



Enquiries: Andrew Fuaux
Telephone: 9262 6475
File Ref: WH/14254

FILE COPY

21 July 2004

L Lawrence Building Design
PO Box 4436 Eastland
RINGWOOD VIC 3134

Dear Sir/Madam,

**PROPOSAL: USE AND DEVELOPMENT OF CHILDCARE CENTRE INCLUDING
THE REAR OF 65 TWYFORD STREET**

ADDRESS: 152 DORKING ROAD & 65 TWYFORD STREET, BOX HILL NORTH

As 21 days have now lapsed since the date of the Notice of Decision, I have contacted the Victorian Civil & Administrative Tribunal who have advised that no appeals against the Decision have been lodged.

Accordingly, I attach your Planning Permit for the development and use of the above land. PLEASE READ AND CONSIDER THE CONDITIONS CAREFULLY.

You may also need Building, Engineering or other approvals from Council, and you should ensure that these matters are attended to before acting on this Planning Permit.

Yours faithfully,

**ANDREW FUAUX
TEAM LEADER STATUTORY PLANNING
PLANNING**

Whitehorse City Council

379-397 Whitehorse Road
Nunawading
Telephone (03) 9262 6333
Facsimile (03) 9262 6490

All Correspondence
Locked Bag 2
Nunawading Delivery Centre
Vic 3110 Australia

DX13209 MITCHAM

ABN 39 549 568 822

Service Centres
Box Hill
Whitehorse
Forest Hill

Enc

City of Whitehorse

PLANNING PERMIT

Application Number: WH/14254

Planning Scheme: Whitehorse

Responsible Authority: City of Whitehorse

ADDRESS OF THE LAND

152 DORKING ROAD & 65 TWYFORD STREET, BOX HILL NORTH

THE PERMIT ALLOWS

Use and development of childcare centre including the rear of 65 Twyford Street, generally in accordance with the endorsed plans and subject to the following conditions.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the use and development starts, or any trees or vegetation removed, amended plans (three copies) shall be submitted to and approved by the Responsible Authority. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:
 - a) Landscaping in accordance with Condition 3, but modified to show:
 - ✓ o The location of play equipment and sunshades/shading devices in the proposed play area 2 at the rear of 65 Twyford Street, Box Hill North.
 - o Provision of suitable screen vegetation to be planted along the south and east boundaries of 65 Twyford Street, Box Hill North.
 - b) Provision of a 2m high paling fence be erected along the north east and south boundary of the playground area at the rear of 65 Twyford Street, Box Hill North.
 - ✓ c) Provision of a 1.5m high child proof pool fence along the western side of the Proposed play area No. 2.
2. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
3. No building or works shall be commenced (and no trees or vegetation shall be removed) until a landscape plan prepared by a suitably qualified and experienced person or firm has been submitted to and endorsed by the Responsible Authority. This plan when endorsed shall form part of this permit. This plan shall show -

- * A survey of all existing vegetation, abutting street trees, natural features and vegetation.

22.07.04

Date

Planning and Environment Act 1987 Form 4

T. Flaux

Signature for Responsible Authority

Condition 3 Continued.

- * Buildings, outbuildings and trees in neighbouring lots that would affect the landscape design.
- * Planting within and around the perimeter of the site comprising trees and shrubs capable of:
 - providing a complete garden scheme,
 - softening the building bulk,
 - providing some upper canopy for landscape perspective,
 - minimising the potential of any overlooking between habitable rooms of adjacent dwellings.
- * A schedule of the botanical name of all trees and shrubs proposed to be retained and those to be removed incorporating any relevant requirements of condition No. 1.
- * The proposed design features such as paths, paving, lawn and mulch.
- * A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant.
- * The provision of suitable screen planting along the south and east boundary of No. 65 Twyford Street, Box Hill North with a minimum height of 2 metres at the time of planting.

Landscaping in accordance with this approved plan and schedule shall be completed before the building is occupied.

Once approved these plans become the endorsed plans of this permit.

4. This permit shall have no force or effect until the parcel of land at the rear of 65 Twyford Street, Box Hill North (as shown to be an 'outdoor play area' on the development plans advertised as part of this planning permit), is consolidated into the land at 152 Dorking Road, Box Hill North.
5. This planning permit is issued to supersede planning permits BH/90/4604 and BH/92/5057, therefore prior to this permit having any force or effect, these BH permits shall be cancelled to the satisfaction of the Responsible Authority.
6. The maximum number of children attending the site shall not exceed 50.
7. The hours of operation shall generally be 7am to 6 pm Monday to Saturday inclusive.
8. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
9. All outdoor lighting must be designed, baffled and located to prevent light from the site causing any detriment to the locality, to the satisfaction of the Responsible Authority.
10. Directional signs indicating the location of visitor car parking for the site shall be exhibited in a prominent location on the site to the satisfaction of the Responsible Authority.

22.07.04

Date
Planning and Environment Act 1987 Form 4

TFaux

Signature for Responsible Authority

11. The amenity of the area shall not be detrimentally affected by the use or development, through:
 - a) Transportation of materials, goods or commodities to or from the land,
 - b) Appearance of any building, works or materials,
 - c) Emission of noise, light, vibration, smell, fumes, smoke, vapour, steam, soot ash, dust, waste water, waste products, grit or oil,
 - d) Presence of vermin
 - e) In any other way.
12. Parking areas, loading bays and access lanes must be kept available for these purposes at all times.
13. The use and development permitted shall provide 9 car spaces on the site.
14. The car parking areas and accessways as shown on the endorsed plans shall be formed to such levels so that they may be used in accordance with the plan, and shall be properly constructed, surfaced, drained and line-marked (where applicable). The car park and driveways shall be maintained to the satisfaction of the Responsible Authority.
15. Discharge of stormwater from the land will be required by means of an underground pipe drainage system designed on the basis of a 10 year average storm recurrence interval and discharging into an approved outlet in a street or an underground pipe drain to the requirements of the Responsible Authority. In this regard no water shall be discharged from any pipe or paved area onto the surface of any adjacent land.
16. All stormwater drainage within the development site and associated with the building(s) must be completed to the satisfaction of the Building Surveyor prior to the occupation of the building(s).
17. The garden areas shown on the endorsed plan and schedule shall only be used as gardens and shall be maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority. Should any tree or shrub be removed or destroyed it may be required to be replaced by a tree or shrub of similar size and variety.

The Council's Planning Inspector shall be advised of the completion of the landscaping so that a site inspection can be carried out. A further inspection will be carried out 6 months after the completion of the landscaping to ensure that species have been adequately maintained.
18. This permit for the development will expire if one of the following circumstances applies:
 - a. the use and 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 this permit.

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

22.07.04

Date
Planning and Environment Act 1987 Form 4

H. Flux

Signature for Responsible Authority