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# PLANNING PERMIT

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

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Permit No.: PP-1418-2015

Planning scheme: Greater Geelong Planning  
Scheme

Responsible authority: Greater Geelong City  
Council

ADDRESS OF THE LAND: 176-194 THORNHILL ROAD, HIGHTON

THE PERMIT ALLOWS: STAGED MULTI-LOT SUBDIVISION AND REMOVAL OF NATIVE  
VEGETATION, AND BUILDINGS AND WORKS FOR THE CONSTRUCTION OF A PUBLIC  
ACCESS PATH

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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### Amended Plans Required

1. Before the plan of subdivision can be certified, 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 plan entitled "Subdivision Concept Plan, 122A Thornhill Road, Highton, dated 11 October 2016, rev: L" but modified to show:
  - a) A staging plan. The Staging plan must provide for staging of residential lots generally in accordance with the plan;
  - b) Dimensions for the drainage reserve that caters for the retarding basin and water quality treatment device in accordance with the revised Site Stormwater Management Plan;
  - c) Corner splays on the 10m wide lane, adequate to cater for intersections with a Council garbage truck used as a primary design vehicle;
  - d) The inclusion of all detention and stormwater treatment facilities within stage 1;
  - e) Corner splays for road purposes at the intersection of streets;
  - f) 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.

### 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.
3. All reserves nominated on the plan of subdivision are to be vested to Council and the creation must be at no expense to Council

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Authority

**Prior to Commencement of Works**

4. Prior to commencement of works, the developer must submit an amended Site Stormwater Management Plan (SSMP) to the satisfaction of the Responsible Authority for approval. The revised SSMP shall generally be in accordance with the submitted plan, but amended to show:
- a) How discharges from the site during a major event will not have any negative impacts on downstream properties;
  - b) Adequate functional engineering plans for the free draining biofilter and retarding basin demonstrating how they can be constructed and maintained;
- to the satisfaction of the Responsible Authority.

**Construction Environmental Management Plan**

5. Prior to works commencing a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. When approved this Construction Environmental Management Plan will form part of this permit. This plan must incorporate, but is not limited to, the following information:
- a) The plan must address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority.
  - b) 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 CMP must be prepared in accordance with the EPA – Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004 and CCF Environmental Guidelines for Civil Construction, 2010.

6. All development and works must be carried out in accordance with the Construction Management Plan, to the satisfaction of the Responsible Authority.

**Engineering Plans - Road Design and Drainage**

**Construction Plans**

7. Prior to the commencement of works on the subdivision, engineer designed roadworks and drainage construction plans, in accordance with the Infrastructure Design Manual and 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) 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
  - d) Footpath, kerb and channel and associated road works;
- all to the satisfaction of the Responsible Authority.

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**Drainage Design**

8. Unless otherwise approved in writing by the Responsible Authority, the design of stormwater drainage and any Water Sensitive Urban Design (WSUD) systems should generally comply with the objectives and design guidelines outlined in:
- a) any endorsed Site Stormwater Management Plan (or similar) developed for this site, to the satisfaction of the Responsible Authority; and
  - b) current stormwater design standards where applicable to the satisfaction of the Responsible Authority, including but not limited to:
    - i) WSUD Engineering Procedures: Stormwater (Melbourne Water, 2005)
    - ii) Infrastructure Design Manual (Current Version)
    - iii) Melbourne Water: Constructed Wetlands Design Manual Volumes
    - iv) CRC: Adoption Guidelines for Stormwater Biofiltration Systems (Version 2, 2015)
    - v) Water By Design: Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands (Version 1.1, 2010)

Note: Design of any WSUD elements must be supported by a MUSIC model or similar in accordance with the relevant modelling guidelines, to the satisfaction of the Responsible Authority.

**Water Sensitive Urban Design (WSUD) Landscape Plan**

9. Unless otherwise agreed in writing by the Responsible Authority, prior to commencement of works, a detailed landscape plan for all Water Sensitive Urban Design elements must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and must include:
- a) Construction details of all water sensitive urban design elements including materials and plantings required for effective stormwater pollutant removal in accordance with the drainage design criteria specified in the conditions of this permit;
  - b) Planting and establishment schedule for all water sensitive urban design planting, including species and densities in accordance with the drainage design criteria specified in this permit;
  - c) Q10 and Q100 levels, and associated flow rates;
  - d) Details of existing and finished surface levels.;
  - e) Construction and establishment methodology and associated staging of the WSUD works specific to the site, in accordance with relevant industry standards to the satisfaction of the Responsible Authority. (reference is made to Water By Design – Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands, April 2010)

**Maintenance of WSUD Elements**

10. Unless otherwise approved in writing by the Responsible Authority, the Water Sensitive Urban Design works, including civil and landscaping works must be maintained by the permit holder to the satisfaction of the Responsible Authority, until the later of the following time periods:
- a) when 80% of the development on the lots is completed; or
  - b) when a Statement of Compliance is issued for the last stage of the subdivision; or
  - c) a minimum of 2 years from the issue of a Practical completion for the construction, including the civil and landscaping works.

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**Drainage and Road Construction Completion**

11. Prior to the issuing of a Statement of Compliance for the subdivision, an underground site stormwater drainage system including detention basin 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. The road works and drainage must include:
- a) Fully sealed pavement with kerb and channel;
  - b) Concrete footpaths; and
  - c) Underground stormwater drainage;
- to the satisfaction of the Responsible Authority

**Adjoining Road Construction – Kerb and Channel/Footpath**

12. Prior to the issuing of a Statement of Compliance for the subdivision for the adjoining stage, Thornhill Road shall be upgraded across the full frontage of the development. This will include footpath, concrete kerb and channel, the construction of the road, including pavement and asphalted and street lighting. This shall include the removal of the existing turn around area where the road was formally truncated and assessment of the former pavement to the west if this is to be retained.

**Street Names – Place Signs**

13. 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.

**Street Lighting**

14. 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.

**Council Reserves – Footpath / Loam / Landscape**

15. The subdivider shall construct a reinforced concrete footpath, loam and sow down, landscape, etc., within and abutting the Council Reserve to the satisfaction of the Responsible Authority.

**Fencing of Council Reserves**

16. Unless otherwise agreed in writing by the Responsible Authority, Prior to the issuing of a Statement of Compliance for the subdivision the subdivider shall erect a standard fence on all boundaries to Council Reserve to the satisfaction of the Responsible Authority and at no cost to Council.

**Council Reserves – Vehicle Access Barriers**

17. Suitable vehicle access barriers shall be provided across the entrance of the Council Reserve, one of these shall be de-mountable to allow access to Council maintenance vehicles. The location of these barriers shall be determined by the Responsible Authority.

**Disturbed Surfaces**

18. 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.

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**Alternative Site Access**

- 19. The developer shall provide alternative site access for construction equipment, delivery trucks, etc., other than in existing internal constructed streets where possible.

**Council Assets**

- 20. 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**

- 21. 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.

**Restoration of Water Storage Basin for Development**

- 22. Prior to the issuing of a Statement of Compliance for the subdivision the dam site located within the subdivision shall be emptied, stripped of saturated material and surveyed for level and location. This information shall be recorded on the engineering construction plans to the satisfaction of the Responsible Authority. Replacement material, compaction and testing of the backfill is to be to the satisfaction of the Responsible Authority

**Drainage Levy**

- 23. Prior to the issuing of a Statement of Compliance for the subdivision a pro-rata main drainage levy at the approved ruling rate at the time of payment shall be made towards the cost of existing and future main drainage works.

**Works Maintenance and Bond**

- 24. The design and construction of the stormwater drainage connection into the existing council infrastructure and any new council infrastructure needs to be approved and supervised by council. A fee of 3.25% of the cost of the works is to be paid to council for the checking and supervision of these works. A maintenance bond of 5% of the cost of the works is to be paid to council and will be returned after successful completion of a three month maintenance period.

**Streetscape and Landscaping Works**

**Streetscape Plans - Landscaping**

- 25. Prior to the commencement of works, unless approved in writing by the Responsible Authority, a Landscape Master Plan for the entire estate must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and then form part of the permit. The plan must be drawn to scale with dimensions and three (3) copies must be provided. The plan must show and include:
  - a) The landscaping theme and graphical concepts to be developed for the subdivision;
  - b) The type of species to be used for street tree planting in various stages of the subdivision;
  - c) The areas which will be available for landscaping;
  - d) Entrance treatments; and,
  - e) The principles and graphical concepts of the proposed treatment of the open space and drainage reserves.

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26. Prior to the Statement of Compliance being issued for each stage of the subdivision, unless approved in writing by the Responsible Authority, a detailed landscape plan for the stage, prepared by a person suitably qualified or experienced 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 landscape plan must be drawn to scale with dimensions and three (3) hard copies and an electronic copy must be provided. The plan must address and be consistent with the endorsed landscape master plan and must show, but not be limited to, the following:

- a) The proposed Q10 and Q100 events extent;
- b) Any tree(s) proposed for retention within a road reserve or public open space (excluding conservation areas) for any stage of the development. These trees must be independently assessed by a suitably qualified arborist. The arborist assessment must detail the suitability for retention and ongoing management recommendations for the tree(s). The detailed landscape response for the area in which the tree(s) are located must be informed by the arboricultural assessment;
- c) Vegetation that is approved to be retained, removed and/or lopped and any other tree(s) approved for retention, including details of tree protection zones;
- d) New plantings including their layout in any road reserves, municipal reserves and stormwater management elements;
- e) A detailed planting schedule of all proposed trees, shrubs, groundcovers and aquatic planting (with zonation detail), including botanical names, common names, pot sizes, sizes at maturity, quantities and densities of each plant (note: north/south streets are to utilise evergreen species and east/west streets are to utilise deciduous species);
- f) The proposed layout, materials and finishes of paths, areas of pavement, structures, fences abutting council reserves, maintenance vehicle access crossovers maintenance access gates and street furniture;
- g) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;
- h) Detailed planting and construction drawings of any drainage and Water Sensitive Urban Design (WSUD) infrastructure within public reserves;
- i) Permeable fence design details for lots abutting open space reserves and Council reserves (except road reserves). Fencing detail must be to Council specifications;
- j) Additional supporting information, such as certified structural designs or building forms;
- k) The removal of existing disused structures, foundations, pipelines, farm dams or stockpiles and the eradication of weeds;
- l) Details of all infrastructure within the road reserve including but not limited to power (High Voltage & Low Voltage), water mains, gas mains, fire plugs, street lights, stormwater pits etc);
- m) Proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres;
- n) The proposed tree species for all secondary frontages of corner allotments using trees no larger than 5 x 4 metres at maturity and capped to two (2) only;
- o) The indicative maintenance schedule for all proposed landscaping, including hard and soft landscaping elements;
- p) The implementation of any landscape principles and guidelines contained in the Precinct Structure Plan;
- q) Bicycle parking to support primary cycling routes throughout the subdivision;
- r) Landscaping treatment of any road reserve abutting public open space;

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- s) Linear reserves which are surrounded by small lots designed to have low maintenance treatments, including landscaping with granite and drought tolerant shrubs;
- t) Modification to pathways within linear reserves and pocket parks to ensure that an encroachment of less than 10% is achieved where possible into Tree Protection Zones;
- u) Protection and treatment of habitat zones, as appropriate; and,
- v) A detailed management and maintenance plan for the habitat areas within the reserves if retained to inform the permitted works within these areas, including the ongoing future management of these areas and an associated revegetation program.

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.

**Pipe Track Reserve**

27. Prior to the Statement of Compliance for the first stage of the subdivision, Barwon Water must enter into a legal agreement with Council’s Recreation and Open Space Department that, provides full-time access to the pipe reserve for Council employees or contractors to undertake day-to-day maintenance (grass cutting etc.), and for full-time access to the general public, while assigning public liability and responsibility for track maintenance/replacement with Barwon Water.
28. Prior to Statement of Compliance for the first stage of the subdivision, unless approved in writing by the Responsible Authority, a detailed landscape plan for the Barwon Water Pipe Track, prepared by a person suitably qualified or experienced 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 landscape plan must be drawn to scale with dimensions and three (3) hard copies and an electronic copy must be provided. The plan must address, but not be limited to, the following:

- a) Any existing tree(s) proposed for retention within Barwon Water Pipe Track. These trees must be independently assessed by a suitably qualified arborist. The arborist assessment must detail the suitability for retention and ongoing management recommendations for the tree(s). The detailed landscape response for the area in which the tree(s) are located must be informed by the arboricultural assessment;
- b) A 2.5 metre wide shared path between Thornhill Road and Roslyn Road;
- c) New plantings including their layout;
- d) Furniture;
- e) Connections to Council’s footpath network;

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- f) The proposed layout, materials and finishes of paths, areas of pavement, structures, maintenance vehicle access crossovers, maintenance access gates and street furniture;
  - g) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;
  - h) Permeable fence design details for lots abutting the pipe track. Fencing detail must be to Council specifications;
  - i) Details of all infrastructure within the pipe track reserve including but not limited to power (High Voltage & Low Voltage), water mains, gas mains, fire plugs, street lights, stormwater pits etc;
  - j) The indicative maintenance schedule for all proposed landscaping, including hard and soft landscaping elements;
  - k) Landscaping treatment of the road reserve abutting the pipe track;
  - l) Modification to pathways within the pipe track to ensure that an encroachment of less than 10% is achieved where possible into Tree Protection Zones;
29. The owner of the subject land must undertake provision of works for a public access path and associated landscaping from Thornhill Road to Roslyn Road in the land known as the Barwon Water Pipe Track, in accordance with the plans submitted to and approved by the Responsible Authority. The works are to be provided prior to the issue of statement of compliance of the first stage of the subdivision and are in-lieu of cash contribution or land provision in the subdivision pursuant to Section 18 of the Subdivision Act 1988.
30. Utility service substations, kiosk sites and the like must not be located on any land identified as public open space or land to be used for any municipal purpose unless otherwise agreed in writing by the Responsible Authority.

**Completion of Landscaping Works and Works Within the Pipe Track Reserve**

31. Unless otherwise approved in writing by the Responsible Authority, all landscaping works shown on the approved landscape plan(s), including trees approved for retention for a particular stage, must be completed to the satisfaction of the Responsible Authority prior to the issue of a Statement of Compliance for that stage.
32. A practical completion inspection is required and must be arranged by the permit holder with two weeks notice provided for onsite inspections. The incomplete landscape works bond will be returned on award of practical completion.
33. Prior to the issue of practical completion of landscaping works, unless otherwise agreed and approved in writing by the Responsible Authority, the following must be provided to the Responsible Authority:
- a) Building permits and structural engineering compliance where necessary;
  - b) Landscaping maintenance plan;
  - c) Schedule of Quantities showing the financial value of all landscaping assets; and,
  - d) As-built landscaping plans in PDF and GIS-ready AutoCAD (DXF) format.
  - e) A maintenance bond or bank guarantee to the value of 100 per cent of the estimated cost of maintenance of landscape works for a two (2) year period.

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34. If the Responsible Authority agrees to issue Statement of Compliance prior to the landscaping works being completed, the outstanding landscaping works must be bonded to the satisfaction of the Responsible Authority. The incomplete landscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete landscape works. Unless otherwise agreed in writing by the Responsible Authority the bonded works must be completed within one year of the date of the lodgement of the bond.
35. The landscaping, including wetlands and any trees approved for retention, shown on any endorsed landscape plan for a particular stage must be maintained in accordance with Council's Landscape Standards Manual dated June 2013, or any replacement landscape standard guidelines or manual which may be adopted by the Council, to the satisfaction of the Responsible Authority for a period of no less than two (2) years from the date of practical completion of the landscaping unless otherwise agreed in writing by the Responsible Authority.
36. At completion of works, a final inspection is required and must be organised by the permit holder with two weeks notice given for onsite inspections. The landscape maintenance bond will be returned on award of Handover.
37. Unless otherwise approved in writing by the Responsible Authority, public access to the Pipe Track shared path shall commence at practical completion of the works.

NOTE: No Handovers will be accepted during the summer months from 1 December to 28 February inclusive.

**Vegetation Removal/Protection**

38. No native vegetation shall be removed other than that marked on the endorsed Vegetation Retention/Removal Plan, to the satisfaction of the Responsible Authority.
39. In order to offset the removal of 0.224 hectares of native vegetation approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements, and is in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and *the Native vegetation gain scoring manual*. The general offset must:
  - a) contribute gain of 0.011 general biodiversity equivalence units
  - b) be located within the Corangamite Catchment Management Authority boundary or City of Greater Geelong municipal district
  - c) have a strategic biodiversity score of at least 0.128.
40. Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and *the Native vegetation gain scoring manual*. Offset evidence can be either:
  - a) a security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan.
  - b) a credit register extract from the Native Vegetation Credit Register.

Any credit register extract from the Native Vegetation Credit Register must be submitted to the Environment and Waste Services Unit as a formal record of the offset evidence.

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41. Removal, including pruning, of native vegetation must be undertaken using a suitably qualified arborist and be carried out in accordance with *AS4373 – 2007; 'Pruning of Amenity Trees to the satisfaction of the Responsible Authority'*. The use of an excavator, backhoe, bulldozer blade or loader to trim branches of trees is not permitted.
42. Prior to any vegetation removal, vegetation to be removed must be clearly marked on site and accord with the endorsed plan. An inspection is required to be undertaken by the Responsible Authority.
43. 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 Development Sites*. An inspection is required to be undertaken by the Responsible Authority.  
The Tree Protection Fencing must have signs attached around the fencing which clearly states - TREE PROTECTION ZONE - No Access Permitted. An inspection is required once the Tree Protection Fencing has been erected. Please contact the City's Environment Unit to arrange an inspection.
44. Except with the written consent of the Responsible Authority, none of the following are permitted to occur within the Tree Protection Zone:
  - a) vehicular or public pedestrian access.
  - b) trenching or soil excavation.
  - c) storage or dumping of tools, equipment, soil, stone or waste is to occur.
  - d) construction of entry and exit pits for underground services.
  - e) temporary or permanent installation of signs and utilities.
45. All work within the drip line of any tree to be retained above or below ground must be supervised by a suitably qualified level 5 arborist to ensure that the works are done in a manner which protects and minimises damage to those trees to the satisfaction of the Responsible Authority.
46. Water run-off must be designed to ensure that native vegetation to be protected is not compromised, to the satisfaction of the Responsible Authority.
47. Prior to the removal or lopping of any tree, the tree must be examined by a suitably qualified zoologist with relevant permits. If native fauna species are located, they must be salvaged and relocated to the closest suitable vegetation.
49. 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.

**Waste Services**

50. Prior to the issue of a Statement of Compliance for the relevant stage of the subdivision, relevant street signs must be erected to the satisfaction of the Responsible Authority, including any signs required to prevent parking on the street on days of recycling and waste kerbside collections to allow the collection contractor to service the courts and streets. Signage is to be applied in the following circumstances:

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- a) For through streets with a road reserve equal to or greater than 16 metres:
  - i) For a road less 5.5 metres from face of kerb to face of kerb, No Parking signs must be installed on both sides of road and parking restrictions to apply on the day of residential kerbside collections;
  - ii) For a road width greater than 5.5 metres and less than 7.0 metres from face of kerb to face of kerb, No Parking must be installed on one side of the road and parking restrictions to apply on the day of residential kerbside collections;
  - iii) For a road greater than 7.0 metres wide measured from face of kerb to face of kerb parking on both sides allowed on the day on day of residential kerbside collection.
- b) For a road reserve less than 16 metres wide, the road width must be 5.5 metres front of kerb to front of kerb and no parking at any time on the day of residential kerbside collections.

#### **VICROADS CONDITION**

- 51. Prior to the issuing of Statement of Compliance, the applicant must enter into a Section 173 agreement with VicRoads and Council stating that VicRoads will not be held accountable for future noise related compensation costs, and that the responsibility for associated noise attenuation works are to be at the land owners expense, and at no cost to VicRoads.
- 52. 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.

#### **PROVISION OF SERVICES**

##### **Telecommunications**

- 53. 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.
- 54. 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
  - 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.

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**BARWON WATER CONDITIONS**

**General**

- 55. The owner shall create easements for Pipelines or Ancillary Purposes and or reserves in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.
- 56. 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.

**Water**

- 57. 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.
- 58. The provision and installation of individual water services to all lots in the subdivision. Note, that tapplings and services are not to be located under existing or proposed driveways.
- 59. Reticulated water mains 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.

**Sewer**

- 60. 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).
- 61. The provision of sewerage services to all lots in the subdivision.
- 62. Reticulated sewer mains 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.

**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 **L012756**.

**POWERCOR CONDITIONS**

- 63. 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.
- 64. 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.

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- 65. 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.
- 66. 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.
- 67. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- 68. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.

**CFA CONDITIONS**

**Hydrants**

- 69. Operable hydrants, above or below ground must be provided to the satisfaction of CFA.
- 70. 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.
- 71. Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting purposes' available under publications on the Country Fire Authority web site

**AUSNET SERVICES CONDITIONS**

- 72. The alignment of the pipeline, pipeline easement and properties shall be identified and marked on the planning/building permit(s).
- 73. The development or the usage of the land, which may result in T2 (High Density) or S (Sensitive) Location Class as per AS 2885.1 (such as Aged Care, hospitals, child care, school, commercial centres or areas of congregation) shall not be permitted within the measurement length of Pipeline Licence 99.
- 74. Unrestricted and all time access shall be available to AusNet Services and its contractors to undertake maintenance or emergency works on Pipeline Licence 99 and its associated assets.
- 75. No structure shall be built within 3m from the edge of the pipeline or within the existing pipeline easement.
- 76. No deep excavations such as construction of basement or swimming pool are permitted within 5m from the edge of the pipeline.
- 77. The associated development and construction activities in the vicinity of the gas transmission pipelines shall adhere to the requirements of Victorian Pipeline Act 2005, AusNet Services 'Conditions of Works' TS 2607.2 and Australian Standard AS/NZS 2885 series of standards.

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78. Pipeline warning signs shall be installed and maintained at line of sight and in compliance with the requirements of Australian Standard AS 2885.1

**SUBDIVISION EXPIRY**

79. This permit will expire if one of the following circumstances applies:

- a) The first stage of the plan of subdivision has not been certified within two years of the date of this permit.
- b) All stages of the plan of subdivision have not been certified within four years of the date of this permit.
- c) A statement of compliance is not issued within five years of the date of certification of a particular stage of subdivision.

The Responsible Authority may extend the certification periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

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## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

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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. C338 to the Greater Geelong Planning Scheme.

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### WHEN DOES THE PERMIT BEGIN?

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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.

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### WHEN DOES A PERMIT EXPIRE?

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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.

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### WHAT ABOUT REVIEWS?

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- 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.