

**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) Prior to the certification of the Plan of Subdivision under the Subdivision Act 1988, the following must be undertaken to the satisfaction of the Responsible Authority:
  - (a) Delete the carriageway easement that is proposed over the access area for the new lot, for the benefit of Lot 1.
  - (b) Separate vehicle access for the subdivided allotments.
  - (c) Location of the vehicle crossings must be submitted for approval.
- 2) The subdivision as shown on the endorsed plan must not be altered or modified without the written consent of the Responsible Authority.
- 3) Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
  - (a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
  - (b) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
- 4) The owner of the land must enter into an agreement with:
  - (a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
  - (b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
- 5) The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with that authority's requirements and relevant legislation at the time.
- 6) All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.
- 7) The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
- 8) Prior to the issuing of a statement of compliance for the subdivision, the owner must enter into an agreement with the responsible authority made pursuant to Section 173 of the Planning and Environment Act 1987 to provide for the following:

(a) On-site detention for all the subdivided lots.

(b) The land must not be further subdivided so as to create any additional lots.

Application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under section 181 of the Act.

The owner/operator under this permit must pay the reasonable costs of the preparation, (and) execution and registration of the Section 173 Agreement.

9) Before a Statement of Compliance is issued for the subdivision, the following must be undertaken to the requirements and satisfaction of the Responsible Authority:

(a) 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.

(b) A vehicle crossing must be provided to each lot and must be constructed to a residential standard in accordance with Council's Standard Drawings.

(c) All proposed vehicle crossing must be constructed to a heavy duty standard in accordance with Council's Standard Drawings. A Consent to work within a Road Reserve must be obtained from Council prior to the commencement of construction.

(d) All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.

(e) All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.

10) The permit for the subdivision will expire if:

(a) The plan of subdivision is not certified under the Subdivision Act 1988 for all lots in the subdivision hereby permitted within two years of the date of this permit.

(b) The registration of the subdivision is not completed within five years of the date of certification of the plan of subdivision.

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

**Notes:**

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.

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