

**Proposed amended planning permit as per officer's recommendation under Planning Permit Application WH/2008/487/A:**

1. (Amended #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 this 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 decision plans but modified to show:
  - (a) Deleted;
  - (b) Deleted;
  - (c) Deleted;
  - (d) Deleted;
  - (e) Deleted;
  - (f) The northern perimeter to the north-facing, ground floor terrace treated with a 1.7m high screen or balustrade which provides for no more than 25% visual transparency.
  - (g) Any changes required to comply with the acoustic recommendations required under condition 6 of this permit;
  - (h) The basement layout revised as per the Basement Plan from Clarke Hopkins Clarke (170140/TP04, Revision B, dated 10/1/2019);
  - (i) A pedestrian sight triangle has been provided as per Clause 52.06.
  - (j) Deletion of first floor 'admin office' areas;
  - (k) The stair access on the northern side of the building located no closer than 10m to the northern boundary;
  - (l) Hard surface paving within the north setback area substituted with permeable gravel walkway;
  - (m) An increased setback between the basement and south boundary from 3100 to no less than 4200mm
2. (No change) 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.

**Landscaping**

3. (Amended #3) Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by John Patrick Landscape Architects and dated 4/9/2018, but modified to include (or show):
  - (a) Canopy trees adjacent to the western boundary selected from a species with suitable canopy dimensions to avoid excessive overhang to the western boundary;
  - (b) Full specification for the plants within the easement area. The species must be fast growing and demonstrate being suitable for easement planting
4. (New) Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:

- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
- (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
- (c) replacing any dead, diseased, dying or damaged plants,

to the satisfaction of the Responsible Authority.

#### Sustainability Management Plan

5. (New) Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by F2 Design and dated 7 September, 2018, but modified to include or show:
- (a) A STORM Rating Report with a score of at least 100% or equivalent.
  - (b) A complete, published BESS Report, with an acceptable overall score that exceeds 50% and exceed the 'pass' marks in the categories of Water, Energy Stormwater and Indoor Environment Quality (IEQ).
  - (c) Control car park ventilation with CO sensors.
  - (d) Control car park lighting (at least 75% of lighting fixtures) with motion sensors.
  - (e) Commit to controlling less frequented common areas, lift areas and service areas with daylight and motion sensors and/or timers.
  - (f) Commit to the inclusion of energy efficient heating and cooling systems indicating the associated COP and EER values and/or star ratings.
  - (g) Commit to the inclusion of water efficient fixtures and appliances indicating the associated WELS ratings.
  - (h) Provide and connect a rainwater tank(s) to all toilet flushing systems and irrigative areas.
  - (i) Commit to diverting at least 70% of construction/demolition waste from landfill.
  - (j) Submit a water balance calculation justifying the rainwater tank capacity, based on long-term average rainfall data, collection areas and expected end uses, which is in compliance with AS/NZS 6400:2016 of 1 full- and 4 half-flushes per person per day (providing 17.5 L/person/day for a 4 star WELS rated toilet). A rainwater tank size should be selected based on calculations, ensuring adequate reliability of supply is maintained with respect to overflow given that the rainwater should cater for all toilets and irrigative areas and bin wash-down areas

#### Acoustic report

6. (New) Before the development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:

The acoustic report must make recommendations to limit the noise impacts in accordance with the State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other requirement to the satisfaction of the Responsible Authority.

7. (New) The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

8. (previously # 4)The garden areas shown on the endorsed plan and schedule must only be used as gardens and must 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.
9. (Previously #5) Only those trees marked 'Trees to be removed' (or similar notation) are to be allowed to be removed or destroyed. All existing vegetation to be retained must be maintained to the satisfaction of the Responsible Authority including suitable management during any construction stage.
10. (Previously #6) Within two (2) months of the issue date of this permit, a Car Parking Management Plan (CMP) must be submitted for approval to the satisfaction of the Responsible Authority. Compliance with this CMP is required at all times during operation of the Place of Worship.
11. (Previously #7) The Applicant/Owner will be responsible to meet all costs associated with reinstatement and/or alterations to Council or other Public Authority assets deemed necessary by such Authorities as a result of the development. The Applicant/Owner shall be responsible to obtain an 'Asset Protection Permit' from Council at least 7 days prior to the commencement of any works on the land and obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets.
12. (Previously #8) The subject land must be drained to the satisfaction of the Responsible Authority.

#### Use

13. (Amended #9) Once the use is commenced it must only be used for the above purpose, to the satisfaction of the Responsible Authority.
14. (Previously #10) Alarms must be directly connected to a security service and must not produce noise beyond the premises.
15. (Previously #11) All external lighting must be of a limited intensity to ensure no nuisance is caused to adjoining or nearby residents and must be provided with approved baffles, so that no direct light or glare is emitted outside the site.
16. (Previously #12) Not more than 90 persons are to be present on the premises at any one time without the further written consent of the Responsible Authority.
17. (Previously #13) The permitted use must generally operate between the hours of 6am and 11pm.
18. (Amended #14) The permitted use must provide no less than sixteen (16) car spaces on the site.
19. (New) Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority
20. (Previously #15) The car parking areas and accessways as shown on the endorsed plans must be formed to such levels so that they may be used in accordance with the plans, and must be properly drained and line-marked (where applicable). The car park and driveways must be maintained to the satisfaction of the Responsible Authority.

21. (Previously #16) Prior to the commencement of any works associated with the construction of new car parking spaces, suitable tree barrier(s) must be erected around the nearest tree trunks of protected trees to be retained at least three (3) metres from their trunks to the satisfaction of the Responsible Authority.
22. (Previously #17) Parking areas and access lanes must be kept available for these purposes at all times.

#### Waste Management Plan

23. (Amended #18) Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 4/5/2018, but modified to include:
  - (a) Waste collection occurring within the lot boundaries.
23. (New) The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

#### Melbourne Water Condition

24. (New) Pollution and sediment laden runoff must not be discharged directly or indirectly into Melbourne Water's drains or waterways. Site controls must be installed during construction to ensure that no sediment or litter enters the waterway system.
25. (New) All stormwater drains and on-site detention systems are to be connected to the legal point of discharge to the satisfaction of the Responsible Authority prior to the occupation of the building/s. The requirement for on-site detention will be noted on your stormwater point of discharge report, or it might be required as part of the civil plans approval.
26. (New) Detailed stormwater drainage and/or civil design for the proposed development are to be prepared by a suitably qualified civil engineer and submitted to the Responsible Authority for approval prior to occupation of the development. Plans and calculations are to be submitted with the application with all levels to Australian Height Datum (AHD). All documentation is to be signed by the qualified civil engineer.
27. (New) Stormwater that could adversely affect any adjacent land must not be discharged from the subject site onto the surface of the adjacent land.
28. (New) Prior to works commencing the Applicant/Owner is to submit design plans for all proposed engineering works external to the site. The plans are to be submitted as separate engineering drawings for assessment by the Responsible Authority.
29. (New) The Applicant/Owner is responsible to pay for all costs associated with reinstatement and/or alterations to Council or other Public Authority assets as a result of the development. The Applicant/Owner is responsible to obtain all relevant permits and consents from Council at least 7 days prior to the commencement of any works on the land and is to obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets. Adequate protection is to be provided to Council's infrastructure prior to works commencing and during the construction process.
30. (New) The qualified civil engineer when undertaking civil design must ensure that the landscape plan/s and drainage plan/s are compatible. The stormwater drainage and on site detention system must be located outside the tree protection zone (TPZ) of any trees to be retained.

## Expiry

31. (Amended #19) This permit will expire if one of the following circumstances applies:
- (a) The development is not commenced within two years of the amendment date of this permit;
  - (b) The development is not completed within four years of the amendment date of this permit;
  - or
  - (c) The approved use is recommenced within five years of the amendment date of this permit.

The Responsible Authority may extend the periods referred to if a request is made before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.