

**Appendix 5 - 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) The habitable room windows on the first floor of the proposed dwelling must be shown to have "Fixed Obscured Glass".
  - (c) The first floor of the proposed dwelling is setback at least 3 metres from the southern and western property boundaries.
  
2. 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) Location and identification of all proposed plants.
  - (b) 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.
  - (c) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
  - (d) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
  - (e) Details of surface finishes of pathways and driveways.
  - (f) All species selected must be to the satisfaction of the Responsible Authority.
  
3. Before the development starts, drainage design calculations and a drainage layout plan for the proposed development shall be submitted to and approved by the Responsible Authority.

The maximum storm water discharge rate from the proposed development is 4.79 litres per second. An on-site stormwater detention system will need to be installed in accordance with plans and specifications to be submitted to and approved by the Responsible Authority.

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

- Time of Concentration for the catchment:  $T_c = 15$  min
- Travel time from the discharge point to the catchment outlet:  $T_{so} = 1.75$  min
- Weighted coefficient of runoff at the initial subdivision = 0.45

All on-site stormwater shall 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 each driveway onto the footpath.

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.

4. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
5. Before the on-site detention system is covered (by concrete and alike), the permit-holder must contact Council's Engineering Services Unit to organise an inspection of the property to verify the instalment, as per the endorsed drainage plans.
6. All associated works related to the development that encroaches into any road reserve shall require the approval of the Responsible Authority.
7. The following must be undertaken to the requirements and satisfaction of the Responsible Authority prior to the occupation of the dwelling hereby permitted:
  - (a) All buildings and works to the existing dwelling (including internal alterations) must be complete.
  - (b) The buildings and works as described on the endorsed plan must be completed.
  - (c) The landscaping works as described on the endorsed plan are completed and thereafter maintained.
  - (d) Drainage from all new dwellings is directed to the approved legal point of discharge.
  - (e) The development is connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
  - (f) Any existing works affected by the development works shall be reinstated at no cost and to the satisfaction of the Responsible Authority.
8. 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) In any way as determined by the Responsible Authority.
9. This permit will expire if one of the following circumstances applies:
  - The development is not commenced within two years of the date of this permit.
  - The development is not completed within four years of the date of this permit.

**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.
- 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 vehicle-crossing permit, build over easement permit and/or road-opening permit will be required from Council prior to development.
- Drainage plans and design calculations must be marked to the attention of the Infrastructure Planning Coordinator, Council's Engineering Services Unit.