

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) Unit 1, 2 and 3 with double glazing on habitable room windows at ground floor adjacent the shared accessway.
 - c) The location of bin and recycling enclosures for each dwelling.
 - d) The eave of Unit 4 not over the easement along the southern boundary.
 - e) A corner splay or area at least 50 per cent clear of visual obstructions extending at least 2m along the frontage road from the edge of an exit lane and 2.5m 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.
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. 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.
4. 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 stormwater runoff, waste products, grit or oil.
 - e) Presence of vermin.
5. The maximum storm water discharge rate from the proposed development is 5.81 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: $T_c = 8.75$ mins
- Travel time from the discharge point to the catchment outlet: $T_{so} = 0.50$ mins
- 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. Any proposed vehicle crossing must be constructed to an industrial 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.
7. All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.
8. 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.
9. Prior to covering of the on-site detention system, the developer must contact Council's Engineering Department to organise inspection of the works.
10. All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.
11. No permanent structure is to be located above an easement unless approval is granted by the Responsible Authorities.
12. 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.
13. 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.
- Council's waste collection vehicles will not enter any allotment to collect bins.

- 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 crossing must have clearance from other services, public light poles, street sign poles, other street furniture and any traffic management devices.