

# Writing planning permits

Appendix 1 – Example planning permit

May 2023



This is an example planning permit based on Form 4, set out in Schedule 1 to the Planning and Environment Regulations 2015.

## PLANNING PERMIT

|                               |   |
|-------------------------------|---|
| <b>Permit No.:</b>            | 234/2022  |
| <b>Planning Scheme:</b>       | Gumnut Planning Scheme                              |
| <b>Responsible authority:</b> | Gumnut Shire Council                                |
| <b>ADDRESS OF THE LAND:</b>   | 450 Wattle Road, Gumnut Gardens (Lot 2, PS 1000456) |

### THE PERMIT ALLOWS:

| <b>Planning Scheme Clause No.</b> | <b>Description of what is allowed</b>                                       |
|-----------------------------------|---|
| 32.08-2                           | Use the land for a childcare centre   |
| 32.08-9                           | Construct a building or construct or carry out works for a childcare centre |
| 52.06-3                           | Reduce the number of car parking spaces                                     |

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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#### Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

#### Amended plans required before the development starts

2. Before the development starts, amended plans must be approved and endorsed by the responsible authority. The plans must:
  - a) be prepared to the satisfaction of the responsible authority
  - b) be drawn to scale with dimensions and submitted in electronic form
  - c) be generally in accordance with the plans forming part of the application, but modified to show the following details:
    - i. areas to be set aside for the purpose of waste disposal and bin collection identified in the waste management plan (condition 7).
    - ii. a schedule of materials and finishes.

Date issued: 11 February 2023      Signature for the responsible authority: *Gumnut Shire Council*



### **Layout not altered**

3. The layout of the use and development must not be altered from the layout shown on the approved and endorsed plans without the written consent of the responsible authority.

### **Landscape plan**

4. Before the development starts, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must:
  - a) be prepared to the satisfaction of the responsible authority
  - b) be drawn to scale with dimensions and submitted in electronic form
  - c) be generally in accordance with the plans forming part of the application
  - d) include the following:
    - i. screen planting along the eastern boundary
    - ii. planting schedule of all proposed trees, shrubs and ground covers and include botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
    - iii. surfaces finishes of retaining walls, pathways and driveways.

### **Landscaping**

5. Before the use starts, the landscaping works shown on the approved and endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
6. The landscaping shown on the approved and endorsed plans must be maintained in accordance with the endorsed plans to the satisfaction of the Responsible Authority. Areas shown on the endorsed plan as landscaped must not be used for any other purpose and any dead, diseased or damaged plants must be replaced.

### **Waste management plan**

7. Before the development starts, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must:
  - a) be prepared to the satisfaction of the responsible authority
  - b) be submitted in electronic form
  - c) include the following:
    - i. anticipated volumes of waste and recycling that will be generated and how the volumes are determined
    - ii. the type and number of waste bins
    - iii. the type and size of trucks required for waste collection
    - iv. a plan detailing adequate areas for waste bin storage and collection for the required type and number of bins
    - v. frequency of waste collection
    - vi. hours for waste collection

The responsible authority may consent in writing to vary these requirements.



### **Car park construction**

8. Before the use starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - a) constructed
  - b) properly formed to such levels that they can be used in accordance with the plans
  - c) surfaced with an all-weather-seal coat
  - d) drained
  - e) line marked to indicate each car space and all access lanes
  - f) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the responsible authority.
9. At all times car spaces, access lanes and driveways must be kept available for these purposes.
10. Once constructed, these areas must be maintained to the satisfaction of the responsible authority.

### **Loading and unloading**

11. At all times the loading and unloading of vehicles, the delivery of goods and the collection of waste must be undertaken within the boundaries of the subject land.
12. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay on the approved plans and must not disrupt the circulation and parking of vehicles on the land, to the satisfaction of the responsible authority.

### **Waste management and collection**

13. At all times waste management and collection must be carried out in accordance with the requirements of the approved and endorsed waste management plan to the satisfaction of the responsible authority.

### **Hours of operation**

14. The use must only operate between 6.30 am and 7.00 pm on Monday to Friday.  
The responsible authority may consent in writing to vary these requirements.

### **Number of children**

15. At any time not more than 150 children in care may be present on the land.

### **Commencement**

16. This permit will operate from the issued date of this permit.

### **Expiry - use and development**

17. This permit will expire if one of the following circumstances apply:
  - a) The development is not started within 2 years of the issued date of this permit
  - b) The development is not completed within 4 years of the issued date of this permit
  - c) The use is not started with 2 years of the completion of the development.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

**Date issued:** 11 February 2023      **Signature for the responsible authority:** *Gannatt Shire Council* .....

**THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:**

| <i>Date of amendment</i> | <i>Brief description of amendment</i> | <i>Name of responsible authority that approved the amendment</i> |
|--------------------------|---------------------------------------|--|
|                          |                                       |  |

**THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:**

| <i>Date of extension</i> | <i>Period of extension to commence use (specify date where possible)</i> | <i>Period of extension to commence development (specify date where possible)</i> | <i>Period of extension to complete development or any stage (specify date where possible)</i> | <i>Period of extension to certify plan of subdivision (specify date where possible)</i> |
|--------------------------|--|--|---|---|
|                          |  |  |   |   |

**USEFUL INFORMATION:**

(the following information does not form part of this permit)

1. The permitted use or development may need to comply with, or obtain the following further approvals:
  - a. The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
  - b. A building permit under the *Building Act 1993*.