

Appendix 6 – Proposed Conditions

1. Before the 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 on-site detention system.
 - b) The proposed zincalume roofing replaced with roofing material that is in keeping with the character of the area.
 - c) The car space of Unit five with a carport.
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. 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.
4. Before the development starts, drainage plans and design calculations for the proposed development must be submitted to Council's Engineering Services Unit Att: Infrastructure Planning Coordinator for approval.
5. The maximum storm water discharge rate from the proposed development is 9.79 litres per second. An on-site stormwater detention system will need to be installed in accordance with plans and specifications to be submitted to Council's Engineering Services Unit Att: Infrastructure Planning Coordinator for approval
 - o The following design parameters for the on-site detention system must be used:
 - o Time of Concentration for the catchment: $T_c = 19.35$ mins
 - o Travel time from the discharge point to the catchment outlet: $T_{so} = 5.95$ mins
 - o Weighted coefficient of runoff at the initial subdivision: $C_w = 0.45$

All on-site stormwater must be collected from the hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from the driveway onto the footpath.

6. Stormwater must not be discharged from the site other than by means of an underground pipe drain discharged to a legal point of discharge to the satisfaction of the Responsible Authority.
7. Prior to covering of the on-site detention system, the developer must contact Council's Engineering Department to organise inspection of the works.
8. All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.
9. All associated works related to the development that encroaches into any road reserve must require the approval of the Responsible Authority.
10. No permanent/temporary structure is to be located above an easement unless approval is granted by the Responsible Authority.
11. Any proposed vehicle crossing must be constructed to a residential standard in accordance with Council's Standard Drawings prior to the commencement of works. A 'Consent to Work within a Road Reserve' must be obtained from Council prior to the commencement of construction.
12. Before the development starts, a landscape plan prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) Location and identification of all proposed plants.
 - b) 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.
 - c) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - d) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - e) Details of surface finishes of pathways and driveways.
 - f) Canopy trees within the front setback and rear garden areas to Council's satisfaction.All species selected must be to the satisfaction of the Responsible Authority.
13. 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.
14. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two years of the date of this permit.

b) The development is not completed within four 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 six months afterwards (for a request to extend the time to commence the development) or twelve months after the permit expires (for a request to extend the time to complete the development).

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, shall remain the property of the landowners and shall not be taken over by Council for future maintenance.
- Relevant permits, including but not limited to a road opening permit will be required from Council prior to development.
- Council's waste collection vehicles will not enter any allotment to collect bins.
- The proposed vehicle crossing(s) must have clearance from other services, public light poles, street sign poles, other street furniture and any traffic management devices.