be subject to an infrastructure contribution levy if the DCP is approved by the time that a subdivision permit or where no planning permit is required at the time a building permit is sought. For more information please consult Council's website (search DCP or C164) or call 9688 0200.
- **Boundary Fences** – This permit (unless otherwise stated) does not give approval for the removal or replacement of any boundary fencing. Under the Fences Act 1968 the property owner and the neighbour are equally responsible for any dividing fence. More information on boundary fencing can be obtained at <http://disputes.vic.gov.au/fences>
- **Public Open Space Contribution** - If/when an application for subdivision is lodged following the approval/construction of this development, a Public Open Space contribution will be required in accordance with Clause 52.01 of the Maribyrnong Planning Scheme and the *Subdivision Act 1988*.

### Engineering

- A **Stormwater Discharge Permit** is required from MCC Operations and Maintenance.
- The owner shall be responsible for the loss of value or damage to Council's assets as a result of the development. Reinstatement or modification of the asset to Applicant.



- A Council officer will contact the owner/builder to arrange a **Street Asset Protection Permit**, and advise of the associated Bond required to be lodged prior to commencement of work.

Note: If using a private building surveyor, a Section 80 Form must be supplied to Council's Building Surveyor to initiate the above process.

- A **Road Opening Permit** from the Responsible Authority is required for any work or excavation within the road reserve.
- Any work within the road reservation must be carried out to the satisfaction of the Responsible Authority.
- Materials are not to be stored on the road reserve without Responsible Authority approval.
- Protection of Council's street trees shall be in accordance with Council's Street Tree Policy and Protocol.
- A **Vehicle Crossing Permit** is required from the Responsible Authority for any new crossing prior to the commencement of works. Vehicle crossing(s) shall be constructed in accordance with the Responsible Authority's Standard Drawings, Specification and Vehicle Crossing Policy.

**Date Issued**

9 August 2022

**Signature for the Responsible Authority**

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line extending to the right.

Date of expiry: 9 August 2024  
(if development has not commenced)

**IMPORTANT INFORMATION ABOUT THIS PERMIT**

**WHAT HAS BEEN DECIDED?**

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the Planning and Environment Act 1987.)

**WHEN DOES A PERMIT BEGIN?**

A permit operates:

- from the date specified in the permit, or

- if no date is specified, from:

(i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or

(ii) the date on which it was issued, in any other case.

**WHEN DOES A PERMIT EXPIRE?**

1. A permit for the development of land expires if:
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development required the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the Subdivision Act 1988.
2. A permit for the use of land expires if;
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if;
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A (2) of the Planning and Environment Act 1987, or to any combination of use, development or any of those circumstances requires the certification of a plan under the Subdivision Act 1988, unless the permit contains a different provision;
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

**WHAT ABOUT APPEALS?**

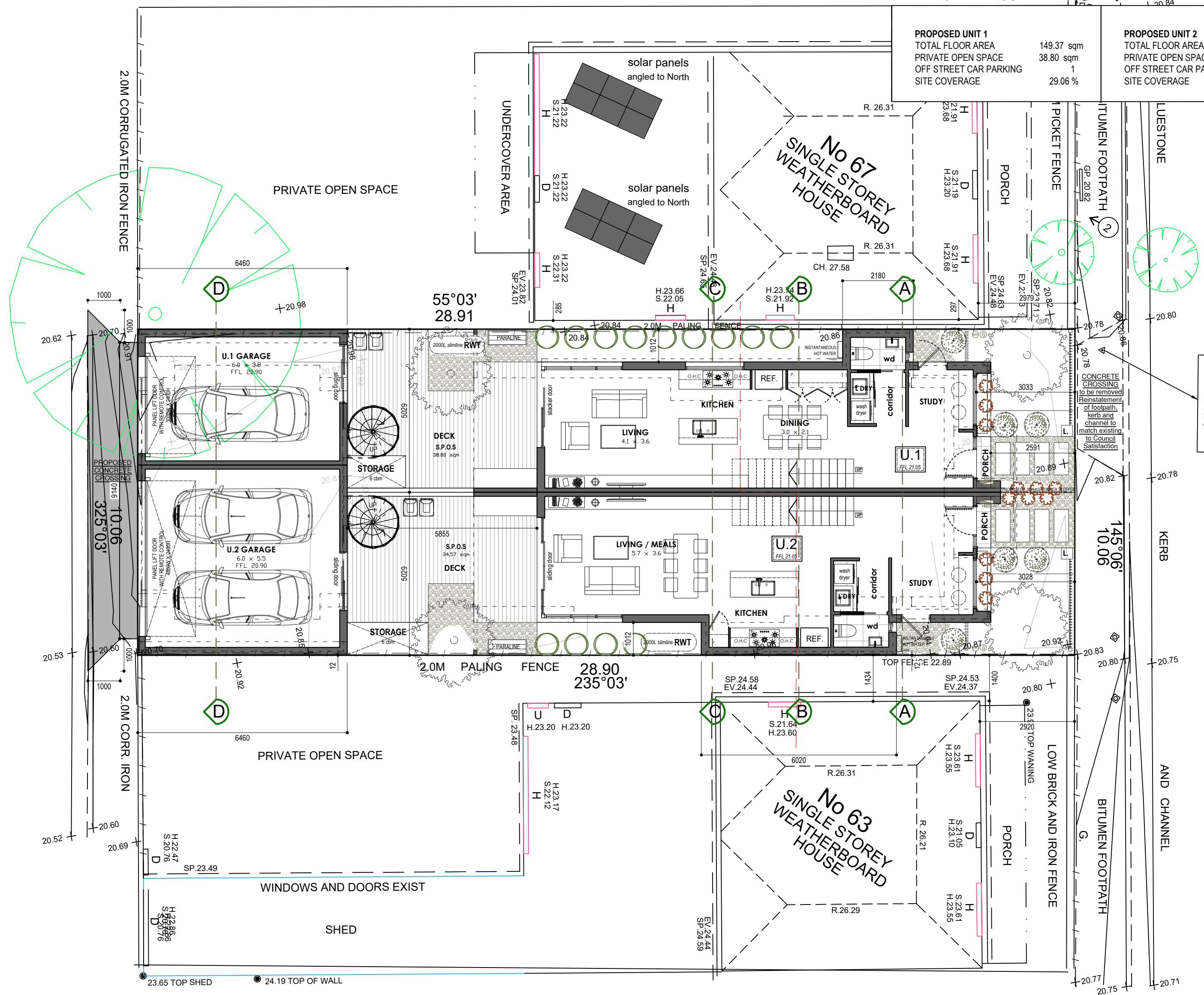
- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case, no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued unless a Notice of Decision to Grant a Permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about application for review and the fees payable can be obtained from Victorian Civil and Administrative Tribunal.

UNIT 1 AND 2	
BUILDING AREA: [UNIT 1]	
Ground Floor Area	56.90 sqm / 6.12 sq
Garage	26.98 sqm / 2.90 sq
First Floor Area	64.80 sqm / 6.98 sq
Porch Area	0.69 sqm / 0.07 sq
Total Floor Area	149.37 sqm / 16.08 sq
BUILDING AREA: [UNIT 2]	
Ground Floor Area	60.74 sqm / 6.54 sq
Garage	37.83 sqm / 4.07 sq
First Floor Area	81.80 sqm / 8.81 sq
Porch Area	0.69 sqm / 0.07 sq
Total Floor Area	181.06 sqm / 19.49 sq

DEVELOPMENT SUMMARY			
PROPOSED UNIT 1	TOTAL FLOOR AREA	149.37 sqm	
	PRIVATE OPEN SPACE	38.80 sqm	
	OFF STREET CAR PARKING	1	
	SITE COVERAGE	29.06 %	
PROPOSED UNIT 2	TOTAL FLOOR AREA	181.06 sqm	
	PRIVATE OPEN SPACE	34.57 sqm	
	OFF STREET CAR PARKING	2	
	SITE COVERAGE	34.10 %	
<b>TOTAL</b>		<b>ALLOTMENT SIZE</b>	<b>291 sqm</b>
		<b>GROUND AREA</b>	<b>183.84 sqm</b>
		<b>OFF STREET CAR PARKING</b>	<b>3</b>
		<b>SITE COVERAGE</b>	<b>63.17 %</b>
		<b>PERMEABLE AREA</b>	<b>107.17 sqm</b>
		<b>PERMEABLE AREA</b>	<b>36.82 %</b>

SCOTT STREET

ALEXANDER STREET



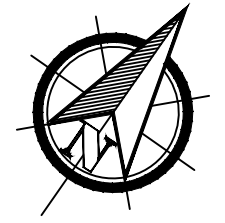
**ENDORSEMENT**  
PLANNING AND ENVIRONMENT ACT 1987  
MARIBYRNONG PLANNING SCHEME

THIS DOCUMENT IS HEREBY ENDORSED AND FORMS  
PAGE ...1 of 6... OF THE PLAN REFERRED TO IN  
PLANNING PERMIT NO: TP\_38/2021(1).

*[Signature]* 01/12/2023  
SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY DATE

**NOTE :**  
THE ENTIRE SCOTT STREET FRONTAGE TO BE CONSTRUCTED AS A NEW RESIDENTIAL DOUBLE CROSSOVER WITH 1m WIDE SPLAYS. [CONDITION 1.B]

ALL PROPOSED OPERABLE VELUX SKYLIGHT WILL BE ELECTRICALLY OPERATED WITH WALL-MOUNTED KEYPAD.



GROUND FLOOR PLAN

SCALE 1:100 ON A2



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SCOTT STREET

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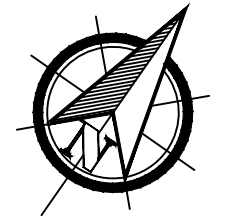
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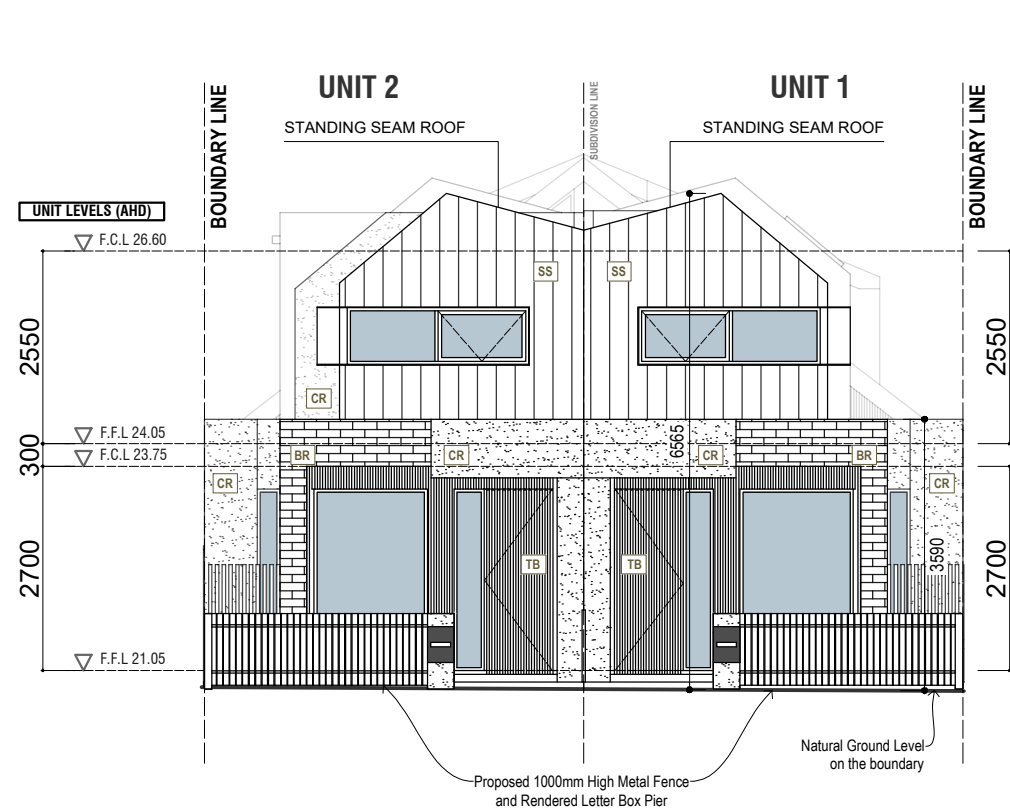
**NOTE :**  
THE ENTIRE SCOTT STREET FRONTAGE TO BE CONSTRUCTED AS A NEW RESIDENTIAL DOUBLE CROSSOVER WITH 1m WIDE SPLAYS. [CONDITION 1.B]

ALL PROPOSED OPERABLE VELUX SKYLIGHT WILL BE ELECTRICALLY OPERATED WITH WALL-MOUNTED KEYPAD.

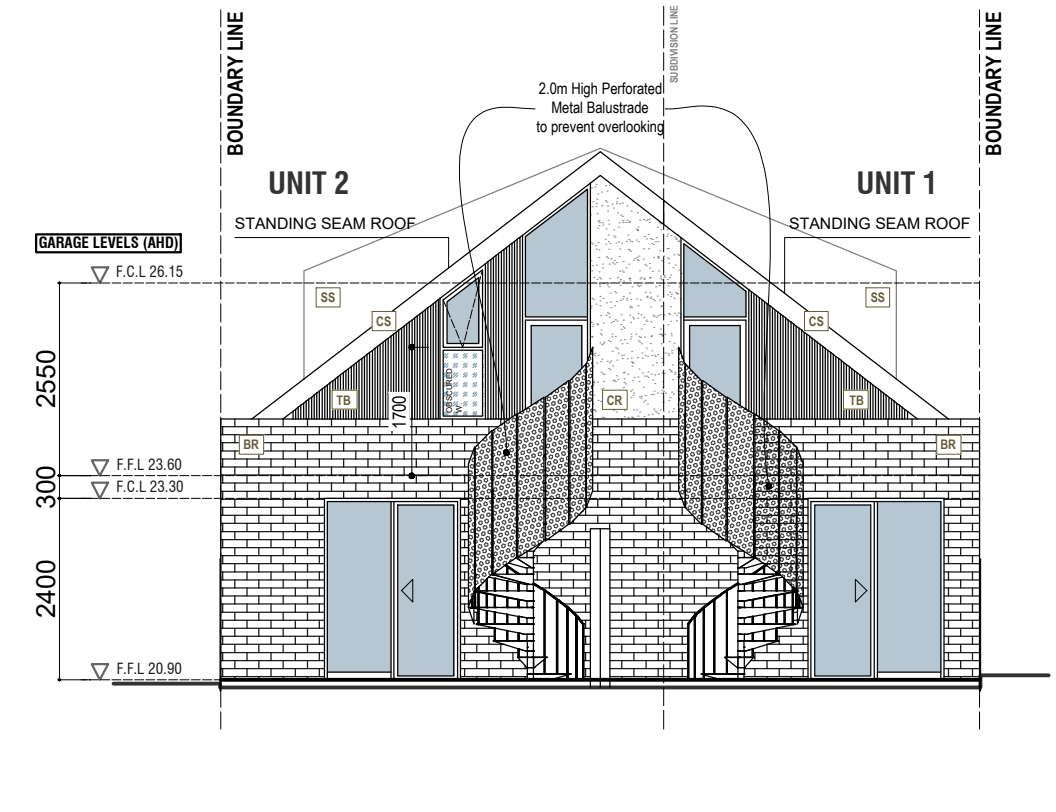


FIRST FLOOR PLAN

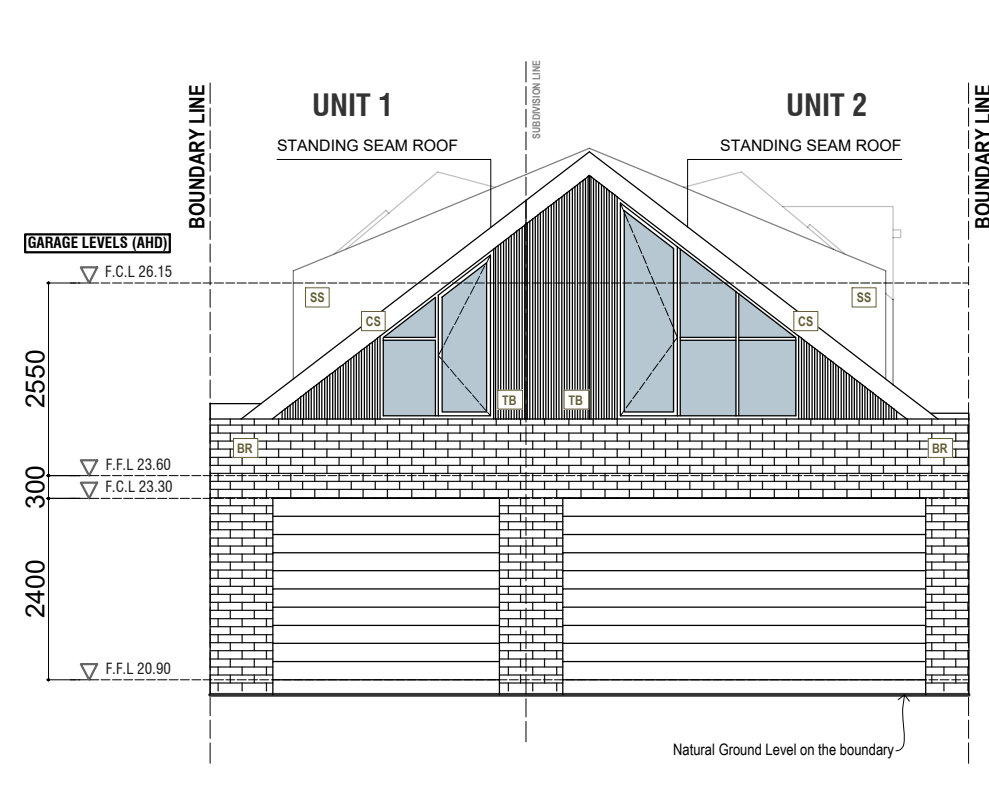
SCALE 1:100 ON A2



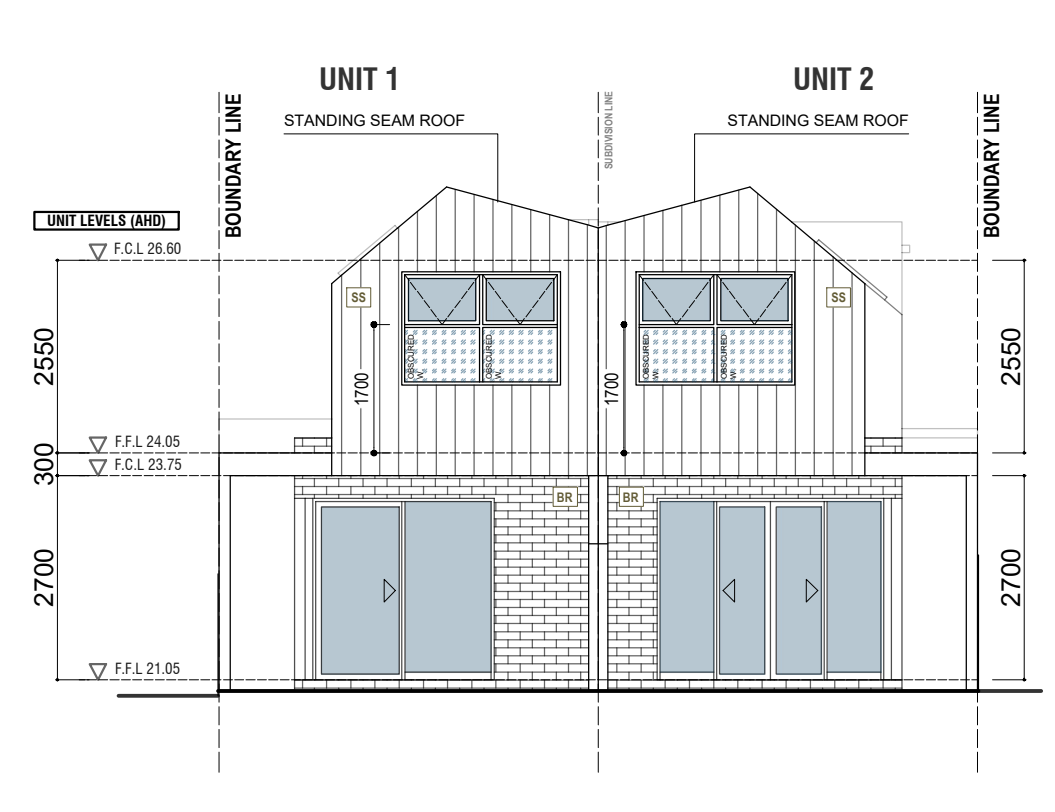
A. NORTHEAST ELEVATION



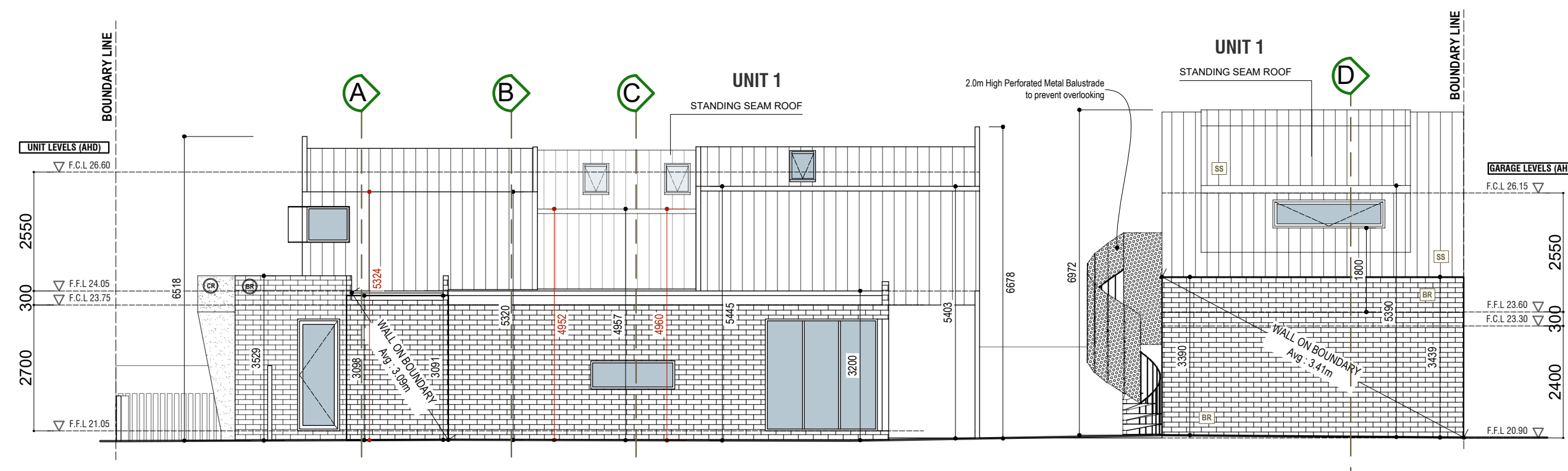
A. NORTHEAST ELEVATION



C. SOUTHWEST ELEVATION



C. SOUTHWEST ELEVATION



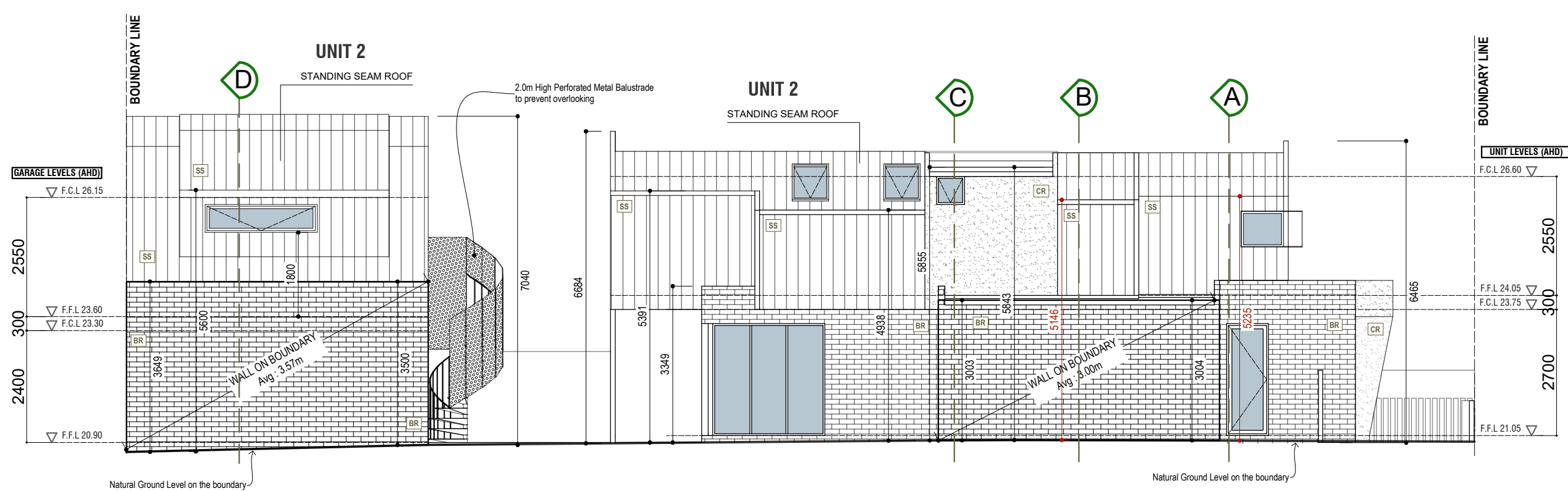
B. NORTHWEST ELEVATION

CODE	MATERIAL	NOTE
SS	STANDING SEAM CLADDING	SHALE GREY
CR	CEMENT RENDER	SHALE GREY
BR	SELECTED BRICKWORK	RECYCLE BRICK
TB	TIMBER BATTEN	LIMEWASH NATURAL
CS	CEMENT SHEET	SHALE GREY
	METAL SHROUD	SHALE GREY
Pd	PANEL LIFT DOOR	SHALE GREY
	DOOR - WINDOW	SHALE GREY
	FASCIA - GUTTER	SHALE GREY

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D. SOUTHEAST ELEVATION

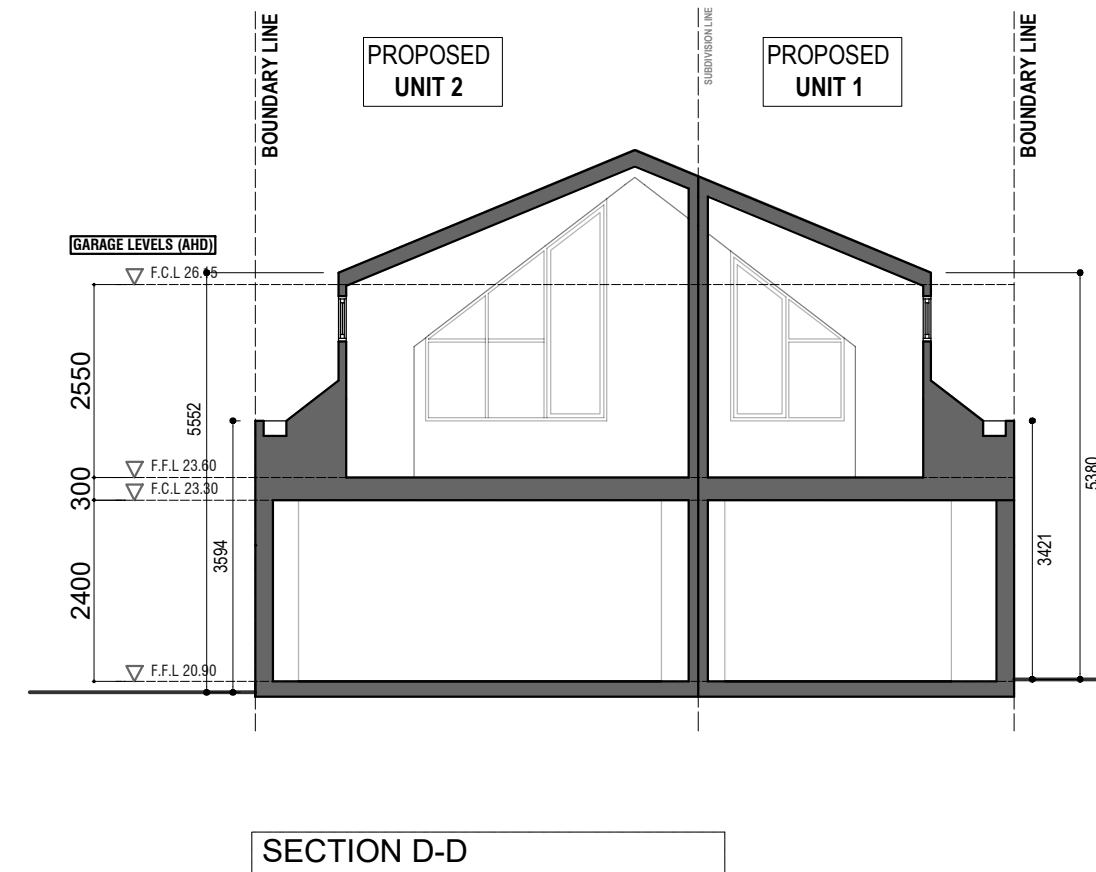
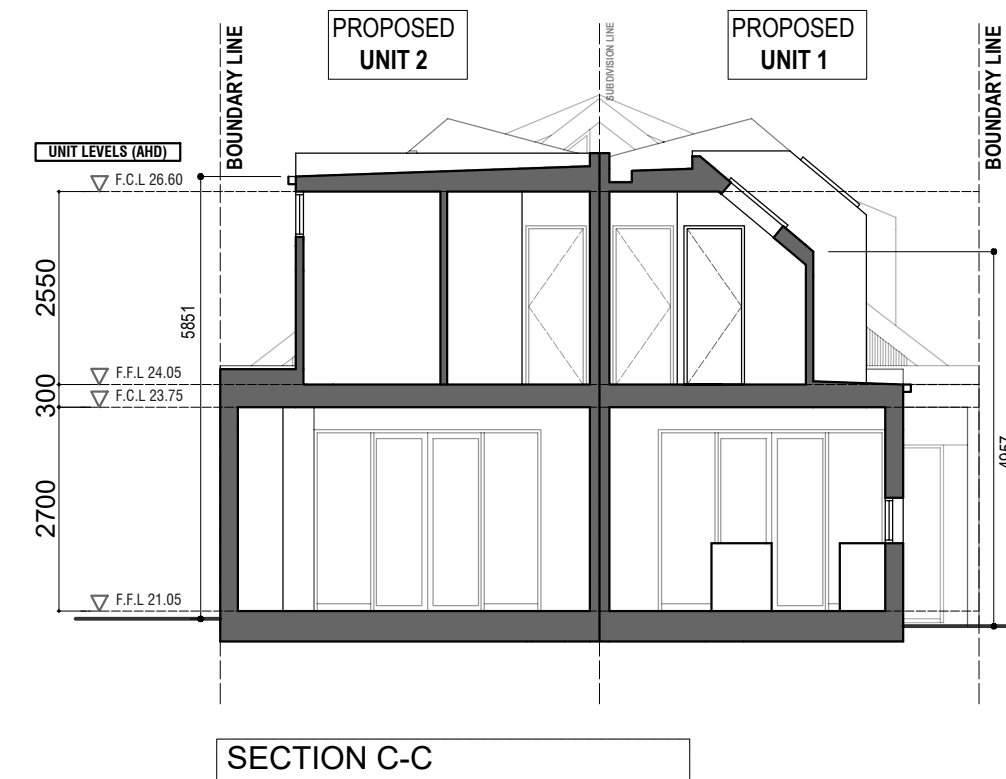
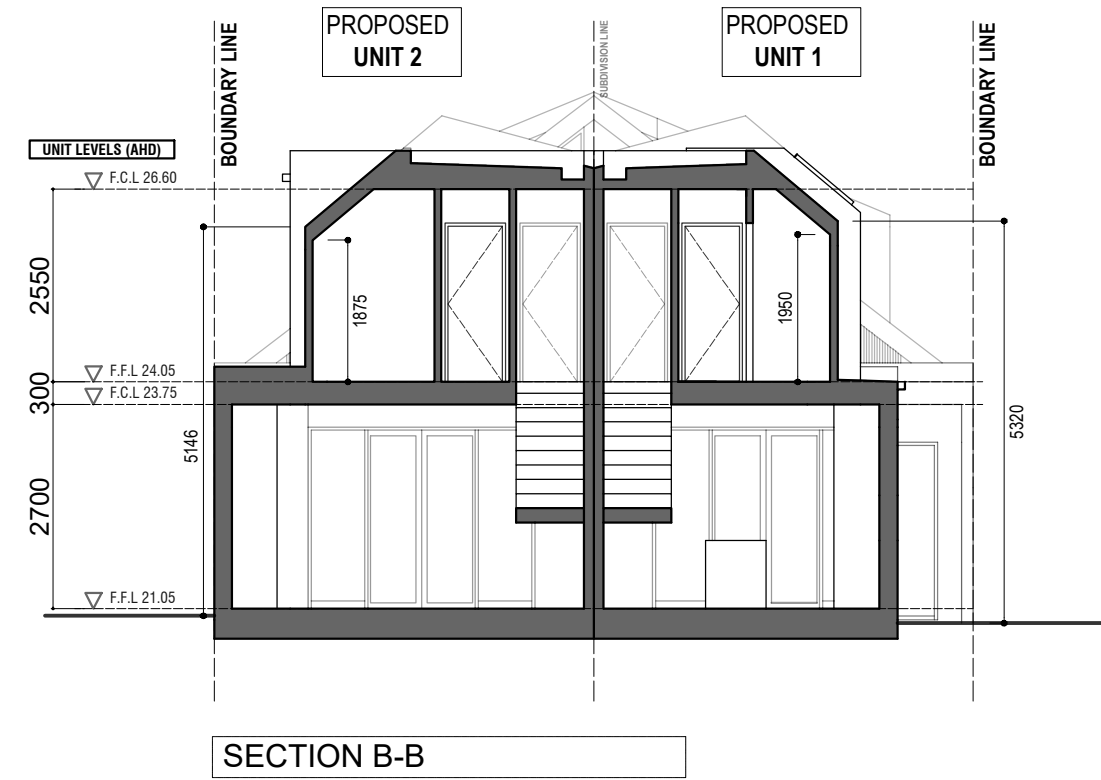
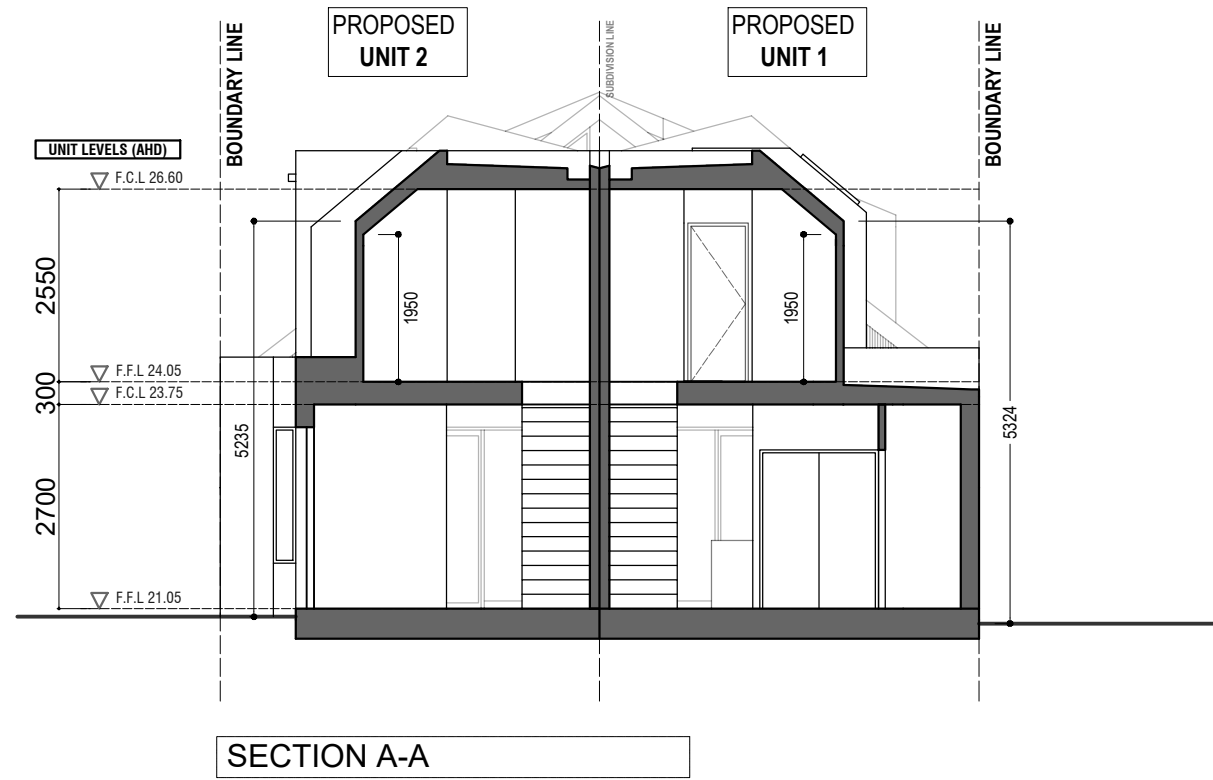
**NOTE:**  
LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD).

**NOTE:**  
ALL FIRST FLOOR BEDROOM WINDOWS WITH OPENINGS AT A HEIGHT OF LESS THAN 1.7 METERS ABOVE FINISHED FLOOR LEVEL, MUST BE PERMANENTLY RESTRICTED TO A MAXIMUM OPENING OF 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2015 VOL. 2

# ELEVATIONS

SCALE 1:100 ON A2





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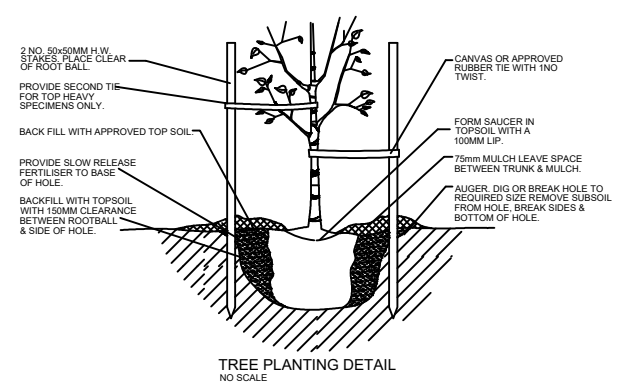
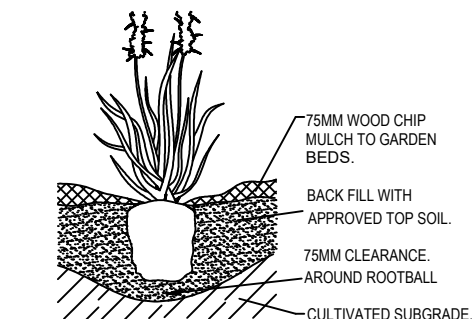
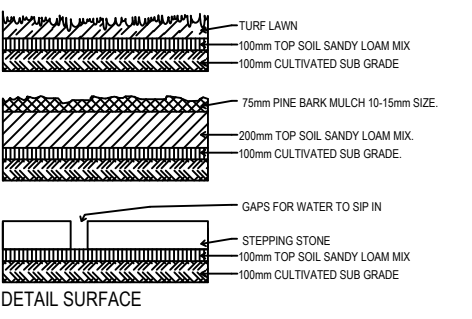
*[Signature]* 01/12/2023  
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BEHALF OF THE  
RESPONSIBLE AUTHORITY

**SECTIONS**  
SCALE 1:100 ON A2



LEGEND:

- PROPOSED EXPOSED AGGREGATE CONCRETE
- PROPOSED LAWN / TURF: TIFTUF or other similar drought tolerant lawn / turf
- PROPOSED MULCH
- PROPOSED TOPPINGS: Lysite or granite
- PROPOSED PEBBLES
- EDGE - CONSTRUCTED GARDEN EDGE
- TREES / SHRUBS TO BE REMOVED

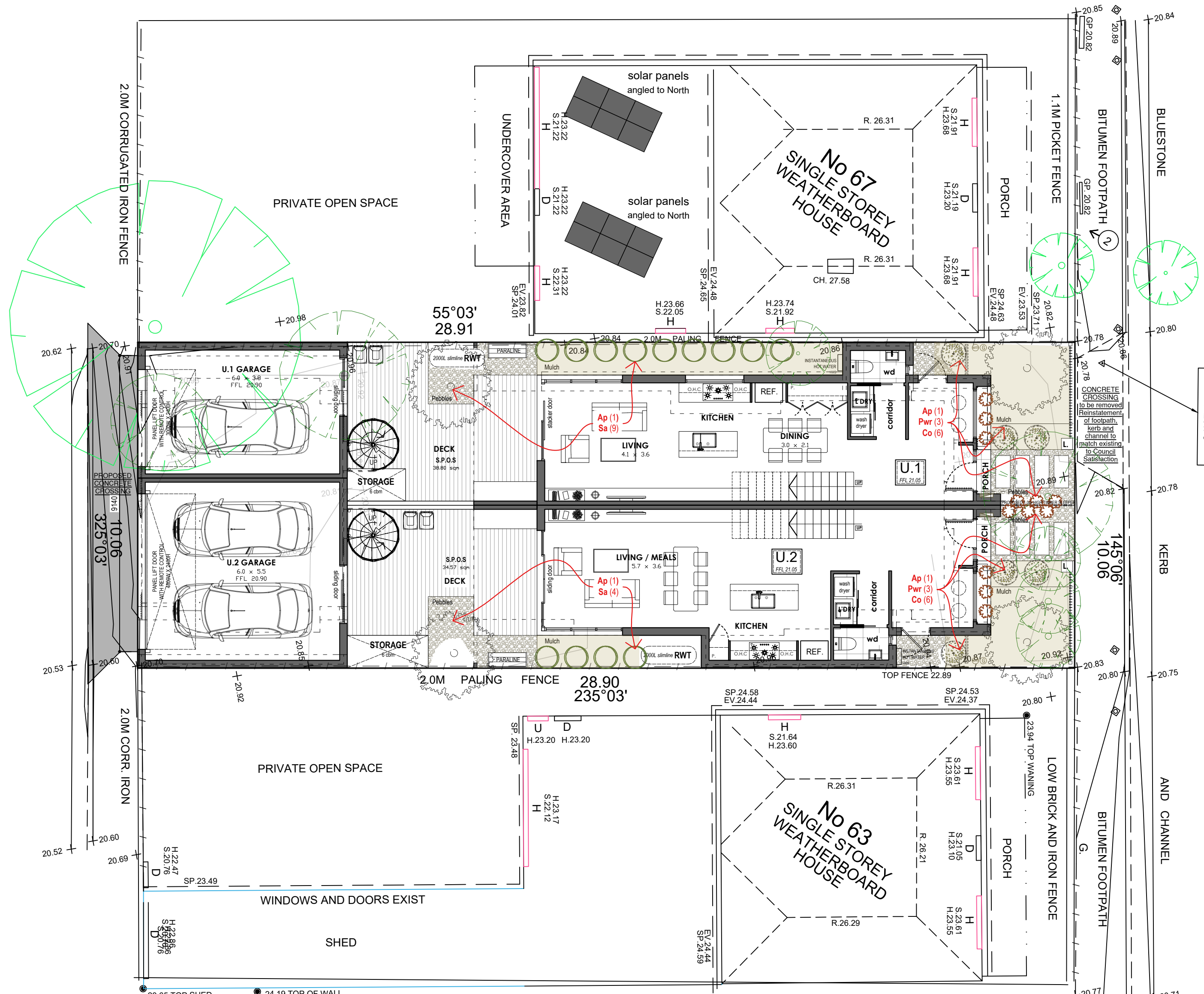


CONTRACTOR TO CHECK LOCATION & DEPTH OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS.  
GARDEN BEDS AND LAWNS TO BE CULTIVATED TO A MINIMUM DEPTH OF 250MM.  
SOIL TYPE: 50% MOUNTAIN SOIL  
50% SANDY LOAM  
1 KG GYPSUM / SQM.  
MULCHING: WOOD CHIP 100MM HIGH  
PLANTING: TREES IN GRASSED AREAS TO HAVE 500 x 500 MULCH AROUND BASE AND TO BE STAKED. TREES TO BE PLANTED AT LEAST 2.0M FROM STORMWATER AND SEWER PIPE AND AT A DISTANCE OF AT LEAST 1 TIMES THE MATURE HEIGHT AWAY FROM THE BUILDING.

NOTE:  
CANOPY TREES TO BE PLANTED AT 1.5M MINIMUM HEIGHT AT THE TIME OF PLANTING to all landscaping areas.

SCOTT STREET

ALEXANDER STREET



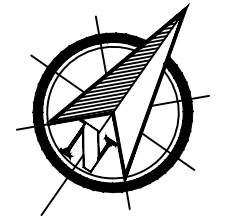
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT AT MATURITY		POT SIZE Ø	QTY
			HEIGHT	WIDTH		
Ap	Acer Palmaatum Senkaki	Coral Bark Maple	4.5m	2	40ltr*	4
Co	Cordylines		1000	500	250	14
Pwr	Philotheca Myropoides	Philotheca Winter Rogue	0.8m	0.5m	150	6
Sa	Syzygium Australe	Brush Cherry	3m	1-2m	140	13

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LANDSCAPE PLAN

SCALE 1:100 ON A2



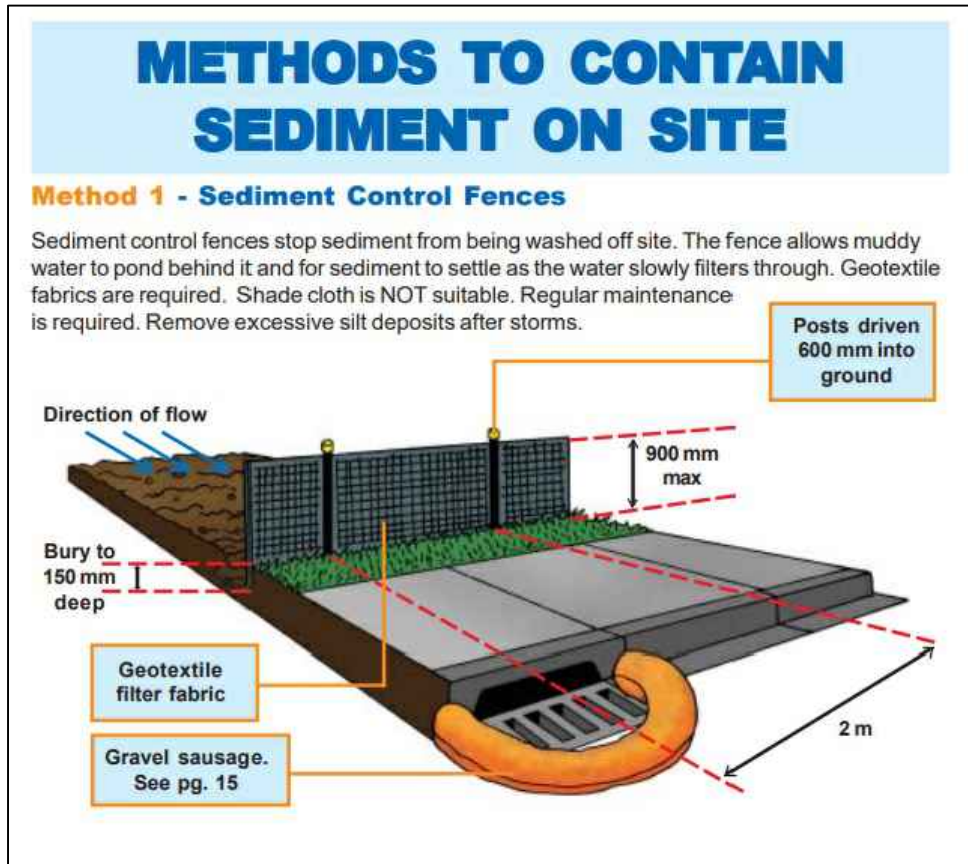
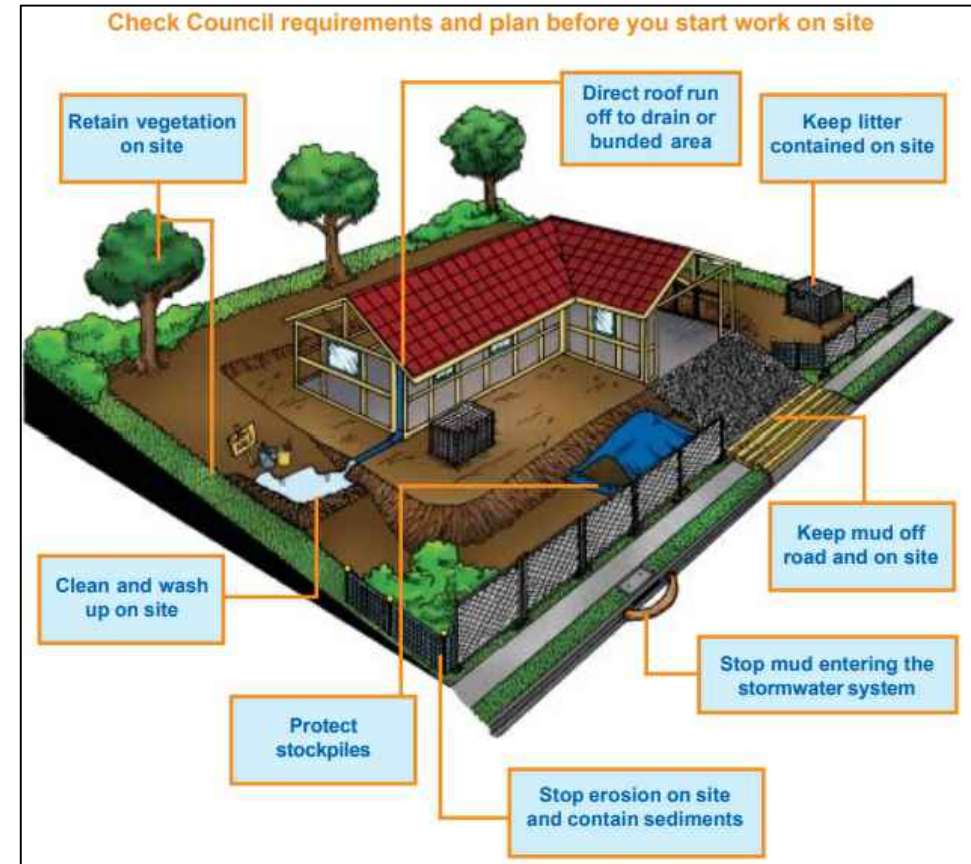
**Melbourne Water** STORM Rating Report

Transaction ID: 0  
Municipality: MARIBYRNONG  
Rainfall Station: MARIBYRNONG  
Address: 65 Alexander Street

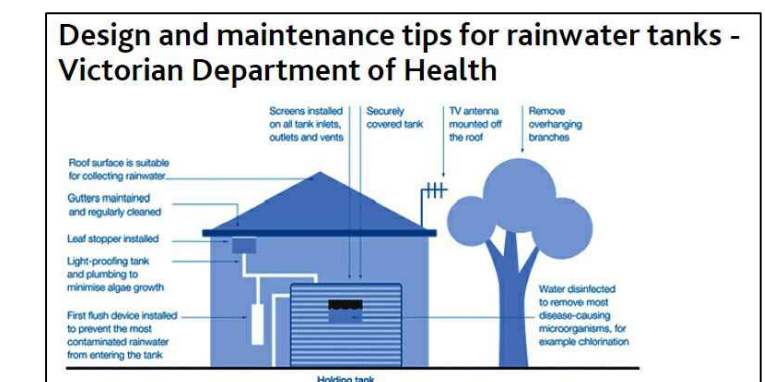
Seddon VIC 3011  
Assessor: JW  
Development Type: Residential - Multiunit  
Allotment Site (m2): 291.00  
STORM Rating %: 112

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof A1 and A2	81.03	Rainwater Tank	2,000.00	2	125.00	94.20
Roof B1 and B2	82.26	Rainwater Tank	2,000.00	3	154.00	84.60
All untreated roof	40.22	None	0.00	0	0.00	0.00

Date Generated: 21-Nov-2023 Program Version: 1.0.0



**RAINWATER TANK MAINTENANCE:**  
- It is advised to follow Victorian Department of Health's rainwater tank design and maintenance tips as show below:



More details can be found here:  
[https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0006/284676/guideline\\_keeping\\_stormwater\\_clean\\_builders\\_guide.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf)

**STORMWATER MANAGEMENT DURING CONSTRUCTION:**  
This project is required to be constructed in line with "Keeping Our Stormwater Clean- A Builder's Guide (Melbourne Water, 2002)" by implementing the WSUD maintenance practices described in appendices A and B. Construction practices will aim to: mitigate erosion, protect stockpiles, keep mud off the road and on site, keep litter contained on site and clean and wash up on site.

- Practices must adhere to:
- SITE RULE 1:**
- Check Council requirements and plan before you start work on site.
  - Crossover away from lowest point
  - Sediment control fence on lowest side
  - Stockpiles away from lowest point
  - Marked trees and vegetation to keep on site

- SITE RULE 2:**
- Stop erosion on site and contain sediments
  - Sediment control fence in place
  - Catch drains on high side of site
  - Vegetation areas kept at boundary
  - Downpipes set up as early as possible

- SITE RULE 3:**
- Protect stockpiles
  - Base and cover for stockpiles
  - Gravel sausage at stormwater pit

- SITE RULE 4:**
- Keep mud off road and on site
  - Crushed rock access point
  - Vehicles keep to crushed rock areas
  - Mud removed from tyres before leaving site
  - Clean road if muddy

- SITE RULE 5:**
- Keep litter contained on site. Site fencing in place
  - Litter bins in place with lid closed

- SITE RULE 6:**
- Clean and wash up on site
  - Cutting and clean up area on site
  - Clean equipment off before washing
  - Sediment filter downslope
  - Contain all washing on site

Proposed Roof A2 Catchment area of 32.45 sqm shown on blue hatch for 2000lt Rain Water Tank U.1 to collect rain water for toilet flushing

Proposed Roof A1 Catchment area of 48.58 sqm shown on blue hatch for 2000lt Rain Water Tank U.1 to collect rain water for toilet flushing

Untreated Roof Catchment area of 19.26 sqm shown on solid orange hatch

Untreated Roof Catchment area of 20.96 sqm shown on solid orange hatch

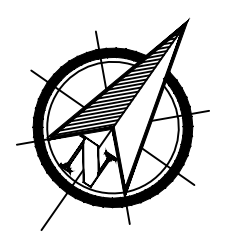
Proposed Roof B2 Catchment area of 32.45 sqm shown on blue hatch for 2000lt Rain Water Tank U.2 to collect rain water for toilet flushing

Proposed Roof B1 Catchment area of 49.81 sqm shown on blue hatch for 2000lt Rain Water Tank U.2 to collect rain water for toilet flushing

**ENDORSEMENT**  
PLANNING AND ENVIRONMENT ACT 1987  
MARIBYRNONG PLANNING SCHEME

THIS DOCUMENT IS HEREBY ENDORSED AND FORMS PAGE 6 of 6 OF THE PLAN REFERRED TO IN PLANNING PERMIT NO: TP 38/2021(1).

*[Signature]* 01/12/2023  
SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY DATE



**WSUD PLAN**  
SCALE 1:100 ON A2