

PLANNING PERMIT

Permit No. PP-1027-2016

Planning Scheme Greater Geelong Planning Scheme

Responsible Authority Greater Geelong City Council

ADDRESS OF THE LAND

42-44 PONDS DRIVE, LARA
60 FOREST ROAD NORTH, LARA

THE PERMIT ALLOWS

CONSTRUCTION OF FOUR (4) DWELLINGS, FIVE (5) LOT SUBDIVISION AND REMOVAL OF RESTRICTION PS431989M FROM LOTS 1 & 2
GENERALLY IN ACCORDANCE WITH THE ENDORSED PLANS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

DEVELOPMENT

Endorsed Plans

1. The development as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.

CCMA Conditions

2. Prior to the commencement of the development the earth levee along Hovells Creek south bank and Ponds Drive must have a minimum freeboard of 600mm above the applicable 1% AEP flood level.

Landscape Plans

3. Prior to the works commencing, three (3) copies of a landscape plan prepared by a suitably qualified or experienced, person to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The plan(s) must be drawn to scale and show:
 - a) Details of surface finishes of pathways and driveways;
 - b) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - c) Landscaping and planting within all open areas of the site;
 - d) The use of indigenous plants of the Geelong Region, Zone 14.

When approved, the plan will be endorsed and form part of the permit, all to the satisfaction of the Responsible Authority.

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CONDITIONS OF PLANNING PERMIT NUMBER PP-1027-2016 CONTINUED**Stormwater Quality / Management:**

4. The site stormwater system must be designed and installed such that;
- a) The site stormwater discharge is not increased by the proposed development. An appropriate on site detention system designed in accordance with the Infrastructure Design Manual may be required;
 - b) 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.

all to the satisfaction of the Responsible Authority.

Common Property

5. Prior to the occupation of the dwellings, the driveway within the development shall be constructed and drained to the satisfaction of the Responsible Authority.

Floor Levels

6. The applicable flood level for the site is RL 9.35 m AHD. The minimum floor level for habitable buildings is RL 9.65 m AHD, and the minimum floor level for garages is RL 9.50 m AHD.

Prior to Occupation of the Dwellings

7. Prior to the occupation of the dwellings, the developer must :
- a) Construct the site stormwater system including connections for each unit / lot into the underground drain located within the easement on site, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings;
 - b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong;
 - c) Remove any redundant vehicular crossings with kerb and channel reinstated and the footpath/nature strip area reinstated to match existing construction in the street;
 - d) Complete and maintain the landscaping works as shown on the endorsed plans;

all to the satisfaction of the Responsible Authority.

SUBDIVISION**Endorsed Plans**

8. 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.

Creation of Easements

9. The Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.

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CONDITIONS OF PLANNING PERMIT NUMBER PP-1027-2016 CONTINUED**Telecommunications Condition**

10. 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.

Stormwater Quality / Management

11. The site stormwater system must be designed and installed such that;
- a) The site stormwater discharge is not increased by the proposed development. An appropriate on site detention system designed in accordance with the Infrastructure Design Manual may be required;
 - b) 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.

all to the satisfaction of the Responsible Authority.

Prior to Statement of Compliance

12. Prior to statement of compliance, the developer must:
- a) Construct the site stormwater system including connections for each unit / lot into the underground drain located within the easement on site, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings;
 - b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong;
 - c) Remove any redundant vehicular crossings with kerb and channel reinstated and the footpath/nature strip area reinstated to match existing construction in the street.

all to the satisfaction of the Responsible Authority.

Public Open Space Contribution

13. The owner of the subject land must pay to the Council a sum equivalent to four (4) per cent of the site value of all of the land in the subdivision as a Public Open Space contribution pursuant to Section 18 of the Subdivision Act 1988. The contribution will be payable prior to the issue of a Statement of Compliance.

Common Property

14. Prior to statement of compliance, the common property within the subdivision shall be constructed and drained to the satisfaction of the Responsible Authority.

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CONDITIONS OF PLANNING PERMIT NUMBER PP-1027-2016 CONTINUED

15. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of the Statement of Compliance:
- a) The development approved by Planning Permit 1027-2016 must be substantially completed (eg. lockup stage as a minimum) in accordance with the endorsed plans forming part of that Planning Permit (or any amendment to that permit) to the satisfaction of the Responsible Authority. Evidence must be submitted which demonstrates that the development is substantially completed to the satisfaction of the Responsible Authority;
- or**
- b) The owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 which provides for all development to be in accordance with the endorsed plans forming part of the Planning Permit 1027-2016 (or any amendment to that permit) or any subsequent Planning Permit.
- The owner must pay the costs of preparation, review, execution and registration of the agreement and the agreement must be registered on the newly created title/s. The Section 173 Agreement may be ended by the Responsible Authority at the written request of the owner and at no cost to Council.
16. Before the issue of a 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
 - 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.

CCMA Conditions

17. Prior to Statement of Compliance the earth levee along Hovells Creek south bank and Ponds Drive must have a minimum freeboard of 600mm above the applicable 1% AEP flood level.

Barwon Water Conditions**General**

18. The certified plan must create implied easements under Section 12 (2) of the Subdivision Act, over all proposed existing water and sewerage works within the subdivision.
19. 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.
20. The creation of an Owners Corporation to encumber all lots within the subdivision.

Water

21. The provision and installation of individual water services including meters to all lots in the subdivision. A dimensioned plan showing location of all meters relative to the allotment boundaries, and its number(s), is to be submitted.

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22. 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.
23. An additional tapping is to be supplied to service the proposed development. Note that tapings and services are not to be located under existing or proposed driveways.

Sewer

24. The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan. It should be noted that the property service sewer drain remains the responsibility of the property owner(s).
25. 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).
26. The provision of a separate sewer connection branch to all lots within the subdivision. Note that the sewer branch is to be constructed by a certified/licensed plumber. A list of certified/licensed plumbers can be provided upon request.

Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number **L013556**.

Downer/Tenix Conditions

27. The plan of subdivision submitted for certification must be referred to AusNet Services (Gas) in accordance with Section 8 of the Subdivision Act 1988.

Powercor Conditions

28. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Limited in accordance with Section 8 of that Act.
29. 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 (A payment to cover the cost of such work will be required).
30. 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.
31. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
32. The applicant shall set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.

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33. The applicant shall provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Power Line" pursuant to Section 88 of the Electricity Industry Act 2000.
34. The applicant shall where buildings or other installations exist on the land to be subdivided connected to supply prior to 1992 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. The requirements for switchboard and cable labelling contained in the Electricity Safety (Installations) Regulations are to apply.
35. The applicant shall obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
36. The applicant shall adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
37. The applicant shall obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
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.

EXPIRY**Development Expiry**

39. This permit as it relates to the development of buildings will expire if one of the following circumstances applies:
- a) The development of the building(s) hereby approved has not commenced within two (2) years of the date of this permit.
 - b) The development of the building(s) hereby approved is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

- a) Within six (6) months after the permit expires where the use or development has not yet started; or
- b) Within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry.

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Subdivision Expiry

40. 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.

Restriction Expiry

41. This permit as it relates to the removal of restriction will expire if the documentation required is not lodged with the Land Victoria (Titles Office) within twelve (12) months of the date of issue of this permit.

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.
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.
4. Prior to the commencement of works, an Application for Permission to Build Over a Drainage Easement must be lodged with Council.

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