



TGM Group Pty Ltd  
 ABN 11 125 568 461  
 1 Oxley Road  
 Hawthorn Victoria 3122  
 Ph: 03 9819 6991  
 Fax: 03 9819 6994  
 hawthorn@tgmgroup.com  
 www.tgmgroup.com

Incorporating Parry Fraser & Jones (Vic) Pty Ltd



Ref: 98-01-02

## KEW COTTAGES – RESIDENTIAL SUBDIVISION, KEW

### SERVICES REPORT FOR STAGE 2

#### GENERAL

The stage 2 site is currently occupied by the Kew Residential Services, all existing building and services are required to be decommissioned and demolished to a vacant land site prior to commencement of the Stage 2 development.

#### TOPOGRAPHY

The site area is a generally contoured site which falls to the north east abutting the western corner of Stage 1.

#### STORMWATER DRAINAGE

The site is fully serviced by an existing drainage network within Stage 1, to be connected at Lower Drive and Park Avenue outfalling into the bio retention basin. Boroondara City Council is the responsible stormwater drainage authority.

#### SEWERAGE

The site is serviced by an existing sewerage reticulation main within Stage 1 along Lower Drive and Park Avenue outfalling to Hutchinson Drive Branch Sewer.

Yarra Valley Water is the responsible authority that owns the existing sewerage mains and issuing the legal property services connection approvals. An extension of the main will be required within Stage 2 an application to Yarra Valley Water will be necessary to obtain servicing conditions.

#### WATER SUPPLY

The site is serviced by an existing watermain reticulation with Stage 1 along Lower Drive and Park Avenue and Main Drive.

Yarra Valley Water is the responsible authority that owns the existing water supply mains and issuing the water supply mains to meter connection approvals. As an extension of the main be required within Stage 2 an application to Yarra Valley Water will be necessary to obtain servicing conditions.



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## POWER

Citipower Limited is the electrical supply authority, there are existing electrical services adjacent to the site installed as part of the Stage 1 subdivisional development.

As additional servicing pits, cable extension and non standard public lighting are necessary, an application to Citipower Limited will be required to obtain the necessary servicing conditions.

Refer to the attachment of approved non standard street lights and pole.

## TELSTRA

Telstra is the telephone supply authority, there are existing telephone services adjacent to the site installed as part of the Stage 1 subdivisional development.

As additional servicing pits and cable extension are necessary, an application to Telstra will be required to obtain servicing conditions.

## ROADS

Boroondara City Council is the responsible road works authority of the existing road pavements and footpaths adjacent to the site within Stage 1 that provides access to the site.

## SUMMARY

The site is surrounded by existing services and redevelopment will require the necessity to make servicing applications with all the relevant authorities.

**TGM GROUP PTY LTD**

**BENNY VOCALE**

## **APPENDIX N**

### **Draft permit conditions**

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### Layout Not Altered

#### 1. Layout Not Altered

The subdivision and removal of vegetation as shown on the endorsed plan(s) must not be altered without the written consent of the responsible authority.

### Requirements Prior to Certification of Plan of Subdivision

#### 2. Functional Layout Plan

Before a plan of subdivision is certified under the Subdivision Act 1988 and the construction (engineering) plans are endorsed, a functional layout plan for the subdivision or stage of subdivision, to the satisfaction of the responsible authority, must be submitted to and approved by 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 three copies must be provided. The plan must include:

- a. the width of each street reserve;
- b. the location and material type of carriageway pavement, parking bays, kerbs, footpaths, cycle paths, vehicle entrances and traffic control devices;
- c. the location and extend of existing vegetation to be retained;
- d. provision for above ground infrastructure (such as electrical kiosks) necessary to service the subdivision in dedicated reserves;
- e. the proposed drainage network, including special features (overland flow paths, outfall drains and / or waterways);
- f. a table of space allocation (offsets) for utility services;
- g. the estimated average daily traffic volumes at intersections catering for 250 or more vehicles per day.

#### 3. Building Envelope Plan

Before a plan of subdivision is certified under the Subdivision Act 1988, a building envelope plan showing a building envelope for each relevant lot, to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The building envelopes endorsed as a result of the permit are approved building envelopes for the purposes of applying Part 4 of the Building Regulations 2006.

Unless the plan of the subdivision certified by the responsible authority under the Subdivision Act 1988 includes a restriction that buildings conform with the building envelopes, the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to the effect that buildings must conform with the building envelopes, and such agreements must be lodged for registration on the title before a statement of compliance is issued under the Subdivision Act 1988.

The restriction or agreement must provide for:

- a. buildings to be constructed only in conformity with a building envelope;
- b. a building envelope to be amended to the satisfaction of the responsible authority and any criteria or matters that must be considered by the responsible authority in deciding on an amendment to a building envelope;

- c. a building envelope to cease to have effect on the relevant lot ten years after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on the lot containing the envelope;
- d. the endorsement by Walker Corporation Pty Ltd of all building plans as a pre-requisite to a building permit for a lot specified as requiring such endorsement;
- e. X the requirement for endorsement of building plans by Walker Corporation Pty Ltd to cease to have effect on a lot one year after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on that lot.

*? Can new owner then make alterations to building one year after occupancy permit issued.*

#### 4. Certification Plan

Before a plan of subdivision is certified under the Subdivision Act 1988, fourteen copies of the plan, including two signed heavyweight copies to the satisfaction of Boroondara City Council, must be submitted to and approved by Boroondara City Council. The plan must show all bearings, distances, street names, lot numbers and any necessary easements.

### Requirements Prior to Approval of Construction (Engineering) Plans

#### 5. Landscape Masterplan

Before construction (engineering) plans are approved, a landscape masterplan for the subdivision or stage of subdivision, to the satisfaction of the responsible authority, must be submitted to and approved by 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 three copies must be provided. The plan must include:

- a. the overall landscaping theme to be developed;
- b. the type or types of species to be used for street tree planting; *← Should be the actual species*
- c. the principles of the proposed treatment of reserves.

#### 6. Consultation with Boroondara City Council

Before construction (engineering) plans are approved, the responsible authority must consult the Boroondara City Council Engineering Department regarding the designs for roads / drainage works and the details of maintenance requirements.

### Requirements Prior to Works Starting

#### 7. Construction (Engineering) Plans

Before any roads / drainage works associated with the subdivision start, detailed construction (engineering) plans for the subdivision or stage of subdivision, to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. The plans will not be approved until the relevant functional layout plan and landscape masterplan have been endorsed by the responsible authority, the relevant plan of subdivision has been lodged for certification with Boroondara City Council and the locations of other authorities' services have been provided 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 three copies must be provided. The plans must include:

- a. consistency with the relevant endorsed functional layout plan and landscape masterplan and the relevant lodged plan of subdivision;

- b. design for full construction of streets and underground drainage, including measures to control / capture pollutants and silt;
- c. provision for all services and conduits underground, including alignments and offsets on a separate services layout plan;
- d. traffic control measures;
- e. provision of street name plates to the Boroondara City Council standard design, including a schedule of individual signs and associated street numbers;
- f. provision of underground easement drains to sufficient capacity to serve all lots being created to a legal point of discharge and the provision of an inlet on each such lot;
- g. provision of vehicle exclusion mechanisms abutting reserves as required;
- h. provision for lot boundary fencing adjoining reserves other than road reserves where appropriate;
- i. provision for the sustainable utilisation of top soil within public open space areas and other Boroondara City Council approved locations;
- j. permanent survey marks.

the construction (engineering) plans may vary the endorsed functional layout plan to the satisfaction of the responsible authority and when endorsed, the construction (engineering) plans supersede the functional layout plan.

If variations to the endorsed functional layout plan are approved by the responsible authority through the endorsement of the construction (engineering) plans, the functional layout plan is not required to be amended.

## 8. Site Specific Management Plan

Before any works associated with the subdivision start, including works required by other authorities, a site specific management plan for the subdivision or stage of subdivision, to the satisfaction of the responsible authority, must be submitted to and approved by 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 three copies must be provided. The plan must include relevant matters of occupational health and safety and traffic management.

The developer must keep the responsible authority informed in writing of any changes to the plan. If, in the opinion of the responsible authority, the changes represent a significant departure from the endorsed plan, an amended plan must be prepared to the satisfaction of the responsible authority.

## 9. Tree Protection Temporary Fencing

Before any demolition, buildings or works start on a lot, open space and / or road reserve, each tree on that lot, open space and / or road reserve must be fenced with temporary fencing in accordance with the Arboricultural Management Plan (Galbraith and Associates 10 May 2006 or as amended) to the satisfaction of the responsible authority.

No buildings or works, including loading and unloading, storage of materials, dumping of waste, vehicle access and parking or any other construction activity, are to occur within the tree protection temporary fencing except in accordance with the Arboricultural Management Plan (Galbraith and Associates 10 May 2006 or as amended) or with the written consent of, and to the satisfaction of, the responsible authority.

The tree protection temporary fencing must be maintained until works are completed (including the construction of a dwelling if the land is a lot) to the satisfaction of the responsible authority, or by such earlier date approved by the responsible authority.

## 10. Trees to be Removed

Prior to the removal of a native tree starting, the tree should be examined by a qualified ecologist to determine the presence of any native fauna living or nesting in the tree. Should any native fauna be detected, they should be salvaged and relocated as appropriate, in consultation with a qualified ecologist.

*Was this done for Stage 1.*

## 11. Detailed Landscape Plans

Before any landscape works associated with the subdivision start, detailed landscape plans for the subdivision or stage of subdivision, 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 include:

- a. the eradication of weeds;
- b. all proposed street tree planting using advanced trees;
- c. the supply and spread of sufficient topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface and **seeding of proposed grass areas**, including any proposed grass areas to be hydro-seeded;
- d. provision of vehicle exclusion mechanisms abutting reserves as required (if not included in the submitted construction (engineering) plans);
- e. all proposed open space and streetscape embellishments such as installation of pathways, garden beds, seating, shelters, picnic facilities, boardwalks, tree planting, signage, drinking fountains, irrigation systems, playgrounds, artwork, retaining walls, protective fencing (temporary and permanent), wetlands and ornamental water bodies.

*Will watering of grassed areas be allowed to establish grass -*

The detailed landscape plans may vary the endorsed landscape masterplan to the satisfaction of the responsible authority and **when endorsed, the detailed landscape plans supersede the landscape masterplan.**

If variations to the endorsed landscape masterplan are approved by the responsible authority through the endorsement of the detailed landscape plans, the landscape masterplan is not required to be amended.

## 12. Consultation with Boroondara City Council

A minimum of seven days before street tree planting and landscaping for the subdivision or stage of subdivision start, the developer must notify the Boroondara City Council Parks and Gardens Department of the start date so that surveillance of the works can be carried out by Boroondara City Council.

*Very good idea. Will there be a defects liability period and replacement due to vandal damage?*

### Requirements Prior to Issue of Statement of Compliance

## 13. Completion of Civil Works

Before a statement of compliance is issued for any stage of subdivision, the road / drainage works shown on the endorsed construction (engineering) plans must be provided to the satisfaction of the responsible authority.

Before a statement of compliance is issued for any stage of subdivision, or by such later date as approved by the responsible authority in writing, the developer may seek, to the satisfaction of the responsible authority, the issue of a statement of compliance but with **deferment of completion of specified civil construction works** shown on the endorsed construction (engineering) plans **provided the following requirements have been met:**

- a. all relevant referral authorities have consented to the issue of a statement of compliance;
- b. civil construction works have been completed except one or more of concrete works (excluding kerb and channel), wearing course asphalt and top-soiling of nature strips and swale drains;
- c. an amount equivalent to the **agreed estimated cost of outstanding civil construction works** is provided to the responsible authority **as security deposit;**
- d. **a works program is provided** setting out the proposed timing of **all outstanding construction works;**
- e. **a site safety plan is provided,** which ensures continuous public safety measures are maintained until completion of the deferred works.

Upon completion of the deferred civil construction works, the developer must notify the responsible authority to enable an inspection. If the works have been completed to its satisfaction, the responsible authority must refund fully the security deposit

#### 14. Completion of Landscape Works

Before a statement of compliance is issued **for any stage of subdivision,** the landscape works shown on the endorsed detailed landscape plans must be provided to the satisfaction of the responsible authority.

Before a statement of compliance is issued for any stage of subdivision, or by such later date as approved by the responsible authority in writing, the developer may seek, to the satisfaction of the responsible authority, the issue of a statement of compliance but with deferment of completion of all or part of the landscape works shown on the endorsed detailed landscape plans provided the following requirements have been met:

- a. an amount equivalent to the agreed estimated cost of outstanding landscape works is provided to the responsible authority **as security deposit;**
- b. **a works program is provided** setting out the proposed timing of all outstanding landscape works;

Upon completion of the deferred landscape works, the developer must notify the responsible authority to enable an inspection. If the works have been completed to its satisfaction, the responsible authority must refund fully the security deposit

#### Requirements Prior to Issue of Occupancy Permit

*Does a defects liability period apply in this situation?*

#### 15. Fences Adjoining Reserves

Before an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on a lot that adjoins a reserve, all boundary fencing adjoining the reserve, other than a road reserve, on that lot is to be erected by the developer (or owner) at no cost to Boroondara City Council.

## Requirements After Issue of Certificate of Practical Completion of Landscaping

### 16. Landscape Maintenance

The landscaping (except for grass in the nature strips of streets) as shown on the endorsed detailed landscape plans must be maintained to the satisfaction of the responsible authority for a period of two full summers from the issue of a certificate of practical completion of landscaping, including that any dead, diseased or damaged plants are to be replaced.

*Does that include theft or vandal damage. Where plants are replaced does the defect liability period then extend for another 2 Summers.*

Upon the completion of the maintenance of the street tree planting and landscape works (for a period of two full summers from the issue of a certificate of practical completion of landscaping), the developer must notify the responsible authority to arrange for an inspection to be undertaken.

### General Requirements

### 17. Consultation with Boroondara City Council

Stormwater drainage and ancillary works that are required as a condition of a Melbourne Water Drainage Scheme and are designated to become the responsibility of Boroondara City Council for maintenance, must be designed and constructed to the satisfaction of the responsible authority after consultation with the Boroondara City Council Engineering Department.

### Requirements of Referral Authorities

[Note: The following conditions have been taken from Planning Permit 20060395 (Stage 1). The actual conditions for this planning permit will be provided by the referral authorities in response to the application.]

### 18. Multinet Gas

- a. Easements in favour of Multinet (assets) Pty Ltd must be created on the plan of subdivision to the satisfaction of Multinet Gas.
- b. The plan of subdivision submitted for certification must be referred to Multinet Gas in accordance with Section 8 of the Subdivision Act 1988.

### 19. Telstra or any other licensed telecommunications carrier

- a. The applicant must enter into an agreement with Telstra or other licensed telecommunications carrier for the satisfactory provision of telephone cable reticulation to one metre into each allotment created.
- b. The applicant must pay to Telstra the reasonable cost of any works necessary, as a result of the subdivision, to remove or alter the position of any existing facility on the subdivision or on any adjacent land or Government Road, pursuant to clause 53 of schedule 3 of the Telecommunications Act 1997.
- c. The plan of subdivision submitted for certification must be referred to Telstra in accordance with section 8 of the Subdivision Act 1988.
- d. The plan of subdivision must set aside a reserve / s satisfactory to Telstra for telecommunications substation / s, if required.

**20. Melbourne Water**

- a. Prior to the issue of a statement of compliance, the owner must enter into and comply with an agreement with Melbourne Water Corporation, under section 269A of the Melbourne and Metropolitan Board of Works Act 1958, for the provision of drainage works and the acceptance of surface and stormwater from the subject land directly or indirectly into Melbourne Water's drainage system.
- b. **No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.**
- c. Prior to certification, the plan of subdivision must be referred to Melbourne Water, in accordance with section 8 of the Subdivision Act 1988.
- d. A detailed drainage strategy and computations detailing hydraulic flows, stormwater runoff and possible retardation and other onsite detention must be submitted to Melbourne Water for comment / approval.
- e. Stormwater runoff from the subdivision must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
- f. Prior to the commencement of works, a Stormwater Management Strategy must be submitted to the responsible authority and Melbourne Water for approval. **The Strategy must show the inclusion of permanent on-site stormwater quality works to meet the above condition.**

**21. CitiPower**

Before the issue of a statement of compliance, the applicant must:

- a. enter into an agreement with CitiPower for supply of electricity to each lot on the endorsed plan;
- b. enter into an agreement with CitiPower for the rearrangements of the existing electricity supply, if required;
- c. obtain for the use of CitiPower any other easement required to service the lots;
- d. **set aside on the plan of subdivision reserves for the use of CitiPower for electricity substations, if required.**

**22. Yarra Valley Water**

- a. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of water supply.
- b. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of sewerage.

**Expiry Date**

**23. Expiry Date**

This permit will expire if the subdivision and removal of vegetation hereby permitted is either not commenced within two years of the date of this permit or not completed within five years of the date of issue. An extension of time may be sought in writing up to three months after the expiry of the permit.

End of conditions