

## THE PERMIT ALLOWS:

For the use and development of a rural store and a contractor's depot in accordance with the endorsed plans.

1. The owner/applicant must comply with the following South Gippsland Shire Engineering Unit conditions:

A new heavy vehicle driveway crossover must be constructed at the location shown on the revised plan (L6244) to the following standards;

- Unless otherwise agreed, the layout of the crossover must be in accordance with Council's Standard Drawing 60-35 (Copy attached) for milk tankers. The driveway crossover must be constructed wide enough to ensure that the design vehicle does not have to cross the centreline of the Korumburra South Road when entering or exiting the property.
- The driveway must be sealed from the edge of the existing seal to the property boundary.
- The driveway must have a minimum consolidated pavement depth of 200 mm of 2nd grade gravel and 100 mm of 1st grade gravel (or equivalent crushed rock) on a suitably prepared and firm subgrade between the road and the property boundary. The applicant should consider seeking professional advice to determine whether a stronger pavement is required.
- Install a 300 mm diameter Reinforced Concrete Culvert with Pre-Cast Concrete endwalls to suit the width of the crossover.

Prior to the use commencing the existing driveway crossover must be closed to vehicular use.

All work must be carried out to the satisfaction of the South Gippsland Shire Council.

2. Prior to the use and development commencing, a landscape plan to the satisfaction of the Responsible Authority. When approved by, 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) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes at maturity, and quantise of each plant;
- (b) Landscape planting along the boundaries of the site; and
- (c) The incorporation of lower, middle and upper storey species;

All species selected must be to the satisfaction of the Responsible Authority and must be derived from the attached planting guide.

3. The six (6) additional silos must be of the same dimensions, capacity and design and be of a similar finish as the existing silos located on the land.
4. The building, works and layout as shown on the endorsed plan(s) must not be altered or modified except with the written consent of the Responsible Authority.
5. Once the development has started it must be continued and completed in a timely manner to the satisfaction of the Responsible Authority.
6. The external finishes of all structures, including, walls and roof materials, must be colour treated and maintained in muted low-reflective tones to the satisfaction of the Responsible Authority.
7. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
8. This permit allows the removal of vegetation where indicated on the endorsed plans.

The removal, destruction or lopping of vegetation not specified by this permit condition (except where otherwise exempted by the Scheme), requires further planning approval.

9. Before the use and development commences, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
10. All planting must be maintained in a healthy condition to the satisfaction of the Responsible Authority. Any dead or diseased trees or shrubs must be replaced immediately.
11. The owner/applicant must comply with the following South Gippsland Shire Engineering Unit condition:
  - 11.1 A new heavy vehicle driveway crossover must be constructed at the location shown on the revised plan (16244) to the following standards:
    - Unless otherwise agreed, the layout of the crossover must be in accordance with council's standard drawing 60-35 for milk tankers. The driveway crossover must be constructed wide enough to ensure that the design vehicle does not have to cross the centreline of the Korumburra South Road when entering or exiting the property.
  - 11.2 The driveway must be constructed between the edge of the seal, on the road adjacent to the property, and the property boundary, to the following standards:

- The in-situ ground must be excavated and compacted to form a firm base at a level to allow for the import and compaction of pavement material.
  - The driveway pavement must consist of 200mm consolidated thickness of 2nd grade gravel, topped with a 100mm consolidated thickness layer of 1st grade gravel or 20mm class 2 fine crushed rock.
  - The driveway must be bituminous surfaced.
  - Install a 300 mm diameter reinforced concrete culvert with pre-cast concrete endwalls to suit the width of the crossover.
- 10.3 Prior to the use commencing the existing driveway crossover must be closed to vehicular use.
- 11.4 All work must be carried out to the satisfaction of the South Gippsland Shire Council
12. All areas of the development must be drained to the legal point of discharge via an underground drainage system or other approved method of stormwater drainage 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, 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,
  - (d) ash, dust, waste water, waste products, grit or oil
  - (e) presence of vermin
  - (f) others as appropriate
14. With the exception of the limited use elements specifically identified in this condition and Condition 16, the permitted uses may operate only between the hours of:
- 6.30 am and 7:00 pm Monday to Friday and
- 7:00 am and 4:00 pm Saturday

Unless with the written consent of the Responsible Authority.

Use of the rest room, office administration area, shower and kitchen facilities together with the refuelling of vehicles, the parking of vehicles on site and use of the weighbridge is to be restricted to staff and vehicles under the control of the permit holder and/or contractors

engaged by the permit holder and may only occur between the hours of:

6.00am to Midnight Monday to Friday

7.00am to 8.00pm Saturday and

12.00pm to 8.00pm Sunday

These times may be varied with the prior written consent of the Responsible Authority.

Access to the site for the purpose of carrying out general maintenance (including landscaping maintenance) and the servicing of machinery and any plant associated with the permitted uses may occur outside of the above times.

15. Despite the requirements of Condition 14, vehicles not associated with the permitted land uses may be parked on the land from time to time provided such parking of vehicles is under the direct control of the permit holder and is restricted to vehicles used in conjunction with the undertaking of public works on land proximate to the subject land.
16. Deliveries to and from the site (including waste collection) must only take place between the hours of:  
6:30 am and 7:00 pm Monday to Friday  
7:00 am and 4:00 pm Saturday
17. An accumulative total of no more than 3000 cubic metres of gravel, crushed rock, sand, pebbles, soft rock, soil, mulch or similar products may be stored on site at any one time. These materials are to be generally stored in the areas shown as 'hard stand area' on the endorsed plan.
18. The overnight parking of vehicles associated with the permitted uses is to occur generally in the areas marked 'overnight parking area' on the endorsed plans.
19. The weighbridge may be used for commercial purposes unrelated to the permitted uses by no more than six vehicles per day Monday to Friday.
20. All waste material or other refuse must be obscured from the view of the public and must be disposed of in a manner to the satisfaction of the Responsible Authority.
21. All excavation and/or stabilisation works required for access to the site must be to the satisfaction of the Responsible Authority.
22. External hard standing areas shown on the endorsed plans must be constructed to an all-weather standard (gravel, crushed rock or

equivalent) and be suitably drained to the satisfaction of the Responsible Authority. These hard standing areas, once suitably constructed, must be thereafter maintained to an all-weather standard to the satisfaction of the Responsible Authority.

23. Any access road, clearings and banks resulting from excavation must be stabilised by the use of retaining walls, terracing, revegetation and other means of slope stabilisation due to the steepness of the block and must be to the satisfaction of the Responsible Authority.
24. Building construction must be carried out in accordance with Construction Techniques for Sediment Pollution Control (EPA May 1991) and Control of Erosion on Construction Sites (Soil Conservation Authority) to the satisfaction of the Responsible Authority.
25. The land must not be used for the purposes of on-site sale of goods to the satisfaction of the Responsible Authority.
26. This permit will expire if one of the following applies:
  - (a) The development is not started within two (2) years of the date of this permit.
  - (b) The development is not completed within four (4) years of the date of commencement.
  - (c) The use is not commenced within 2 years of the date of this permit.
  - (d) The amendments approved are not started within 2 years of the date of the amendment.
  - (e) The amendments approved are not completed within 4 years of the date of this permit.

The Responsible Authority may extend the above periods if a request is made in writing before the permit expires or within the following three months.

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- ash, dust, waste water, waste products, grit or oil
- presence of vermin
- others as appropriate

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Responsible Authority. These hard standing areas, once suitably constructed, must be thereafter maintained to an all-weather standard to the satisfaction of the Responsible Authority.

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