

**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) An on-site detention system.
  - (b) The dimensions of the vehicle crossover adjacent to the footpath or the kerb.
2. The development of the land as shown on the endorsed plan must not be altered or modified without the written consent of the Responsible Authority.
3. Before the occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
4. The landscaping shown on the endorsed plans must be completed and 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.
5. 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.
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. The maximum storm water discharge rate from the proposed development is 4.3 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

The following design parameters for the on-site detention system must be used:

- Time of Concentration for the catchment:  $T_c = 14.43$  mins
- Travel time from the discharge point to the catchment outlet:  $T_{so} = 3.5$  mins
- Weighted coefficient of runoff at the initial subdivision:  $C_w = 0.45$

**\*\*The above must be added and filled if the applicant chooses to provide the on-site detention system later as part of the amended plans set.\*\***

8. Prior to covering of the on-site detention system, the developer must contact Council's Engineering Department to organise inspection of the works.

9. The widening of the existing vehicle crossover must be constructed to a residential standard in accordance with Council's standard drawings prior to the commencement of works. A vehicle crossing permit must be obtained from Council prior to construction.
10. All existing conditions affected by the development works shall be reinstated at no cost and to the satisfaction of the Responsible Authority.
11. The construction activity 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 run-off, waste products, grit or oil, or mud and debris on adjoining roads.
  - (e) Presence of vermin.The conduct of the construction shall, at all times, be to the satisfaction of the Responsible Authority.
12. Where external lighting is provided it must be fitted with suitable baffles and located so as to prevent the emission of direct light onto adjoining properties or roadways to the satisfaction of the Responsible Authority.
13. This permit will expire if the development is not commenced within 2 years of the date of issue and completed within 4 years from the date of issue. An extension of time may be sought in writing up to six months after the expiry date of the permit.

**Notes:**Engineering (Infrastructure Planning)

- 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.
- Council's waste collection vehicles will not enter the subject land to collect bins.
- All vehicle pathways contained within the allotment, other than stated in this permit, must remain the property of landowners and must 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.
- 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.