

Appendix 6 – Notice of Decision to Grant a Planning Permit ConditionsPlans

1. Before the use and development 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 three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) The height of the proposed retaining walls for the garden supplies are to be a maximum 1.5m in height.
2. The layout of the development on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Dwelling

3. The building is to comply with the requirements of the Building Regulations 2006, and a Building Permit must be obtained before the commencement of the development approved by this permit.
4. The dwelling must not be occupied before it is connected to an approved all waste septic system of sufficient capacity to handle all sewage and sullage from the dwelling. Such system must be designed, installed and maintained to the satisfaction of the Responsible Authority.

Use

5. Without the prior written consent of the Responsible Authority, the permitted use must only operate, Monday – Sunday 7am to 6pm.
6. The use must be managed to the satisfaction of the Responsible Authority so that amenity of the area is not detrimentally affected, through the:
 - (a) Patrons entering and leaving the premises
 - (b) Transport of materials, goods or commodities to or from the land.
 - (c) Appearance of any buildings, works or materials.
 - (d) Use of fertilisers and pesticides being emitted beyond the site boundaries.
 - (e) Emission of odour from any compost, fertiliser and the like, beyond the boundaries of the site.

Engineering

7. Before the use or occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) Paved with crushed rock or gravel of adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of the sub-grade and the vehicles which will use the areas.
 - (b) Adequately drained.
 - (c) Marked to indicate each car space and all access lanes.

to the satisfaction of the Responsible Authority.

8. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
9. Stormwater is to discharge to a point on the allotment a minimum of 18m down slope and away from all buildings on site whilst still being contained within the allotment boundaries. Any overflow is to be dispersed as sheet flow.
10. Protective kerbs of a minimum height of 150mm must be provided to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.
11. A minimum of 1 car space must be provided for the exclusive use of disabled persons. The car spaces must be provided as close as practicable to a suitable entrance of the building and must be clearly marked with a sign to indicate that the spaces must only be utilised by disabled persons. The dimensions of the disabled car spaces must be in accordance with the current Australian standards, AS 2890.6.
12. All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property. (Note that turning templates will need to be provided to Council for verification).
13. Prior to the commencement of works, the existing vehicle crossing must be constructed to a rural standard in accordance with Council's Standard Drawings with a minimum width of 6 metres to facilitate two –way traffic movements.
14. All pedestrian access to buildings must be designed and constructed to comply with the Disability Discrimination Act.
15. Civil and landscape works must be fully constructed and completed to the satisfaction of the Responsible Authority prior to the commencement of use or occupancy, whichever comes first or applies.
16. All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.

Development Conditions

17. Construction activities must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) Transport of materials, goods or commodities to or from the land.
 - b) Inappropriate storage of any works or construction materials.
 - c) Hours of construction activity.
 - d) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - e) Presence of vermin.

Permit Expiry

18. This permit will expire 10 years from the date of issue of this permit, at which time the use authorised by this permit shall cease.

Notes:

- All drains contained within the allotment, except in drainage easements, must remain the property of the landowners and must not be taken over by Council for future maintenance.
- All vehicle pathways contained within the allotment, other than stated in this permit, must remain the property of the landowners and must not be taken over by Council for future maintenance.
- Relevant Council consents, including but not limited to a 'Consent to work with a road reserve' will be required from Council prior to development.
- Any proposed vehicle crossings must have clearance from other services, public light poles, street sign poles, other street furniture, trees and any traffic management devices.