

Form 4

**PLANNING  
PERMIT**

Permit No:

**P14/1538**

Planning Scheme:

Mornington Peninsula

Responsible  
Authority:

Mornington Peninsula Shire

**ADDRESS OF THE LAND:**601 Point Nepean Road MCCRAE  
PC 353966 Vol 10131 Fol 455**THE PERMIT ALLOWS:****DEVELOP A DWELLING, GARAGE AND ASSOCIATED WORKS INCLUDING  
EXCAVATION IN ACCORDANCE WITH THE ENDORSED PLANS****THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:****Conditions Nos. 1 to 18 inclusive****Amended plans**

1. Before the developments starts, 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 3 copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
  - a) Roof colours to be of a muted and low reflective tone
  - b) Details of the inclinator, including the manufacturer's name, make and model shown on plans for endorsement
  - c) The inclinator to be of a dark, muted and low reflective tone.
  - d) A screen with a minimum height of 1.7 m from FFL and no more than 25 % transparent provided to the north east elevation of the deck. The screen is to be provided along the interface closest to adjoining property, excluding the gate for access to the inclinator.

**Date Issued: 05/05/2015****Signature for the  
Responsible Authority: \_  
NICK JAY - STATUTORY PLANNER**

Irrelevant / Sensitive



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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-
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5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

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- e) Colours to the materials of the dwelling must be of a muted and low reflective tone shown on plans for endorsement.
- f) Heights or retaining walls shown
- g) A landscaping plan prepared by a suitable landscape professional, that must show:
  - i.
  - ii. Details of surface finishes of pathways and driveways;
  - iii. 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;
  - iv. Landscaping and planting within all open areas of the site;
  - v. Vegetation marked for retention to be marked with protection barriers.
  - vi. All plants to be indigenous to the local Ecological Vegetation Class (EVC) to the satisfaction of the Responsible Authority.

**Layout not altered**

- 2. The layout of the land, the size and type of the buildings and works, including the materials of construction, on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.

**Colours/Materials**

- 3. The materials and colours of the exterior finish of the building must be in accordance with the endorsed plans unless with the further permission of the Responsible Authority.

**Finishes on a boundary**

- 4. Prior to the initial occupation of the dwelling external finishes must be completed to a professional standard to the satisfaction of the Responsible Authority.

**Driveway/Crossover**

- 5. A vehicular crossing must be provided to the standards of the Responsible Authority prior to the initial occupation of the dwelling.
- 6. A driveway must be provided to the land and surfaced to the satisfaction of the Responsible Authority. It must be completed prior to the initial occupation of the dwelling.

**Date Issued: 05/05/2015****Signature for the  
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Irrelevant / Sensitive

**NICK JAY - STATUTORY PLANNER**



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7. All disused or redundant vehicle crossings must be removed and the area reinstated with nature strip, kerb and channel, and footpath to the satisfaction of the Responsible Authority.

**Landscaping**

8. All disturbed surfaces on the land resulting from the development must be revegetated and stabilised to the satisfaction of the Responsible Authority.
9. Within 6 months of the practical completion of the development (or other time agreed to in writing by the Responsible Authority), the landscaping works shown on the endorsed plans must be carried out and completed, to the satisfaction of the Responsible Authority.
10. The landscaping referred to in Condition x above must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced as soon as practicable.

**Engineering Conditions**

11. Before any works associated with the development starts, detailed construction plans of the dwelling must be completed in accordance with planning permit conditions, endorsed plans and Geotechnical Reports Reference Nos. 116269 dated 4 December 2014 by A.S. James Pty Ltd, and 116269/A dated 22 April 2015 by A.S. James Pty Ltd.
12. Any proposed changes to the building footprint or modifications to the building after the date of the report must include a written response from the geotechnical engineer and be submitted to the Responsible Authority to be endorsed.
13. All stormwater drainage and subsoil drainage must be directed to a legal point of discharge in Point Nepean Road to the satisfaction of the Responsible Authority.
14. Prior to the commencement of any works for the development, a Form B 'Structural/Civil/Geotechnical Engineering Declaration' in accordance with the AGS 'Practice Note Guidelines for Landslide Risk Management 2007' must be completed by a Structural Engineer Registered as a Building Practitioner with the Building Practitioners Board Victoria and also a Specialist Geotechnical Engineer or a Specialist Engineering Geologist as defined in the AGS 'Practice Note Guidelines for Landslide Risk Management 2007', and a copy lodged with the Responsible Authority.

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15. Prior to the occupation of the building, a Form G 'Final Geotechnical Certificate' in accordance with the AGS 'Practice Note Guidelines for Landslide Risk Management 2007' must be completed by a Specialist Geotechnical Engineer or Specialist Engineering Geologist as defined in the AGS 'Practice Note Guidelines for Landslide Risk Management 2007', and a copy lodged with the Responsible Authority.

**Screening**

16. Prior to the initial occupation of the development, all required privacy screening devices and fencing shown on the endorsed plans must be installed and completed to the satisfaction of the Responsible Authority.
17. No further building and works or services normal to a dwelling, except those specifically required under the Building Act 1993, may exceed a height of RL 18.5 without the further permission of the Responsible Authority

**Expiry**

18. This permit will expire if the development is not completed within three years of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

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