

**GREATER GEELONG PLANNING SCHEME
AMENDMENT C342**

**RESOLUTION TO REFER SUBMISSIONS TO A PANEL APPOINTED BY THE
MINISTER FOR PLANNING**

UNDER DELEGATION FROM COUNCIL IT IS HEREBY RESOLVED:

That Council having considered all submissions to Amendment C342 resolves to:

1. Request the Minister for Planning to appoint an Independent Panel under Part 5 of the Planning and Environment Act 1987 to consider submissions related to the Amendment;
2. Refer all submissions to the Panel;
3. Submit to the Panel its response to the submissions outlined in this report.

SIGNED:.....

Peter K Smith

DATE:.....

27 Jan 2017

**PETER SMITH
COORDINATOR STRATEGIC IMPLEMENTATION**

GREATER GEELONG PLANNING SCHEME
DELEGATED AUTHORITY REPORT
AMENDMENT C342 RESOLUTION TO EXHIBIT

To: Peter Schembri – Acting Coordinator Strategic Implementation
From: Ian McCartney – Strategic Planner
Subject: Proposed rezoning of 40-42 Newcombe Street, Drysdale
Planning Permit for subdivision of 40-42 Newcombe Street and 41-47 Elgin Street, Drysdale
File number: C342
Date of Report: 22 September 2016

Purpose

The purpose of this report is to seek Council support to proceed with the preparation and exhibition of a combined Planning Scheme Amendment and draft Planning Permit for land at 40 – 42 Newcombe Street and 41 – 47 Elgin Street, Drysdale, subject to authorisation being obtained from the Minister for Planning.

Summary

- A combined Planning Scheme Amendment and Planning Permit Application has been made by St Quentin Consultants on behalf of Barwon Water to rezone the major portion of 40 – 42 Newcombe Street, Drysdale from Public Use Zone 1 (Service & Utility) to General Residential Zone 1.
- The accompanying permit application is seeking a 10 lot residential subdivision of both 40 – 42 Newcombe Street and 41 – 47 Elgin Street which are both owned by Barwon Water.
- A small portion of the Newcombe Street property is occupied by a Barwon Water pump station which is to be retained in the PUZ 1. The balance of this site (3,387 sq m) which is proposed to be rezoned to GRZ1 is vacant, as is the Elgin Road site (already zoned GRZ1, area 4,117 sqm).
- The subject land is within an established residential area surrounded by GRZ1 zoning. A significant stormwater drainage course runs along its southern boundary.
- Council's Engineering Services Unit and the Corangamite Catchment Management Authority have been consulted in the preparation of this rezoning and permit application and advise that flooding and drainage issues have been adequately addressed by proposed permit conditions. Other important issues (road construction, landscaping, open space etc) are also addressed in permit conditions.
- The proposed subdivision is consistent with the general nature of surrounding residential development and provides an opportunity to create an infill development within walking distance of the Drysdale town centre.
- It is recommended the combined Amendment/Planning Permit as described above be exhibited subject to receipt of the Minister's authorisation.

Recommendation

That Council:

- 1) supports the preparation and exhibition of Amendment C342 to the Greater Geelong Planning Scheme to rezone a portion of 40-42 Newcombe Street, Drysdale from Public Use Zone 1 (Service & Utility) to General Residential Zone Schedule 1;
- 2) considers the application for planning permit for subdivision of 40-42 Newcombe Street and 41-47 Elgin Street, Drysdale into ten residential lots and two reserves (Planning Permit 1342/2015) concurrently with the preparation of the Amendment in accordance with the *Planning and Environment Act*, and that draft Planning Permit 1342/2015 be prepared and exhibited with the Amendment; and
- 3) requests the Minister for Planning to authorise the preparation and exhibition of Amendment C342 and Planning Permit 1342/2015.

Background

A combined Planning Scheme Amendment and Planning Permit application has been made by St Quentin Consultants on behalf of Barwon Water, the owner of the land at 40 – 42 Newcombe Street and 41 – 47 Elgin Street, Drysdale.

The application seeks to rezone 3,387 sqm of the land at 40 – 42 Newcombe Street from PUZ1 to GRZ1, retaining a 726 sq m portion being the site of a pump station in the PUZ1 zone.

The accompanying permit application is seeking approval for a 10 lot residential subdivision of both 40 – 42 Newcombe Street and 41 – 47 Elgin Street also requiring the full construction of Elgin Street.

Apart from the pumping station both properties are vacant and slope towards the significant stormwater drainage course running along the southern boundary of the subject land. The surrounding GRZ1 zoned land is an established residential area developed in a generally similar manner to the subject proposal.

Appendix 1 shows the zoning of the subject land and the surrounding area. **Appendix 2** is an aerial photo of the area.

Appendix 3 shows the proposed 10 lot subdivision and Reserve intended to be retained by Barwon Water for its pump station.

Discussion

The subject land is located within approx 600 metres of the Drysdale town centre, thus being within a relatively comfortable walking distance of the vast majority of the town's commercial and community facilities.

Whilst the subject land falls moderately to the south, the issue of flooding and stormwater management of the southern portion of the site has been the subject of considerable discussion and negotiation with Council's Engineering Services Unit and the Corangamite Catchment Management Authority. These issues have been addressed to their satisfaction by permit conditions.

The permit requires the full construction of Elgin Street which will provide the frontage to lots created by the proposed subdivision. Access further afield needs to be along

unsealed Newcombe & Elgin Streets which whilst not being an ideal situation, already provide similar standard access for many dwellings. Road connection to the south over the drainage course could not be economically justified. The draft permit addresses other important issues such as open space contribution, streetscape and landscape works, landscaping of the pump house land & Council reserve & provision of all services etc.

The subdivision of the land as proposed is generally consistent with the nature of existing residential development within the immediate and general area. This opportunity to more fully utilise the subject land and provide for a small scale urban consolidation project centrally located within the Drysdale township is supported.

Appendix 4 is Amendment C342 recommended to be exhibited and **Appendix 5** is the accompanying draft planning permit 1342/2015.

Environmental Implications

No significant environmental consequences have been identified with respect to the proposed Amendment and Permit. Conditions on the draft Planning Permit require weed removal, the retention of two river red gums on 41-47 Elgin Street and design of the stormwater drainage system to achieve best practice for stormwater quality.

Financial Implications

It is not anticipated that these proposals will result in any financial implications for Council. The construction of Elgin Street will be paid for by the developer.

Policy/Legal/Statutory Implications

The Amendment is consistent with the broad thrust of State and Council planning policies which support urban consolidation/infill housing in locations which have good access to existing community services and facilities.

The amendment is consistent with Clauses 21.14-2 (The Bellarine Peninsula – Objectives) and 21.14-10 (Drysdale Clifton Springs Structure Plan map) by providing additional land for urban development within the defined settlement boundary of the town.

Alignment to City Plan

The Amendment and Permit are consistent with City Plan's Growing Our Economy priority as they provide for additional development to capitalise on existing services and infrastructure.

Officer Direct or Indirect Interest

No Council officers have any direct or indirect interest, in accordance with Section 80 (c) of the Local Government Act to which this Amendment and Permit relate.

Risk Assessment

No risks have been identified in exhibiting Amendment C342 and the accompanying permit as being recommended by this report.

Social Considerations

The proposal will have a positive social outcome insofar as it promotes the economical utilisation of existing services and facilities.

Human Rights Charter

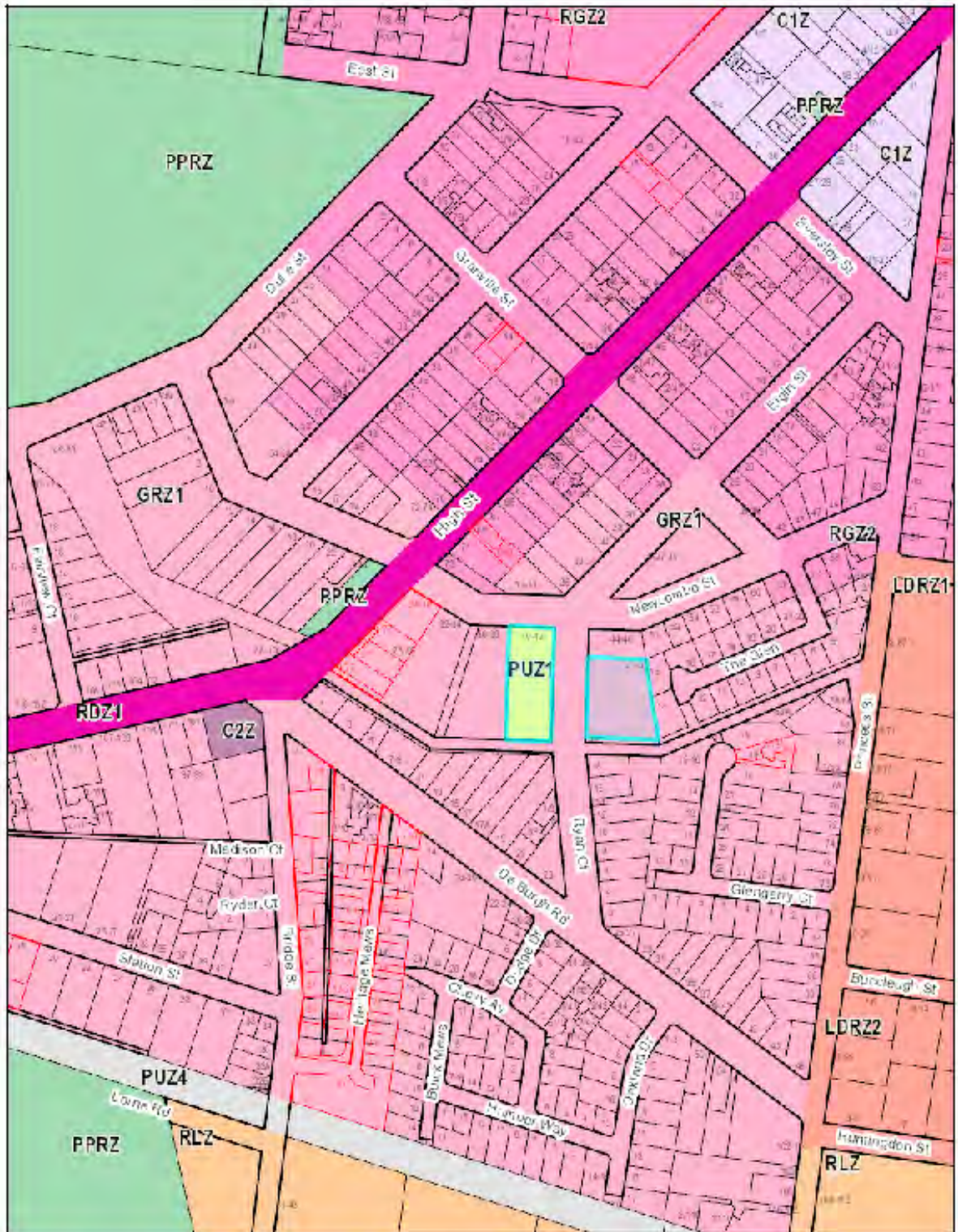
The Amendment and Permit will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open community consultation process occurs, enabling people to freely express their views and if necessary obtain a fair hearing before an Independent Panel.

Consultation and Communication

Council sought referral comments from internal Council departments and external referral agencies. Issues raised in comments have been resolved or are addressed by draft Planning Permit conditions.

All nearby property owners will be notified at the time of the exhibition of this Amendment to enable them to make a submission and appear before an Independent Panel appointed by the Minister for Planning if they wish.

Appendix 1 – Existing Zoning



**Amendment C342 & PP
 1342/2015**
 Current zoning map
 26/09/2016 9:30 am

Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong, Barwon Water or the State of Victoria in its use.



Prepared by the City of Greater Geelong - PLACES

MGA Zone 55

Scale 1 : 4215

Appendix 2 – Aerial Photograph



C342 & PP 1342/2015
Location plan

26/09/2016 9:48 am

Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong, Barwon Water or the State of Victoria in its use.

Prepared by the City of Greater Geelong - PLACES



MGA Zone 55



Scale 1 : 2343



Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C342

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

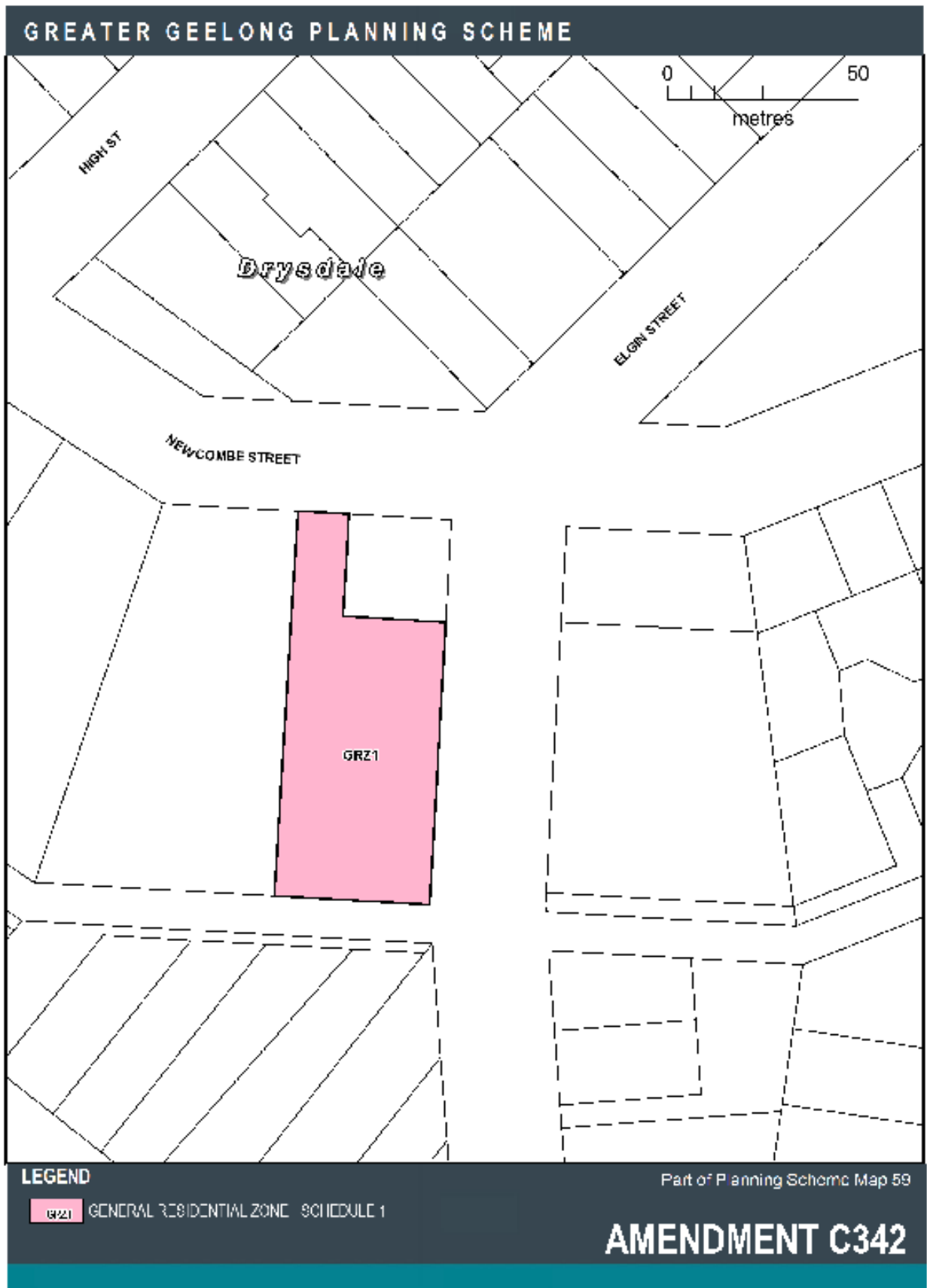
Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet

Zoning Maps

Amend Planning Scheme Map No 59 in the manner shown on the 1 attached map marked Greater Geelong Planning Scheme, Amendment C342.

End of document



Planning Mapping Services
Planning Information Services
Planning



081

DRAFT – JULY 2016

**PLANNING PERMIT
GRANTED UNDER SECTION 96I
OF THE PLANNING AND
ENVIRONMENT ACT 1987**

Permit No.: 1342/2015

Planning scheme: Greater Geelong

Responsible authority: City of Greater Geelong

**ADDRESS OF THE LAND: 40-42 NEWCOMBE STREET & 41-47 ELGIN STREET,
DRYSDALE**

THE PERMIT ALLOWS: TEN (10) LOT SUBDIVISION

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans Required

1. Prior to the certification of the Plan of Subdivision, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application, but modified to show:
 - a) Road width and court bowl design in accordance with any conditions contained within the permit, including CFA requirements.

Note: The submitted plan must be accompanied by written approval from the CFA.

Endorsed Plans

2. The layout and site dimensions of the proposed subdivision as shown on the endorsed plan(s) shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.

Plan for Certification

3. Unless otherwise approved in writing, the Plan of Subdivision submitted for certification must include:
 - a) a splay for road purposes at the intersection of Elgin Street (west side) and Newcombe Street;
 - b) all relevant drainage easements for the subdivision in favour of the City of Greater Geelong; all to the satisfaction of the Responsible Authority.
4. All reserves nominated on the plan of subdivision are to be vested to Council and the creation must be at no expense to Council

Date issued:

Date permit comes into operation:

Signature for the responsible authority:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Construction Management Plan

- 5. Prior to works commencing an Environmental (Construction) Management Plan (CEMP) shall be submitted and shall address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. The plans must include measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period. The EMP shall be prepared in accordance with the EPA – Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004. All development works must be carried out in accordance with the CEMP to the satisfaction of the Responsible Authority.

Works Adjacent Waterway – Corangamite Catchment Management Conditions

- 6. The development must demonstrate that site and access safety achieved in accordance with Australian Rainfall and Runoff Revision Project 10 Safety Criteria. Safety is defined in terms of the depth and velocity of water over the area in question during a 1% AEP flood event as follows:
 - a) Depth must be no greater than or equal to 0.3 metres; and
 - b) Velocity must be no greater than or equal to 3.0 m/s; and
 - c) The product of depth multiplied by velocity must be no greater than or equal to 0.3 m² per second.
- 7. It is recommended that minimum floor levels shall be no lower than 450mm above the applicable 1% AEP flood extent.
- 8. Any lot filling must be consistent with recommendations of the report Flood Investigation (Afflux Consulting, May 2016). Earthworks shall not result in adverse flood impacts to adjoining residential properties. Filling is not supported where depth of flooding exceeds half a metre, or where off site impacts are identified. Afflux mapping must show no off site hydraulic impacts onto private properties surrounding the development up to and including the 1% AEP flood event. Council assets (including drainage paths) where afflux occurs must be supported in writing by council, acknowledging the increased flooding on their assets.
- 9. Any proposed fill must be accompanied by detailed cut and fill balance calculations. Fill shall be limited to the flood fringe (depths less than half a metre) and in conjunction with calculations that demonstrate that no net loss of floodplain storage occurs.

Engineering Plans - Road Design and Drainage

Construction Plans

- 10. Prior to the commencement of works on the subdivision, engineer designed roadworks and drainage construction plans, including Functional Layout Plan must be submitted to and approved by the Responsible Authority. The engineering construction plans must show:
 - a) With each stage the extent of any proposed interim or temporary measures associated with road or other infrastructure;
 - b) Construction to a standard that achieves a functional design with no adverse external impacts and achieve an acceptable standard of aesthetics including landscaping and is maintained in perpetuity to the satisfaction of the Responsible Authority;
 - c) Roadworks construction including the provision of a court bowl to allow the appropriate servicing by side loading garbage and recycling trucks with maximum sized bodies and air bag suspension, or any other type of suspension providing the worst case scenario. Unless otherwise approved in writing by the Responsible Authority, the court bowl must be of a

Date issued:

Date permit comes into operation:

Signature for the responsible authority:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

minimum diameter of 21 metres from front of kerb to front of kerb and be fully sealed. The design cross slope of the court bowl at the end Elgin Street must be approved by the Responsible Authority prior to engineering, road or street design plans being approved by the Responsible Authority;

- d) Drainage designed to ensure runoff is to be treated to achieve current best practice pollutant removal targets by connection to an appropriate Water Treatment Facility, with capacity to treat at least a 3 month ARI storm event, unless approved otherwise by the Responsible Authority. The Water Treatment Facility must be maintained to the satisfaction of the Responsible Authority;
 - e) The stormwater drainage system designed so that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as follows:
 - i) 80% retention of the typical annual load of suspended solids;
 - ii) 45% retention of the typical annual load of total phosphorous;
 - iii) 45% retention of the typical annual load of total nitrogen; and
 - iv) 70% retention of the typical annual load of gross pollutants
 - f) Fully sealed pavement of 6.0m width in Elgin Street, including court bowl;
 - g) Kerb and channel and nature strip either side in Elgin Street;
 - h) Footpath on both sides of Elgin Street, and connecting across the frontage of Lot 1 west, extending to the western boundary in Newcombe Street;
 - i) Treatment of the intersection between Elgin Street and Newcombe Street, including road drainage, designed and constructed in accordance with engineering plans The intersection treatment shall be consistent with that undertaken at the intersection of Newcombe Street and The Glen;
- all to the satisfaction of the Responsible Authority.

Drainage and Road Construction Completion

- 11. Prior to the issuing of a Statement of Compliance for the subdivision, roadworks and an underground site stormwater drainage system must be constructed in accordance with the approved plans and specifications. The stormwater drainage system is to be constructed within easements and/or road reserves to cater for all lots, roads, streets and courts created by the subdivision and the surrounding developed and undeveloped area all to the satisfaction of the Responsible Authority. Typically the drainage system will include overland surface channelling and underground stormwater pipe network for the conveyance of major and minor storm events.

Street Names – Place Signs

- 12. Prior to the issuing of a Statement of Compliance for the subdivision the subdivider must provide and place all relevant street signs to the satisfaction of the Responsible Authority.

Date issued:	Date permit comes into operation:	Signature for the responsible authority:
	(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

Street Lighting

- 13. Prior to the issuing of a Statement of Compliance for the subdivision street lighting must be provided within and abutting the subdivision to the satisfaction of the Responsible Authority and at the full cost of the subdivider.

Maintenance of Civil Works

- 14. Unless otherwise approved in writing by the Responsible Authority, the civil works shown on any endorsed engineering plan must be maintained to the satisfaction of the Responsible Authority for a period of one (1) year.

Maintenance Bond

- 15. Prior to the issuing of a Statement of Compliance for the subdivision a civil works maintenance bond of 5% of the cost of the works must be paid to the Council. The bond will be returned after successful completion of the relevant maintenance period.

Disturbed Surfaces

- 16. Prior to the issuing of a Statement of Compliance for the subdivision, all disturbed surfaces on the land authorised by this permit except those areas set aside for roadways and footpaths shall be dressed with topsoil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Responsible Authority to prevent any erosion or siltation either on or adjacent to the land.

Council Assets

- 17. Prior to the issuing of a Statement of Compliance for the subdivision, any repair and reinstatement necessitated by damage to Council assets caused by or as a result of the subdivision construction is required to be carried out at the developer's expense to the satisfaction of the Responsible Authority.

Existing Fill

- 18. Prior to the issuing of a Statement of Compliance for any relevant stage of the subdivision, any existing previously filled ground within/abutting the subdivision for which the conditions of the placement are neither adequately documented and tested, nor are to the satisfaction of the Responsible Authority, must be completely removed by the developer. Replacement material, compaction and testing of the fill is to be to the satisfaction of the Responsible Authority.

Streetscape and Landscaping Works

Weed Removal

- 19. Prior to the commencement of any on-ground works the large infestation of Flax-leaf broom, which is a serious noxious weed, must be removed by either cut and paint method or sprayed. These works must be fully implemented by a licensed contractor to the satisfaction of the Council's Environment and Waste Services Unit.
- 20. All vehicles, earth moving equipment and other machinery must be cleaned of soil and plant materials before entering and leaving the site to prevent the spread of weed and pathogens.

Vegetation Protection

- 21. No native vegetation shall be removed other than that marked on the endorsed plan, to the satisfaction of the Responsible Authority. The two (2) River Red Gums located at the rear of proposed Lot 4 are to be retained as part of the proposed subdivision.
- 22. Prior to any native vegetation removal, the vegetation to be retained on site shall be protected by Tree Protection Fencing in accordance with AS4970-2009 Protection of Trees on

Date issued:	Date permit comes into operation:	Signature for the responsible authority:
	(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

Development Sites. An inspection of the tree protection measures is to be undertaken by an officer of Council's Environment Unit prior to works commencing in the location of the vegetation to be retained.

Streetscape Plans - Landscaping

23. Prior to the Statement of Compliance being issued for the subdivision, a detailed streetscape plan, prepared by a person suitably qualified in landscape design, 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 streetscape plan must be drawn to scale with dimensions and three hard copies provided. The plan must show:

- a) The layout of proposed new planting in all road reserves and traffic management devices (e.g. medians, islands, and roundabouts)
- b) Details of all other infrastructure within the road reserve (e.g. underground services street lights, stormwater pits, fire plugs etc)
- c) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species
- d) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres
- e) Tree placement on secondary lot frontages using no more than two (2) trees that grow to an estimated size at maturity of no greater than 5 x 4m
- f) All proposed groundcover & shrub planting with a minimum container size of 150mm
- g) The maintenance schedule for all proposed planting

Notes

- 1. Streetscape plans must be submitted to the Responsible Authority for approval separately to adjoining land including Council reserves.
- 2. Proposed entry signage must not be located on public land.
- 3. Landscape treatments within traffic control devices such as medians and roundabouts are subject to specific control measures.
- 4. Street tree species selection within the master plan is subject to approval by Powercor in accordance with the requirements of the Distribution Construction Standard, Underground Trenching dated 25 Nov 2015. Tree location and species type shall be determined, in consultation with CitiPower/Powercor, based on the specific site and the ability of the tree to both enhance the local amenity and co-exist with utility services infrastructure – with all trees to be identified on a 'master services plan' provided by the party planting the trees.

The applicant must obtain and provide evidence to the Responsible Authority that Powercor has been consulted and has agreed with the proposed street tree species palette.

Completion of Streetscape Works

- 24. Unless otherwise approved in writing by the responsible authority, prior to the issue of Statement of Compliance all streetscape works shown on the endorsed streetscape plans for that stage must be completed to the satisfaction of the responsible authority.
- 25. Where streetscape works forming part of the endorsed plans are not commenced or completed to the satisfaction of the Responsible Authority prior to the applicant seeking a Statement of

Date issued:	Date permit comes into operation:	Signature for the responsible authority:
	(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

Compliance for all, or a particular stage of a subdivision, the developer may request the approved Streetscape Plan to be appropriately bonded or covered by a bank guarantees. Estimates must be professionally costed and submitted to the Responsible Authority for approval, once approved the bonds or bank guarantees must be submitted to the Responsible Authority separately prior to Statement of Compliance being awarded.

- The incomplete streetscape works bond or bank guarantee must be 125% of the estimated cost of incomplete streetscape works.
- The maintenance bond or bank guarantee must be 100% of the estimated cost of maintenance activities for a two (2) year period.

Notes

1. A practical completion is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The incomplete works bond will be returned once practical completion has been awarded.
2. Works bonded as outstanding must be enacted within one (1) year of statement of compliance being awarded.

Maintenance of Streetscape Works

26. All works must be maintained to the satisfaction of the Responsible Authority for a period of two (2) years from the date of practical completion. During this period, any dead, diseased or damaged plants are to be repaired or replaced as required.

Where the landscape works are bonded, the maintenance period will commence from the time that the landscape works have been inspected and completed to the satisfaction of the Responsible Authority.

27. A maintenance bond to the value of 100% of the cost of works must be submitted to the responsible authority on application for practical completion of landscaping works to be retained until such time that the works have been accepted by Council for handover.

Notes

1. Works that have achieved practical completion will be randomly inspected throughout the maintenance period. Works deemed by the Responsible Authority as being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the Responsible Authority deems it acceptable.
2. A handover inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The maintenance bond will be returned on acceptance of handover.
3. No handovers will be accepted during the summer period, between 30 November and 1 March.

Pumphouse and Reserve to be Vested to Council - Landscaping Works

28. Prior to works commencing, a detailed landscaping plan shall be submitted to and approved by the Responsible Authority which provides dense screen planting on the northern, eastern and southern boundaries, to soften the visual impact of the Pump House Facility using local indigenous species. All works within the approved landscaping plan must be fully implemented by Barwon Water prior to the completion of the subdivision and issue of Statement of Compliance.

Date issued:	Date permit comes into operation:	Signature for the responsible authority:
	(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

Council Reserves – Footpath / Loam / Landscape

29. Prior to the issuing of a Statement of Compliance for the subdivision which includes a Council reserve, the subdivider must include; loam and sow down, landscaping, etc. within and abutting the Council Reserve to the satisfaction of the Responsible Authority.

Council Reserves – Vehicle Access Barriers

30. Prior to the issuing of a Statement of Compliance for the subdivision vehicle access barriers must be provided across the entrance of the Council Reserve to the satisfaction of the Responsible Authority. One of these shall be de-mountable to allow access to Council maintenance vehicles to the satisfaction of the Responsible Authority. The location and design of these barriers must be agreed to in writing by Council prior to their installation.

Fencing of Council Reserves

31. Prior to the issuing of a Statement of Compliance for the subdivision which includes a Council reserve, the subdivider must erect an appropriate fence on the boundaries of the Council Reserve to the satisfaction of the Responsible Authority and at no cost to Council.

Public Open Space Contribution

32. Prior to the issue of a Statement of Compliance a Public Open Space contribution is payable to Council pursuant to Section 18 of the Subdivision Act 1988. The owner of the subject land must pay to the Council a sum equivalent to:

- a) five (5) per cent of the site value of the land in the subdivision identified as Lot B PS 642109V and known as 41-47 Elgin Street; and
- b) ten (10) per cent of the site value of the land in the subdivision identified as Crown Allotment D Section 13, TP870646F and known as 40-42 Newcombe Street.

PROVISION OF SERVICES

Telecommunications

33. The owner of the land must enter into agreements with
- a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider’s requirements and relevant legislation at the time; and
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.
34. Before the issue of Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider’s requirements and relevant legislation at the item; and

Date issued:	Date permit comes into operation:	Signature for the responsible authority:
	(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

- b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

POWERCOR CONDITIONS

- 35. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
- 36. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Powercor’s requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor.
- 37. The applicant shall, where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor and provide to Powercor Australia Ltd a completed Electrical Safety Certificate in accordance with Electricity Safe Victoria’s Electrical Safety System.
- 38. The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.
- 39. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- 40. Any construction work must comply with Energy Safe Victoria’s “No Go Zone” rules.

BARWON WATER CONDITIONS

General

- 41. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
- 42. The owner shall create easements for Pipelines or Ancillary Purposes in Favour of Barwon Region Water Corporation over all existing and proposed sewers located within the subdivision. The width of these easements shall be 2.0m centrally located over the sewer main.

Water

- 43. The provision and installation of individual water services to all lots in the subdivision in accordance with Barwon Water requirements and Victorian Plumbing Regulations. Note that tappings and services are not to be located under existing or proposed driveways.
- 44. The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for water supply.

Sewer

- 45. Reticulated sewer mains, including individual allotment house connection branches extending into each allotment, are required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.

Date issued:	Date permit comes into operation:	Signature for the responsible authority:
	(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

46. The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for water supply.

Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of a water supply and sewerage service to the subdivision.

CFA CONDITIONS

Hydrants

47. Operable hydrants, above or below ground must be provided to the satisfaction of CFA.
48. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of the building envelope, the rear of all lots) must be 120m and hydrants must be no more than 200m apart.
49. Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting purposes' available under publications on the Country Fire Authority web site

Roads

50. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
51. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
52. Roads must have a minimum trafficable width of:
- 5.5m if parking is prohibited on one or both sides of the road,
 - 7.3m where parking is allowable on both sides of the road.
53. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.
54. Any road with a trafficable width (Kerb to Kerb) less than 7.3 metres, must have 'No Standing' signage and/or appropriate on-road line markings installed to clearly identify that parking is only allowed on one side of the roadway.

SUBDIVISION EXPIRY

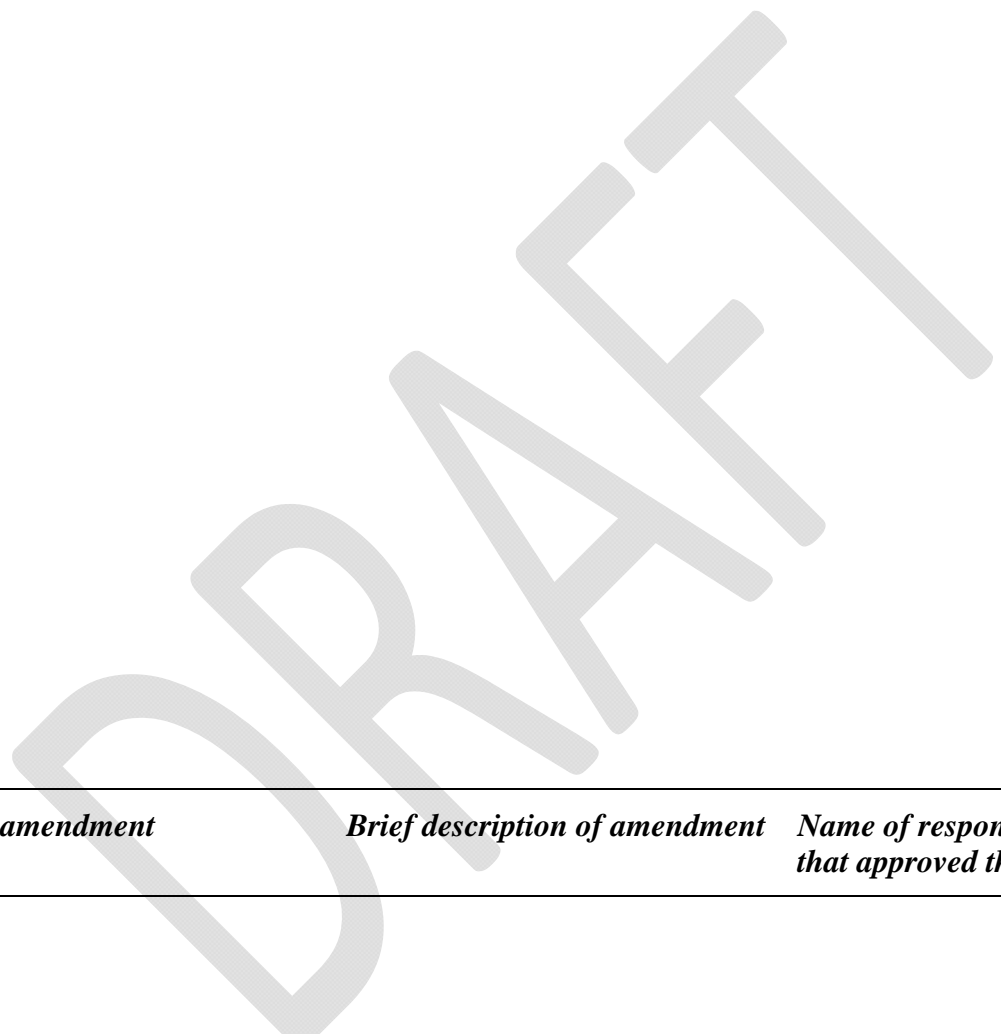
55. This permit as it relates to subdivision will expire if one of the following circumstances applies:
- a) The plan of subdivision has not been certified within two (2) years of the date of this permit.
 - b) A statement of compliance is not issued within five (5) years of the date of certification.
- 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.

Note:

1. Construction of the site stormwater connection/s is to be inspected by Council Representative at various stages. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.

Date issued:	Date permit comes into operation:	Signature for the responsible authority:
	(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	

2. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.
3. A Vehicle Crossing Permit must be obtained prior to commencement of works.



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

Date issued:	Date permit comes into operation: <small>(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)</small>	Signature for the responsible authority:
---------------------	--	---

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C342 to the Greater Geelong Planning Scheme

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development: or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

Date issued:

Date permit comes into operation:

Signature for the responsible authority:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)