

**Notice of Decision to Grant a Permit - Conditions**

A Notice of Decision to Grant a Planning Permit is recommended to be issued subject to the following 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) Detail of the acoustic qualities of the fencing and all windows of the children's rooms to be acoustically shielded through double glazing or other measures in accordance with the recommendations of a qualified acoustic engineer as set out in a report required by Condition 4.
  - (b) A landscape plan in accordance with Condition 5.
  - (c) Any amendments to plans to accord with the Waste Management Plan required by Condition 7.
- 2) The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
- 3) Prior to the commencement of the use, a Parking Management Plan must be submitted to and approved by the responsible authority. The Parking Management Plan must include:
  - (a) How the allocation of car spaces will be managed, including the provision of staff parking during the operating hours and the provision of parent car spaces during the morning and afternoon peak periods.
  - (b) Which car spaces will be occupied by staff first.
  - (c) Availability of parent parking during the middle of the day.
  - (d) Arrangements for delivery vehicles.
  - (e) Encouraging use of bicycles and shared transport arrangements.
  - (f) Intended education of parents and staff about the Parking Management Plan such as through an orientation session or the like.
- 4) Before the development commences, a report prepared by a suitably qualified acoustic consultant must be submitted to the satisfaction of the Responsible Authority. The report must detail recommendations with respect to the provision of glazing of windows and acoustic fences around the property boundary to mitigate the emission of noise from the site. The measures to be taken must be documented on the endorsed plans, to the satisfaction of the Responsible Authority.
- 5) No building or works shall be commenced until a landscape plan prepared by a suitably qualified and experienced person or firm has been submitted to and endorsed by the Responsible Authority. This plan when endorsed shall form part of this permit. This plan shall show:
  - (a) Location and identification of all proposed plants.

- (b) A survey of all existing vegetation, abutting street trees, natural features and vegetation.
  - (c) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
  - (d) Planting within and around the perimeter of the site comprising trees and shrubs capable of softening the activities within the property,
  - (e) A schedule of the botanical name of all trees and shrubs proposed to be retained and those to be removed.
  - (f) The proposed design features such as paths, paving, lawn and mulch.
  - (g) A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant.
- 6) Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the responsible authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the responsible authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the responsible authority. The Plan must be to the satisfaction of the responsible authority and must also include the following:
- (a) Delivery and unloading points and expected frequency.
  - (b) A liaison officer for contact by owners / residents and the responsible authority in the event of relevant queries or problems experienced.
  - (c) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services.
  - (d) Hours for construction activity in accordance with any other condition of this permit.
  - (e) Measures to control noise, dust, water and sediment laden runoff.
  - (f) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan.
  - (g) Any construction lighting to be baffled to minimise intrusion on adjoining lots.
- 7) Prior to the endorsement of the plans under Condition 1, a Waste Management Plan (WMP) must be submitted to the responsible authority for approval and must address the following:
- (a) Adequate provision for the storage of garbage, bottles, solid waste and recycling materials and demonstrate an adequate number of bins can be provided within the basement.
  - (b) Details of the collection arrangements by a private contractor including the hours of collection.

- (c) Arrangements to maintain all bins and receptacles in a clean and tidy condition and free from offensive odour.

All to the satisfaction of the responsible authority.

- 8) The use must operate in accordance with the approved Waste Management Plan except with the written consent of the responsible authority.
- 9) Unless with the prior written consent of the Responsible Authority, not more than 90 children are permitted on the premises at any one time. This excludes children not enrolled at the centre.
- 10) Except with the prior written consent of the Responsible Authority, the hours in which children may be cared for on-site must be confined to:
  - Monday to Friday: 7am to 6.30pm
- 11) The site must make available at all times 21 car parking spaces for the use of staff and visitors and must be suitably line marked at all times, to the satisfaction of the Responsible Authority.
- 12) Parking areas, loading bays and access lanes must be kept available for these purposes at all times.
- 13) The amenity of the area shall not be detrimentally affected by the use or development, through:
  - (a) Transportation of materials, goods or commodities to or 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;
  - (d) Presence of vermin; and
  - (e) In any other way.
- 14) All security alarms or similar devices installed on the land must be of a silent type approved by the Standards Association of Australia and be connected to a registered security service.
- 15) No amplified public address system or other amplified sound is to be used in the external areas of the childcare centre except in cases of emergency.
- 16) All outdoor lighting must be baffled and/or located to the satisfaction of the responsible authority to prevent light from the site causing detriment to the locality.
- 17) Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) 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.
- (e) Line-marked to indicate each car space and all access lanes.
- (f) Clearly marked to show the direction of traffic along the access lanes and driveways

to the satisfaction of the responsible authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

- 18) A minimum of one car spaces 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.
- 19) Prior to the commencement of works, any proposed vehicle crossing must be constructed to an industrial standard in accordance with Council's Standard Drawings.
- 20) All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.
- 21) As per the Planning Scheme, have corner splays or areas at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
- 22) All pedestrian access to buildings must be designed and constructed to comply with the Disability Discrimination Act.  
  
A 'Consent to Work within a Road Reserve' must be obtained from Council prior to the commencement of construction.
- 23) The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the responsible authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the responsible authority in writing.
- 24) The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the responsible authority.
- 25) The location of the signs (including the size, nature, panels, position and construction) shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 26) The signs must be constructed and maintained to the satisfaction of the Responsible Authority.

27) The permit for the display of business identification signs expires on the cessation of use of the land for a child care centre.

28) This permit will expire if:

- (a) The development and/or use does not start within two (2) years from the date of this Permit.
- (b) The development is not completed within four (4) years of the date of this Permit.

An extension of time may be sought in writing up to six months after the expiry of the permit

**Notes:**

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.