

## **P22218 Recommended Permit Conditions:**

### **Amended plans**

1. Before the use/development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans prepared by insert name, date, revision number and drawing number. The plans must be drawn to scale and with dimensions, but modified to show:
  - a. Two additional car parking spaces, that meet the design standards for car parking in Clause 52.06-9 of the planning scheme, to the northwest of the disabled car parking space and setback a minimum of 7.5m from the northwestern boundary;
  - b. Direction signs at the entry and exit to the site indicating that the driveway is one way only.
  - c. The location of the business identification signage.

### **Endorsed Plans**

2. The use and development as shown on the endorsed plans must not be altered or modified (unless the Golden Plains Planning Scheme specifies a permit is not required) without the written consent of the Responsible Authority.

### **Landscaping Plans**

3. Before the use/development starts, landscape plans to the satisfaction of the Responsible Authority and prepared by a suitably qualified and/or experienced person 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 landscaping plan must be drawn to scale with dimensions. The landscaping plan must be generally in accordance with the landscape concept plan prepared by (specify consultant) and dated (insert date) but modified to show:
  - a. a survey (including botanical names) of all existing vegetation to be retained and/or removed;
  - b. retention of existing vegetation where possible.
  - c. buildings and trees (including botanical names) on neighboring properties within three (3) metres of the boundary;
  - d. details of surface finishes and pathways and driveways;
  - e. 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;
  - f. landscaping and planting within all open areas of the site between the dwelling and the street frontage and a minimum of 1 metre landscaping strip along the southeastern boundary adjacent to the driveway.
  - g. New plantings must be of a plant species indigenous to the locality.
4. Before the development is occupied or before the use starts or by such later date with the prior written consent of the Responsible Authority, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
5. The landscaping shown on the endorsed plans must be maintained in accordance with the endorsed plans to the satisfaction of the Responsible Authority, including replacing any dead, diseased or damaged plants.

### **Car parking**

6. Before the use starts the car parking spaces, access lanes, driveways and associated works and landscaping shown on the plans must be:
  - a. constructed and available for use in accordance with the plans endorsed under this permit.
  - b. formed to such levels and drained so that they can be used in accordance with the endorsed plans.
  - c. treated with an all-weather seal or some other durable surface.
  - d. drained.
  - e. line-marked or provided with some other adequate means of showing the car parking spaces.
  - f. Clearly marked to show the direction of traffic along access lanes and driveways.
7. The car parking spaces, access lanes and driveways shown on the endorsed plans must be used only for these purposes to the satisfaction of the responsible authority.

### **Signs**

8. The location and details of the signage, including those of any supporting structure, endorsed to form part of the permit must not be altered or modified (unless the Golden Plains Planning Scheme specifies a permit is not required) without the prior written consent of the Responsible Authority.

9. All signs must be constructed and maintained to the satisfaction of the Responsible Authority.

#### **Amenity**

10. Without the prior written consent of the Responsible Authority the use may operate only between the hours of
- Monday to Friday: 8.30am – 6.00pm
  - Saturday: 9:00am - 1:00pm
11. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
12. All works must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Responsible Authority.
13. The use and development must be managed so that the amenity of the area is not detrimentally affected including through the:
- transport of materials, goods or commodities to or from the land;
  - appearance of any building, works or materials;
  - emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
  - presence of vermin.

#### **Expiry**

14. The development and use of the land expire if:
- The development or any stage of it does not start within two (2) years of the date of this permit; or
  - The development or any stage of it is not completed within four (4) years of the date of this permit; or
  - The use does not start within two (2) years after the completion of development; or
  - The use is discontinued for a period of two (2) years.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) 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).