

Appendix 6 - Planning Permit (Conditions) - dated 9 January 2018

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) The on-site detention system and design calculations.
 - (b) A window to the study of Dwelling 1 and bedroom 2 of Dwelling 2. This will ensure that these rooms maximise the use of solar access.
 - (c) The garage of Dwelling 2 must be set back 5.4 metres from the front boundary. This will prevent vehicles from overhanging onto the footpath.
 - (d) That condition 3 is satisfied.
 - (e) Landscape plan to satisfy condition 5.
2. Before the development starts the removal, replacement and amenity cost involved in the removal of the tree located close to the proposed crossover of Dwelling 1 must be payable to Council. These costs will be based on the provision of two semi mature trees calculated in accordance with the Council's Tree Planting and Removal Policy.
3. Before the development starts, the approved plans and formal approval to build over easement from Council's Engineering Department and City West Water must be submitted to Council.
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. 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) One canopy tree within the front setback area of all the dwellings.
 - (b) Location and identification of all proposed plants.
 - (c) 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.
 - (d) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - (e) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.

(f) Details of surface finishes of pathways and driveways.

All species selected must be to the satisfaction of the Responsible Authority.

6. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
7. No permanent structure is to be located above an easement unless approval is granted by the Responsible Authorities.
8. All associated works related to the development that encroaches into any road reserve must require the approval of the Responsible Authority.
9. Any pit located within a proposed vehicle crossing must be modified to take vehicle loadings and the pit lid must be flush with the surrounding concrete surface, to the satisfaction of the Responsible Authority.
10. The maximum storm water discharge rate from the proposed development is 6.57 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 shall be used:

- (a) Time of Concentration for the catchment: $T_c = 7.67$ min
- (b) Travel time from the discharge point to the catchment outlet: $T_{so} = 0.36$ min
- (c) Weighted coefficient of runoff at the initial subdivision = 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.

11. Prior to the covering of the on-site detention system, the developer must contact Council's Engineering Department to organise an inspection of the works.
12. Any proposed vehicle crossings 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.
13. 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.
14. All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.
15. 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.
 - (f) Any other way to the satisfaction of the Responsible Authority.
16. The following must be undertaken to the requirements and satisfaction of the Responsible Authority prior to the occupation of any of the dwellings hereby permitted:
- (a) The landscaping works as described on the endorsed plan must be carried out and completed and thereafter maintained.
 - (b) Drainage from all new dwellings must be directed to the approved legal point of discharge.
 - (c) The development must be connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - (d) The car parking and driveway areas must be constructed with concrete in accordance with the endorsed plan.
17. This permit will expire if one of the following circumstances applies:
- (a) The development is not commenced within two years of the date of this permit.
 - (b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made, in writing, before or within six months of the relevant expiry date.

NOTES:

The building must comply with the Building Regulations and the Building Code of Australia.

All drains contained within the allotment, except in drainage easements, shall remain the property of the landowners and shall not be taken over by Council for future maintenance.

Council's waste collection vehicles will not enter any allotment to collect bins.

Bins must be placed out for collection by 6am on the day of collection and must not be obstructed by trees or vehicles (must have a 1.5m clearance either side).

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.

The proposed vehicle crossings must have clearance from other services, public light poles, street sign poles, other street furniture and any traffic management devices.