



1.0 Purpose

- 1.1 The purpose of this policy is to provide guidance in the application of standard conditions contained in planning permits issued under delegated authority pursuant to Section 6 of the *Land Use Planning and Approvals Act 1993*.

2.0 Objective

- 2.1 The objective of the policy is to ensure that the exercise of delegated authority on behalf of the Planning Authority (Council) is carried out in a controlled and consistent manner with respect to standard conditions imposed when determining planning applications.

3.0 Scope

- 3.1 The scope of this policy includes all decisions made under delegated authority on behalf of the Planning Authority (Council).

4.0 Policy

- 4.1 The delegated authority provided to the Manager Development and Regulatory Services (or a person acting in that position), under Section 6 of the *Land Use Planning and Approvals Act 1993*, for approvals under Section 57 and 58 of the Act and the imposition of conditions is to be discharged such that conditions imposed under the following categories to ensure compliance with the Waratah-Wynyard Interim Planning Scheme 2013 are viewed by Council as valid standard conditions for the purposes of the delegated authority.

- 4.2 Conditions which are beyond the scope of the listed categories are to be presented to Council as part of a recommendation for a planning application and may, at the discretion of the Council, be incorporated as a standard condition within the scope of this policy at the time of determination of the application before Council.

- 4.3 Table of standard condition categories:

| CATEGORY | SCOPE OF CONDITIONS IMPOSED |
|---------------------------------|---|
| Compliance with plans generally | <ul style="list-style-type: none">• Ensure development is in accordance with plans.• Allow for minor modifications to require consent of Council.• Provide for minor variations to submitted plans.• Provide for submission of revised drawings.• Ensure use is consistent with approved plans. |
| Advertising signage | <ul style="list-style-type: none">• Provide for limitations on erection of further signage.• Provide for control of size, illumination, condition, lighting, and positioning of signage. |



STANDARD DEVELOPMENT PERMIT CONDITIONS POLICY

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| Amenity | <ul style="list-style-type: none"> Provide for environmental control of site. Ensure visual amenity of area. |
| Design | <ul style="list-style-type: none"> Ensure appropriate external finishes, materials and design are utilised. |
| Home occupation | <ul style="list-style-type: none"> Provide for control of the use to minimise impact on neighbouring uses. |
| Hours of operation | <ul style="list-style-type: none"> Provide for time controls on the use to minimise impact on neighbouring uses. |
| Landscaping | <ul style="list-style-type: none"> Ensure appropriate landscaping provisions are applied to the site. |
| Lighting | <ul style="list-style-type: none"> Ensure impact of external lighting is controlled to minimise impact on neighbouring uses. |
| Environmental | <ul style="list-style-type: none"> Ensure appropriate control of the environmental impact of the use both during and after the construction phase. Provide for the appropriate protection of the use. Provide for control of off-site impacts. |
| Engineering | <ul style="list-style-type: none"> Provide for engineering works in accordance with Council's policy on the Standard Requirements for the Construction of New Infrastructure Assets and the Replacement of Existing Infrastructure Assets. |
| Access | <ul style="list-style-type: none"> Provide for appropriate construction of crossovers and/or driveways and protection of Council roads. |
| Car parking and Loading | <ul style="list-style-type: none"> Ensure appropriate layout and number of parking spaces. Ensure appropriate delivery controls to site. Provide for revision of submitted plans relating to car parking design. |
| Multiple Dwelling developments | <ul style="list-style-type: none"> Provide for appropriate facilities on the site. Provide for equity of access to the site. Ensure the development is completed in a controlled manner. |
| Subdivisions | <ul style="list-style-type: none"> Provide for issuance of final sealed plans to be conditional on completion of permit conditions. Provide for minor alterations/additions to the final plans prior to lodgement for sealing. Provide for application of a public open space contribution in accordance with Council's Public Open Space Contribution Policy. Provide for consolidation of titles. Provide for the taking of bonds in relation to proposed works in accordance with Council's Subdivision Development Bond Policy. Provide appropriate environmental protection of the lots. Ensure the community does not cover the costs associated with the development. Provide for application of Part 5 Agreements to ensure the objectives of the Planning Scheme are met. Provide for engineering works in accordance with Council's policy on the Standard Requirements for the Construction of New Infrastructure Assets and the Replacement of Existing Infrastructure Assets. |
| Part 5 Agreements other than subdivision | <ul style="list-style-type: none"> Provide for application of Part 5 Agreements to ensure the objectives of the Planning Scheme are met. |
| Bonds generally | <ul style="list-style-type: none"> Provide for the taking of bonds relating to approved works in a similar manner to the procedures set out under Council's Subdivision Development Bond Policy. |



5.0 Legislation

Land Use Planning and Approvals Act 1993
Waratah-Wynyard Interim Planning Scheme 2013

6.0 Responsibility

6.1 The Manager Development and Regulatory Services is the responsible officer for the operational implementation of this policy.

7.0 Minute Reference

Minute No. 12.2

8.0 Council Meeting Date

15 November 2010