

**PLANNING APPLICATION P22325 FOR A CONTRACTORS DEPOT AT CROWN
ALLOTMENT 1L SECTION S PARISH OF ENFIELD (114 MCKEES ROAD, GARIBALDI)
RECOMMENDED CONDITIONS FOR A NOTICE OF DECISION TO GRANT A PERMIT**

Layout not altered

1. The use 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

2. Before the use starts, a landscape plan prepared by a suitably qualified horticultural professional 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 include the following:
 - a. The planting of shrubs and trees around the perimeter of the contractors depot to screen the premises from the road and adjoining properties and improve the overall appearance of the premises.
 - b. All species selected must be indigenous to the local area.
 - c. All to the satisfaction of the responsible authority.
3. Within six months of the date of this permit, the landscaping as shown on the endorsed landscape plan must be carried out and completed to the satisfaction of the responsible authority.
4. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

Hours of operation

5. The proposed use must only operate between the hours of 6.00am to 6.00pm Monday to Friday and must not operate on public holidays.

Number of staff

6. Not more than 4 staff members may be present at the premises at any one time.

Lighting

7. Before the use starts, a lighting plan 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 show the following:

The location, type and design of all external lighting which must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

8. External lighting must only be used during the hours of operation allowed under this permit, except for security lighting. Any security lighting must be directed away from neighbouring dwellings.
9. External lighting must not cause any nuisance or loss of amenity to adjacent or nearby land to the satisfaction of the responsible authority.

Car parking

10. No fewer than 4 car space(s) must be provided on the land for the use.
11. The loading and unloading of goods from vehicles must only be carried out on the land.

Dust

12. Nuisance dust must not be discharged beyond the boundaries of the premises.
13. The use and development must at all times comply with the requirements of the Environment Protection Regulations 2021 in relation to the protection of air quality. Any failure to meet the Regulations must be brought to the attention of the Environment Protection Authority and actions specified by that Authority to bring the use into compliance must be carried out to the satisfaction of the responsible authority.
14. Roadways, storage areas, and stockpiles must be maintained to avoid dust nuisance to surrounding land to the satisfaction of the responsible authority.

Noise

15. Noise emitted from the premises must at all times comply with EPA publication 1826.4 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (Noise protocols).
16. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a security service.
17. No broadcast or loudspeaker system, telephone ringer or other external alarm may operate on the site without the written consent of the responsible authority.

General

18. Any waste associated with the use must not be burned or buried on site and must be appropriately stored prior to its removal from the site to the satisfaction of the responsible authority.
19. The use must not cause any nuisance or loss of amenity in any adjacent or nearby land by reason of the discharge of drainage.
20. A contaminants spill kit is to be made available on-site at all times to the satisfaction of the responsible authority to ensure that the approved use does not impact groundwater as a result of accidental fuel spillage.

21. Areas of the subject land occupied by the use and development must be maintained in a clean and tidy manner to the satisfaction of the responsible authority.
22. The use and development 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. Appearance of any building, works or materials;
 - c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
 - d. Presence of vermin and use of chemicals to eradicate pest animals and plants.
23. The applicant must ensure that appropriate measures must be implemented to minimise mud, crushed rock or other debris being carried onto public roads from the subject land to the satisfaction of the responsible authority.
24. No stormwater runoff containing pollutants or sediment is to be discharged directly or indirectly into drains, watercourses or neighbouring properties.
25. All heavy vehicles accessing the site must be compliant with Heavy Vehicle National Law as well as any requirements of the National Heavy Vehicle Regulator and Regional Roads Victoria (VicRoads).

Expiry

26. This permit will expire if one of the following circumstances applies:
 - a. The use is not started within two (2) years of the date of this permit.
 - b. The use ceases to operate for a period of more than 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 (or twelve months after the permit expires for a request to extend the time to complete the development).