

LEGEND:

- 1 MASONRY - EXTERNAL PAVING
- 2 ZINCALUME - METAL ROOF SHEETING
- 3 ALUCOBOND - EXTERNAL WALL LINING
- 4 ALUCOBOND - EXTERNAL WALL LINING
- 5 COLOURBOND - EAVES, GUTTER & ROLLER SHUTTER
- 6 PAINT (CUSTOM COLOUR) - EXTERNAL WALL FINISH
- 7 PAINT - EXTERNAL WALL FINISH
- 8 PAINT - EXTERNAL WALL FINISH
- 9 PAINT - EXTERNAL WALL FINISH
- 10 POWDER COATING - WINDOW FRAME FINISH
- 11 EXTERNAL BOLLARD
- 12 EXTERNAL TACTILE INDICATORS (CUSTOM COLOUR)
- 13 BICYCLE RACK

EXTERNAL FINISHES
BOARD

LIEFFLER SIMES ARCHITECTS

YOUNG STREET, NEUTRAL BAY, 2069
2 9809 6342 FAX: 06 2 9809 3828

4000 LEVEL 2, 18 COVINGTON, MELBOURNE 3000
TEL: 06 1655 6244 FAX: 06 1655 6244

PLANNING AND ENVIRONMENT ACT
CITY OF WHITTLESEA

PLANNING SCHEME 7 INCORPORATED
to use Document

Plan referred to in
and/or develop land.

CLAUDE No. 53.03 & 53.01

Sheet 1 of 11

Revised 3/2/11
Date 4.

PLAN APPROVED
PURSUANT TO
CONDITION NO-1
PARTS a) to i) AND
K) to m) ONLY

6.

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9.

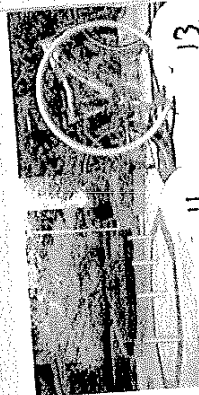
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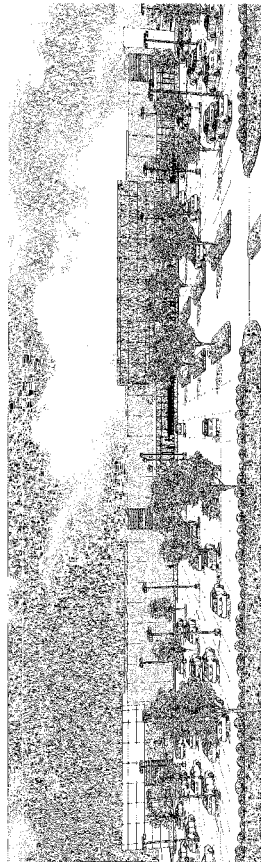
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12.

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[illegible]

2 Locality Plan
Scale NTS

2000

**PLANNING AND ENVIRONMENT ACT
CITY OF WHITLESEA**

Sheet 2 of 2

[Handwritten signature] 376/11
DATE 08/08/2019
V/L AMN
APPROVED

Proposed Development
Old Plenty Road, South Morang

Date	Chk'd
05.03.10	SE
08.12.10	SE

Issue	Amendment
A	ISSUED FOR APPROVAL
C	ISSUED FOR APPROVAL

[illegible]

LEFFLER SIMES ARCHITECTS

Project	2803
Date	DEC 2009
Scale	N7S
Drawn	H. SP



PLAN APPROVED
PURSUANT TO
CONDITIONS NO. 1
(PARTS a) & i)
ARTS 2) & m) ONLY

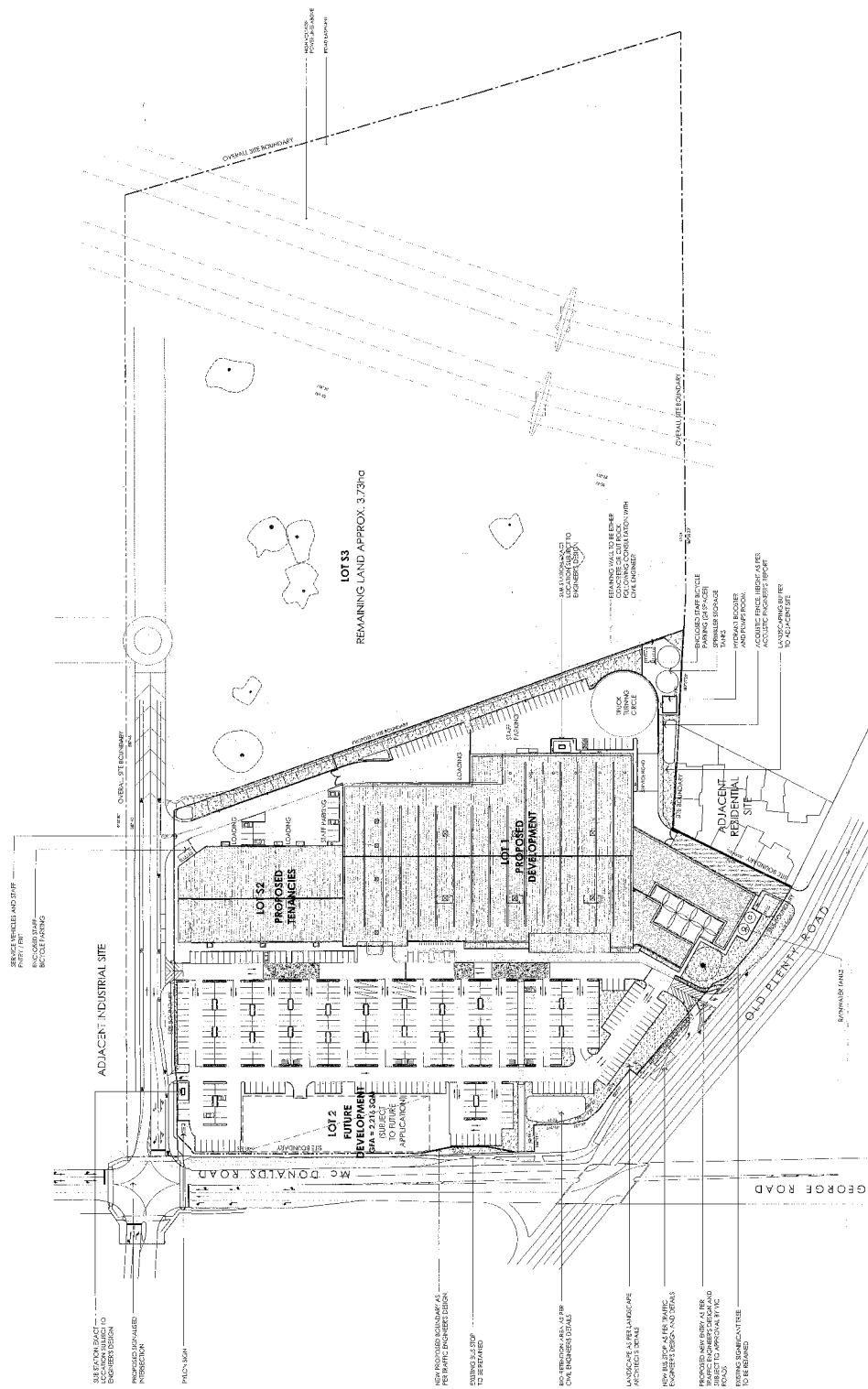
Proposed Development
Old Plenty Road, South Morang

Issue	Amendment	Date	Chkd
A	ISSUED FOR APPROVAL	05.03.10	488
C	ISSUED FOR APPROVAL	08.12.10	536

[illegible]

Project	2803
Date	DEC 2009
Scale	1:100000
Drawn	AS, JL, SK

The figure consists of ten vertically stacked diagrams illustrating the temporal evolution of a vortex tube. Each diagram is labeled with its corresponding time step: $t = 0$, $t = 0.1$, $t = 0.2$, $t = 0.3$, $t = 0.4$, $t = 0.5$, $t = 0.6$, $t = 0.7$, $t = 0.8$, and $t = 0.9$. The diagrams show a cylindrical vortex tube whose shape and internal structure change over time. Key features include the initial radius, the development of secondary vortices or filaments, and the overall deformation of the primary tube. Arrows and labels indicate specific physical quantities like velocity components (v_r , v_θ) and geometric parameters.

[illegible]

PLANNING AND ENVIRONMENTAL RISK

CITY OF WHITESEA
PLANNING SCHEME for water, rates? DELINQUENT
Plan referred to by 140 1356
and for decision made.

CIA-44E No. 52-63 & 81-01

[illegible]

Proposed Development
Old Plenty Road, South Morang

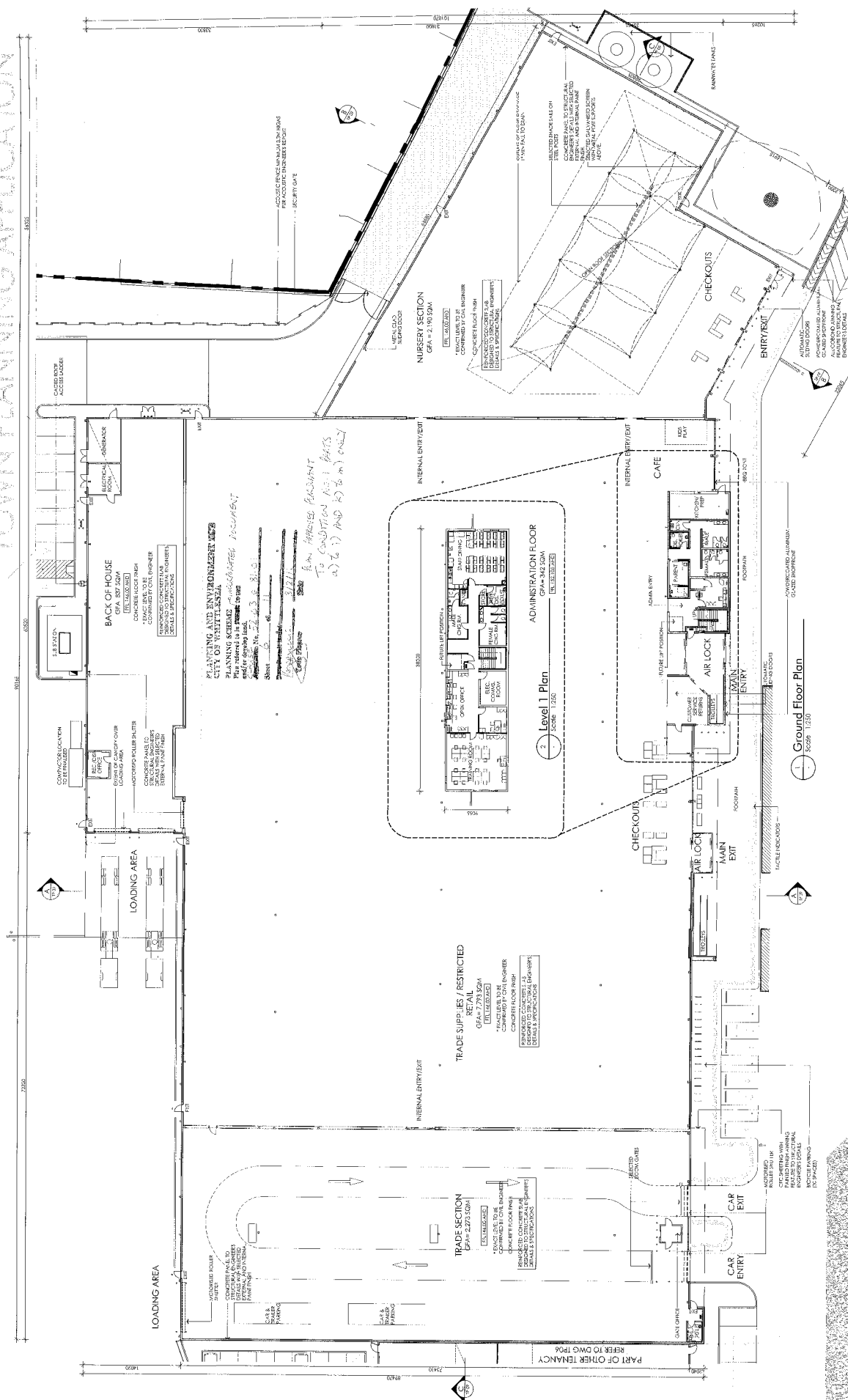
Issue	Amendment	Date	Chkd
A	ISSUED FOR APPROVAL	05.03.10	SJE
C	ISSUED FOR APPROVAL	08.12.10	SJE

Level 2, 168 Court St
Arlington, MA 02463-1579
P +51 2 955-8344
F +51 2 955-8741
E arbolde@arbolde.com
Adm 39 GC 0-1 972

LEFFLER SIMES ARCHITECTS

Project 2803
Date DEC 2009
Scale 1:1000
Drawn JL SK

Figure 1 illustrates the steps of the proposed algorithm. The sequence of diagrams shows a point moving from a starting position, through various geometric constructions (circles, lines, and points), to a final position. The steps are numbered 1 through 15.



Level 2, 1/8 O'Connell
 Melbourne, Vic 3000 AUSTRALIA
 P +61 3 9635 6344
 F +61 3 9634 6233
 E info@pau.org.au
 WWW www.pau.org.au

7 New St, Neutral Bay
 Sydney NSW 2089 AUSTRALIA
 P +61 2 6500 3344
 F +61 2 6500 3328
 E info@pau.org.au
 WWW www.pau.org.au


 Pau Member
 Auditory and
 Vestibular
 Rehabilitation
 Society

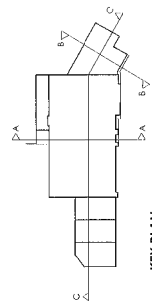
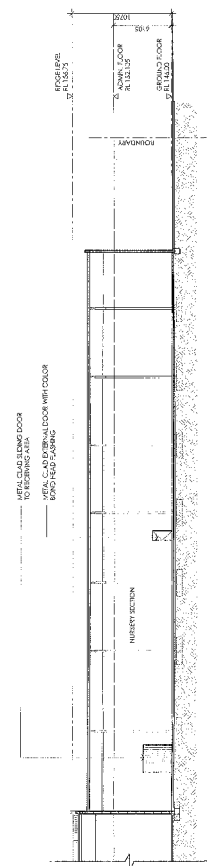
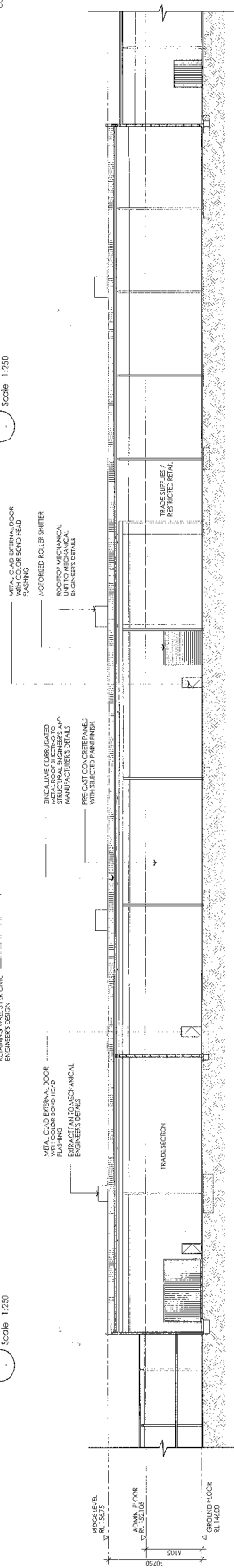
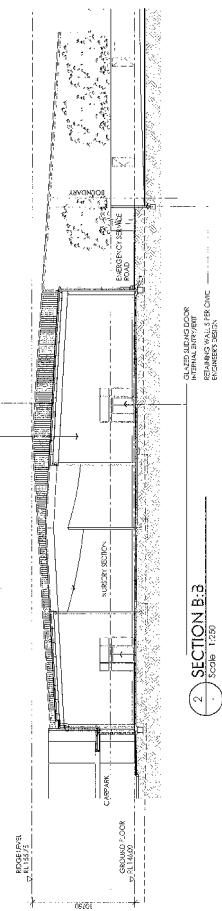
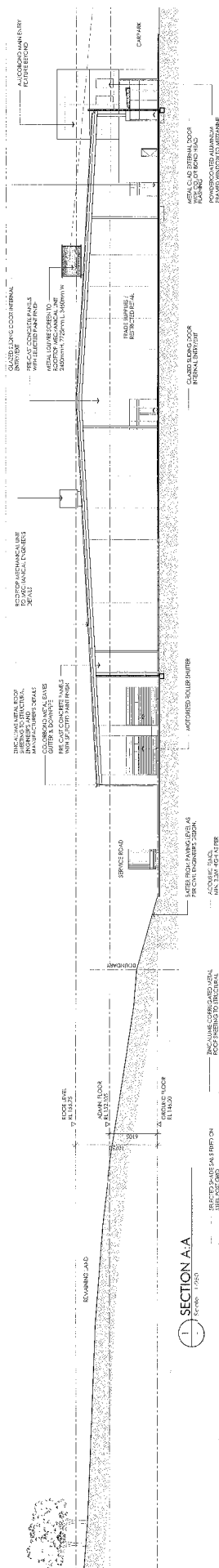
LEFFLER SIMES ARCHITECTS

Issue	Amendment	Date	Chk'd
A	ISSUED FOR APPROVAL	05.03.10	SJE
C	ISSUED FOR APPROVAL	06.12.10	SJE

Proposed Development

Old Plenty Road, South Morang

Project	2803
Date	DEC 2009
Scale	1:250@A1
Drawn	AB, L, SK



KEY PLAN

Proposed Development
Old Plenty Road, South Morang

Date	Chkd
03.03.10	SJE
03.12.10	SJE

Issue	Amendment
A	ISSUED FOR APPROVAL
C	ISSUED FOR APPROVAL

Member

[illegible]

LEFFLER-SIMES ARCHITECTS

PLANNING AND ENVIRONMENT ACT
CITY OF WHITESEA

not referred to in ~~document~~ to use
and/or develop land.
8/2/85

Sheet ~~11~~ 12, of ~~11~~ 12

3/20/11
K. J. [Signature]
[Signature]

CONCLUSIONS

to description No. 1 No. 2 No. 3

8

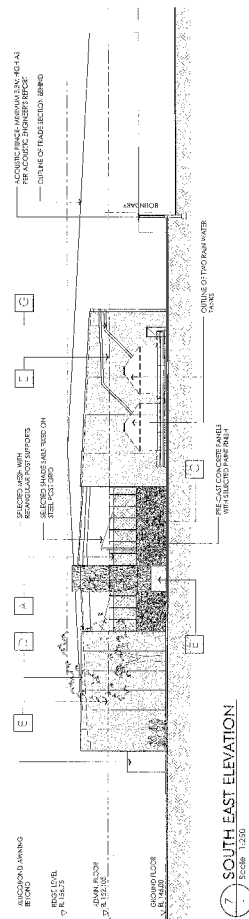
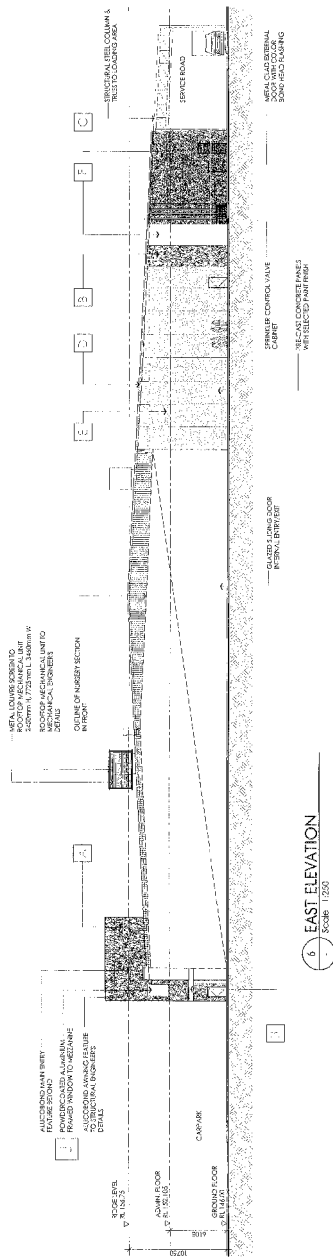
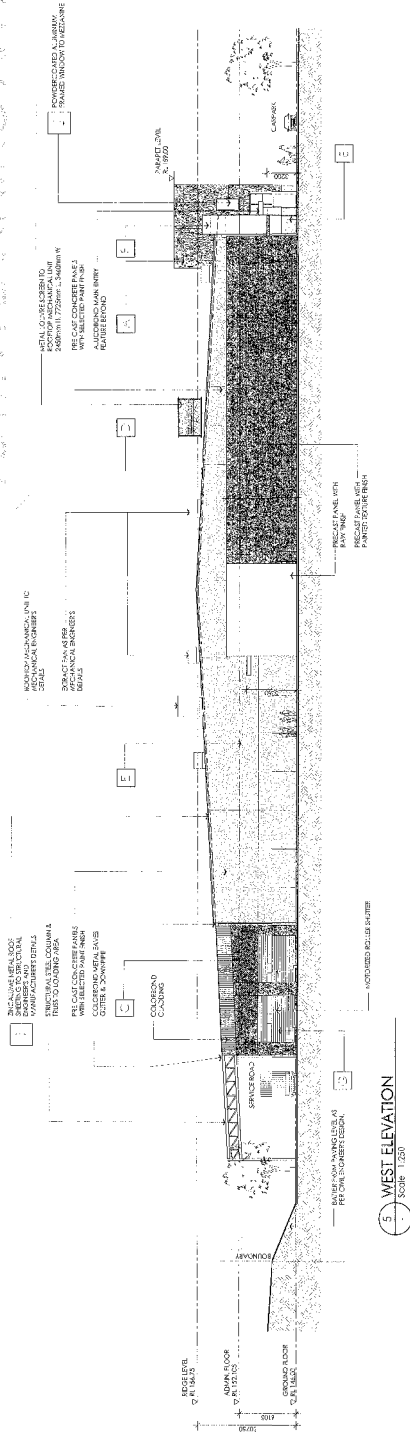
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Project 2803

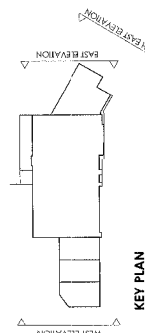
Issue No. 107 Date: DEC-2009 Scale: 1:250 @ A1

Drawing I.S.X.

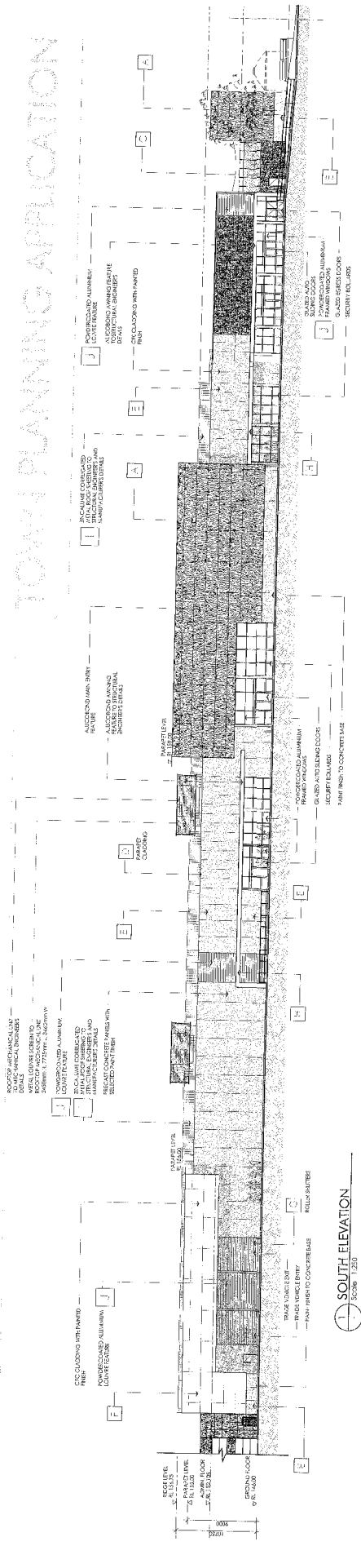
Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%



Finishes (or equivalent colours)	
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	Wathyl, PO-01 Oxygen Blue
	Wathyl, PO-02 Oxygen Dark Grey
	Colobond Fast Finish Wastaray
	Wathyl, PO-05 Oxygen Light Grey
	Wathyl, PO-07 Oxygen Pure White
	Colobond Fast Finish Tontore
	Aurobond, White 01
	Blue Scope Steel Tontore
	Delux Powdercoat Precious Silver



TOWN PLANNING APPLICATION



Finishes (or equivalent colours)

1	Alcobond, Ultramarine Blue 203
2	Wetly, PO-01 Oxygen Blue
3	Wetly, PO-02 Oxygen Dark Grey
4	Alcobond, White 101
5	Wetly, PO-05 Oxygen Light Grey
6	Wetly, PO-07 Oxygen Pure White
7	Colobond Paint Finish, Transfere
8	Alcobond, White 101
9	Blue Scape Steel, Zinc-coated
10	Dalux Powdercoat, Pradious Silver Satin Effect

LEFFLER SIMES ARCHITECTS

11000 110th Avenue, Suite 100
Edmonton, Alberta T6E 4E4
Phone: (780) 443-1100
Fax: (780) 443-1101
Email: info@lefflersimes.com
Web: www.lefflersimes.com

Proposed Development Old Plenty Road, South Morang

4. NORTH ELEVATION CONT.
Scale 1:250

PLANNING SCHEME
City of Whittlesea
Planning Scheme 220000
Site 100/101 Plenty Road
South Morang, Vic 3089

KEY PLAN

FINISHES
Alcobond, Ultramarine Blue 203
Wetly, PO-01 Oxygen Blue
Wetly, PO-02 Oxygen Dark Grey
Alcobond, White 101
Wetly, PO-05 Oxygen Light Grey
Wetly, PO-07 Oxygen Pure White
Colobond Paint Finish, Transfere
Alcobond, White 101
Blue Scape Steel, Zinc-coated
Dalux Powdercoat, Pradious Silver Satin Effect

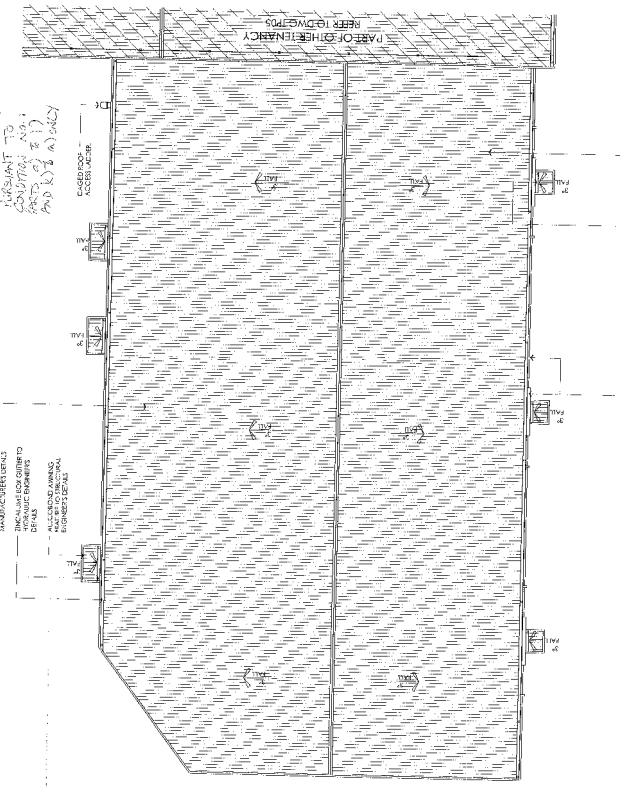
Project	2009
Date	DEC 2009
Scale	1:250 (N)
Drawn	AS, JS

TOWN PLANNING APPLICATION

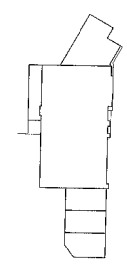
PLANNING AND ENVIRONMENT ACT
CITY OF WHITLESZA
PLANNING SCHEME APPROVED 2014/15
APPROVED FOR THE CITY OF WHITLESZA
APPROVED FOR THE CITY OF WHITLESZA
APPROVED FOR THE CITY OF WHITLESZA

Sheet 8 of 11
Project No. 15/13 & 15/14
Scale 1:500
Date 15/11/15

APPROVED FOR THE CITY OF WHITLESZA
APPROVED FOR THE CITY OF WHITLESZA
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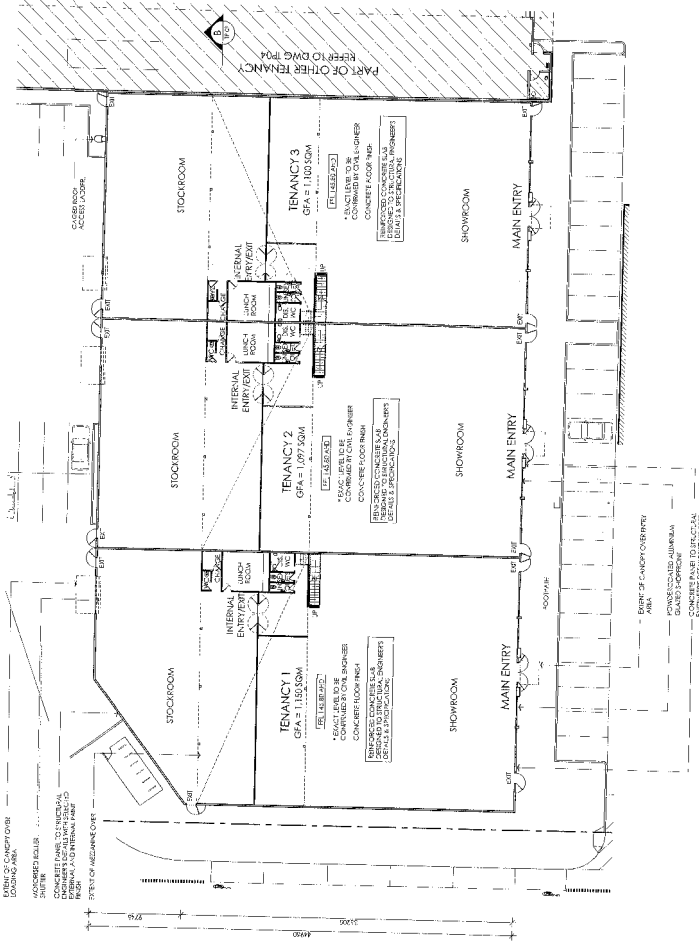


Roof Plans
Scale 1:500



KEY PLAN

Proposed Development Old Plenty Road, South Morang



Ground Floor Plans
Scale 1:500

LEFFLER SIMES ARCHITECTS
Architects
15/13 & 15/14
15/13 & 15/14
15/13 & 15/14
15/13 & 15/14

Issue Amendment
Date 15/11/15
Scale 1:500

Drawn by
Scale 1:500

Check by
Scale 1:500

Project
Date
Scale
Drawn

WHITTLESEA PLANNING SCHEME

WHITTLESEA PLANNING SCHEME

Incorporated Document

Woolworths Oxygen, South Morang, February 2011

**This document is an incorporated document in the Planning Scheme
pursuant to Section 6(2)(j) of the Planning and Environment Act 1987**

INTRODUCTION:

This document is an incorporated document in the Schedule to Clause 52.03 and the Schedule to Clause 81.01 of the Whittlesea Planning Scheme (the Scheme). Despite any provision to the contrary in the Scheme, pursuant to Clause 52.03 of the Scheme, the land identified in this incorporated document may be used and developed in accordance with the specific controls contained in this document. In the event of any inconsistency between the specific controls contained in this document and any provision of the Scheme, the specific controls contained in this document will prevail.

ADDRESS OF THE LAND:

825 Plenty Road, South Morang.

APPLICATION OF PLANNING SCHEME PROVISIONS:

The following provisions (both Clauses and Schedules) of the Scheme do not apply to the land identified in this incorporated document:

- Clause 43.04 - Development Plan Overlay
- Clause 42.02 - Vegetation Protection Overlay
- Clause 52.06 - Car Parking
- Clause 52.07 - Loading and Unloading of Vehicles
- Clause 52.29 - Land Adjacent To A Road Zone, Category 1, Or A Public Acquisition Overlay For A Category 1 Road

THIS DOCUMENT ALLOWS:

Despite any provisions of the Whittlesea Planning Scheme, no permit is required for use and development of the land known as '825 Plenty Road, South Morang', for the purpose of restricted retail, trade supplies and landscape gardening supplies, generally in accordance with following 'Incorporated Plans' and including any amendment of the plans as required under the conditions of this Incorporated Document. Once approved, these plans will be the endorsed plans, and may be amended from time to time by the responsible authority.

Drawing Number	Drawing Title
TP00 - Issue A	Locality Plan & Streetscape Perspective
TP01 - Issue A	Existing Site Conditions
TP02 - Issue A	Overall Site Plan
TP03 - Issue A	Site Plan
TP04 - Issue A	Floor Plan
TP05 - Issue A	Roof Plan
TP06 - Issue A	Floor & Roof Plans of Other Tenancy
TP07 - Issue A	Elevations
TP08 - Issue A	Elevations
TP09 - Issue A	Sections

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

1. Prior to the commencement of development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, piling, footings, ground beams and ground slab, detailed plans to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plans will be endorsed and form part of this Incorporated Document. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the Incorporated Plans but modified to show:
 - a. The amendments shown in Amendment P2 to site plan TP03;
 - b. One (1) shower to provide end of trip facilities for cyclists for the use of staff;
 - c. Any alterations required to accommodate bus stops and infrastructure along Plenty and McDonalds Roads, to the satisfaction of the Director of Public Transport;
 - d. Detailed plans including bus swept paths which ensure all buses are able to access and egress and stop efficiently, to the satisfaction of the Director of Public Transport;
 - e. Details of all bus shelters / walkways including seating in plan and cross section, Disability Discrimination Act (DDA) compliant, to the satisfaction of the Director of Public Transport;
 - f. Any widening of the Plenty Road reservation to cater for the proposed access, to the satisfaction of VicRoads and the Director of Public Transport. The widening must comply with VicRoads Condition Nos. 42 and 43.
 - g. The agreed location of the relocated bus stop facilities on Plenty Road to cater for the proposed access, or the removal / relocation of access if agreement to the bus stop relocation cannot be reached, to the satisfaction of VicRoads and the Director of Public Transport;
 - h. A shared footpath and bicycle lane within the 22metre wide road reserve shown in Amendment P2 to site plan TP03;
 - i. An acoustic fence 3.3m high to be constructed along part of the eastern site boundary generally in accordance with Figure 1 of Elizabeth Hui's Expert Witness Statement dated 7 June 2010;
 - j. Access to and throughout the buildings in accordance with Australian Standards: AS 1428.1 -2001, AS 1428.2 -1992, AS 1428.3 -1992 and AS/NZ 1428.4 -2002 and conforming with the objectives of the Disability Discrimination Act 1992 (Commonwealth) to the satisfaction of the Responsible Authority. This must be in the form of an additional plan and report prepared by a suitably qualified and accredited person. If for any reason a Standard is not applicable, then this must also be contained in the Access report;
 - k. Speed deterrent devices along the main east – west road through the site;
 - l. Screening devices for the plant and equipment located above the roofline of the building. The type, height and materials of the screening devices must be nominated; and
 - m. A printed sample of all external colours, materials and finishes.
2. The use and development must be carried out generally in accordance with the endorsed plans that may be approved from time to time by the Responsible Authority.

Materials and Finishes

3. Before the development commences a schedule and sample panel of all external materials and finishes showing materials, colours and finishes, roof and glazing treatment be submitted to the satisfaction and approval of the Responsible Authority.

Landscaping

4. Before the development commences a landscape plan *prepared by a person suitably qualified or experienced in landscape design* to the satisfaction of the Responsible

Authority must be submitted to and approved to the satisfaction of the Responsible Authority. The plan must be drawn to scale with dimensions and three copies must be provided. When approved, the plan will be endorsed and will then form part of this incorporated document. The landscaping plan must be amended to show retention of the River Red Gum which is located adjacent to Plenty Road.

5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose, *including that any dead, diseased or damaged plants are to be replaced.*

Crossovers

6. Any redundant crossovers to the development from Plenty Road and McDonalds Road shall be removed and the kerb, channel, footpath and nature strip reinstated to the satisfaction of and at no cost to VicRoads.

Cultural Heritage Report

7. A revised Cultural Heritage report to be undertaken in accordance with the relevant provisions to Schedule 2 of the Development Plan Overlay Schedule 25. The findings of this report must be undertaken from on the subject site to the satisfaction of the Responsible Authority.

Construction Management

8. Before the development commences, a Construction Management Plan must be submitted to and approved to the satisfaction of the Responsible Authority. The Construction Management Plan must include the following:
 - a. Measures to minimise and control noise, sediment, and dust and litter escaping from construction works;
 - b. Measures to minimise the impact of construction vehicles arriving and departing from the land;
 - c. Measures to minimise the impact upon local amenity;
 - d. The management of waste collection and soil removal from the construction site; and
 - e. Access routes for construction vehicles;

Waste Management

9. Before the use commences a Waste Management Plan for the site must be prepared by suitably qualified professionals and must be submitted to and approved to the satisfaction of Responsible Authority. When approved, the plan will be endorsed and will then form part of this Incorporated Document. The waste management plan must apply to all development and ongoing uses on the site. The plan should include the following:
 - a. Adequate areas have been set aside for storage and disposal of waste;
 - b. The type of waste and recyclable materials, bins and containers;
 - c. The location and space allocated for storage of waste and recyclable materials, bins and containers;
 - d. Collective service arrangements including the frequency and times of collection;
 - e. The path of access for both users and collection vehicles; and
 - f. Measures to manage and minimise noise, odour and litter.
10. Unless with written consent from the Responsible Authority, aside from the nursery section as shown on the endorsed plans, goods or packaged materials must not be stored or left exposed outside the building so as to be visible to the public from a road or other public place.

Drainage Management

11. Before development commences a Drainage Management Plan must be prepared and submitted to the relevant Water Authority and the Responsible Authority. Once to the

satisfaction of the Responsible Authority and Melbourne Water, the Drainage Management Plan will be endorsed under this Incorporated Document. The Drainage Management Plan should include (as relevant):

- a. Construction of a 1350mm diameter Main Drain on the north side of McDonalds Road from the west end of the property to a connection point provided for further west (as required by the Melbourne Water Drainage Scheme);
 - b. That the entire catchment is to drain to the southwest corner of the site; and
 - c. That the major 1 in 100 ARI storm flow path must be directed towards the North-South connector road on the western boundary and diverted south towards McDonalds Road flowing to the west.
12. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building(s) without the prior written consent of the Responsible Authority.

Car parking and Loading

13. Before the use commences, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
- a. Constructed;
 - b. Properly formed to such levels that they can be used in accordance with the plans;
 - c. Surfaced with an all-weather sealcoat;
 - d. Drained and maintained;
 - e. Line marked to indicate each car space and all access lanes; and
 - f. Properly lit,
14. Car parking spaces for the sole use of vehicles suitably identified as those of disabled persons must be provided to the satisfaction of the Responsible Authority.
15. The loading and unloading of goods from vehicles must only be carried out on the land and only between the hours of 6am and 10pm, 7 days a week.
16. A signage and line marking plan applicable to the subject site should be submitted for approval to the Responsible Authority.

Noise, Lighting and Amenity

17. Noise emitted from the premises must not exceed limits prescribed by the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.
18. The fire pumps shed must be appropriately designed and constructed to ensure that noise from the pumps does not exceed the relevant SEPP N-1 limit.
19. All external lighting must be appropriately baffled to the satisfaction of the Responsible Authority.
20. All external building elevations, fixtures and works must be maintained in good condition at all times in accordance with the schedule of finishes shown on the endorsed plans to the satisfaction of the Responsible Authority.
21. The amenity of the area must not be detrimentally affected by the use or development through the:
- a. Transport of materials, goods or commodities to and from the land;
 - b. Appearance of any building, works or materials;
 - c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
 - d. Presence of vermin.
22. At all times during the construction phase of the development, the holder of this Incorporated Document shall take measures to ensure that pedestrians are able to use with safety any footpath along the boundaries of the site.

23. All goods and/or waste receptacles shall be screened from public view to the satisfaction of the Responsible Authority.
24. During the construction phase, a truck wheel washing facility or similar device must be installed and used to the satisfaction of the Responsible Authority so that vehicles leaving the site do not deposit mud or other materials on roadways. Any mud or other materials deposited on roadways as a result of construction works on the site must be cleaned to the satisfaction of the Responsible Authority within two hours of it being deposited.
25. No fencing of any type is to be erected along the frontage of the site unless approval in writing has been granted by the Responsible Authority.
26. Adequate provision shall be made for the storage and collection of garbage and other solid wastes within the curtilage of the site. This area shall be properly graded and drained, and screened from public view to the satisfaction of the Responsible Authority.
27. The site shall at all times be kept in a neat and tidy condition to the satisfaction of the Responsible Authority. Any litter shall be immediately removed from the site and surrounding area at the written direction of the Responsible Authority.
28. The holder of this Incorporated Document must promptly remove or obliterate any graffiti on the subject site which is visible to the public and keep the site free from graffiti at all times to the satisfaction of the Responsible Authority.
29. Any litter generated by building activities on the site shall be collected and stored in an appropriate enclosure, which complies with Council's Code of Practice for building/development sites. The enclosures shall be regularly emptied and maintained such that no litter overflows onto adjoining land. Prior to occupation and/or use of the building, all litter shall be completely removed from the site.

VicRoads

30. Before the commencement of the access works along Plenty Road, or other time agreed in writing with the Director of Public Transport, the bus stop and shelter including all associated infrastructure, must be relocated or replaced at a cost born by the holder of this Incorporated Document to the satisfaction of the Director of Public Transport and in compliance with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002.
31. The holder of this Incorporated Document must take all reasonable steps to ensure that disruption to bus operations along Plenty and McDonalds Road is kept to a minimum during construction. Foreseen disruptions to bus operations must be communicated with mitigation measures to the Director of Public Transport and bus operators one (1) week prior.
32. The holder of this Incorporated Document must install traffic signals at the intersection of McDonalds Road and the proposed access road at the site's western boundary, shown on a plan to the satisfaction of VicRoads.
33. Access to the adjacent property (SP AusNet) must be investigated and resolved as part of this signalised intersection design.
34. Prior to the commencement of construction works, a plans showing the functional layout of the proposed left in/ left out access point to Plenty Road must be prepared to the satisfaction of VicRoads.
35. As part of the design approval process, a plan showing the composition of the intersection layout must be prepared to the satisfaction of VicRoads.
36. All proposed access works including turn lanes and deceleration lanes must be designed and constructed in accordance with AustRoads 'Guide to Traffic Engineering Practice Part 5' and VicRoads' 'Road Design Guidelines'.

37. The holder of this Incorporated Document shall be responsible for the relocation and reinstatement of any trees, road furniture and any other services that may be required as part of the development, to the satisfaction of and at no cost to VicRoads.
38. Any works within the Plenty Road and McDonalds Road road reserve associated with the proposed development shall be performed at no cost and to the satisfaction of VicRoads and the Responsible Authority.
39. Work site traffic management must be in accordance with "Road Management Act 2004 – Worksite Safety Traffic Management – Code of Practice" and AS 1742.3 – 2009 Part 3 Traffic control devices for works on roads. If Traffic congestion becomes excessive at any time, the contractor must undertake measures to ease congestion.
40. A traffic management plan is to be submitted to VicRoads for its consideration at least 14 days prior to the commencement of any works on-site. No traffic management devices are to be erected on Plenty Road or McDonalds Road until VicRoads issues authorisation for the erection of those devices in accordance with the traffic management plan.
41. Any widening of the Plenty Road reservation to cater for the proposed access shall be transferred at no cost to VicRoads or the Responsible Authority.
42. In areas set aside for car parking, measures must be taken to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.
43. A sign to the satisfaction of the Responsible Authority must be provided directing drivers to the area set aside for car parking and must be maintained to the satisfaction of the Responsible Authority. The sign must not exceed 0.3 square metres in area.
44. Vehicles under the control of the operator of the use or the operator's staff must not be parked on the nearby roads.
45. The loading and unloading of goods from vehicles must at all times be carried out on the land within the specified loading area on the site.
46. No fewer than 481 car spaces must be provided on the land for the use and development including 7 car spaces clearly marked for the disabled.
47. Vehicular access to the sites shall be constructed in accordance with the requirements of the Responsible Authority. must be by way of a vehicle crossing constructed in accordance with Council's Vehicle Crossing Specifications to suit the proposed driveway(s) and the vehicles that will be using the crossing(s). The location, design, and construction of the vehicle crossing(s) must be approved by the Responsible Authority. Any existing unused or redundant crossing(s) must be removed and replaced with concrete kerb, channel and nature strip to the satisfaction of the Responsible Authority. All vehicle crossing works are to be carried out with Council supervision under a Road Opening Permit.

ESD

48. The ESD Report by AECOM dated 21 May 2010 must be endorsed prior to commencement of construction.

River Red Gum

49. The tree located adjacent to Plenty Road should be subjected to hazard reduction pruning before construction works commence, including pruning back of the northern side of the crown. It must be undertaken under the supervision of an arborist very experienced in hazard reduction pruning works of mature River Red Gums and according to the Australian Pruning Standard AS 4373:1996. The long term health, aesthetic appeal and wild life habitat properties of the trees must be maintained during the pruning.
50. A tree protection fence at least 1.8m tall and of chain and mesh type must be constructed around the tree. It must be constructed to as close to the red hashed

circular out line as shown on the TP03A plan by Leffler Simes as possible, yet which still allows construction to proceed in a safe and efficient manner whilst protecting the trees. The fence must not be moved during the construction period unless after discussion with the consulting arborist. Mulch must be laid to a depth of some 75mm within after killing off the grass.

51. No fill nor rubbish may enter the fence, nor excavation for any purpose of greater than 100mm depth within (unless under arboricultural supervision and signed off by the consulting arborist as not being harmful to the tree).
52. The soil around the tree in the close vicinity of the works must receive periodic irrigation over the summer and autumn periods of construction, such that the root zones are never allowed to dry out. Any pruning must be undertaken according to the Australian Pruning Standard AS 4373:1996.
53. Any soil excavation or compaction within the tree protection fence must be avoided unless it has been shown by non root destructive exploratory trenching under arboricultural supervision to the satisfaction of the Responsible Authority that it is unlikely to adversely impact on the longevity of the tree to do so.

Expiry

54. Notwithstanding other provisions of these conditions, the development permitted by this Incorporated Document will expire if any of the following circumstances applies:
 - a. The development is not started within two (2) years of the date of the gazettal of the approved amendment;
 - b. The development is not completed within six (6) years of the date of the gazettal of the approved amendment.

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

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