
PLANNING PERMIT

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

Permit No.: PP-573-2021

Planning scheme: Greater Geelong

Responsible authority: Greater Geelong City Council

ADDRESS OF THE LAND: 1 AND 11 HARBOURSIDE DRIVE, RIPPLESIDE

THE PERMIT ALLOWS: BUILDINGS AND WORKS ASSOCIATED WITH THE CONSTRUCTION OF AN APARTMENT DEVELOPMENT AND REDUCTION IN CAR PARKING REQUIREMENTS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Prior to the commencement of the development, 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 must be generally in accordance with the plans submitted with the application on 16 July 2022, but modified to show:
 - a) Inclusion of all existing assets within the Balmoral Crescent road reserve where it abuts the subject site, including accurate locations of the two at-grade concrete splitter islands in Liverpool Street and Balmoral Crescent (i.e. each side of the 90 degree curve).
 - b) Provision of a carpark allocation plan nominating the required carparking for each dwelling and any proposed management strategy for tandem parking.
 - c) Articulation of the east facing blank wall adjacent to the Barwon Water pump station.
 - d) Details of decorative screening to Level 3 roof terrace to minimise potential for overlooking into the habitable rooms of the proposed dwellings to the west.
 - e) The south and west elevations without the cross sections or previous building envelopes.
 - f) A revised landscape plan that updates the Compliance Summary table on page 12 of the Landscape Concept Plan to reflect three Type B canopy trees.
 - g) The species of the canopy trees to be identified to ensure compliance with Standard D4, Clause 58.02-4 of the Greater Geelong Planning Scheme, which requires 8 metres minimum canopy diameter and height at maturity.
 - h) The recommendations outlined in Figures 3, 4, 5, 6 and 7 of the Pedestrian Wind Environment Statement prepared by Windtech, dated 7 July 2022, incorporated on the plans in accordance with condition 19 of this permit.
 - i) Maintenance access for Level 4 southern landscaped roof and Level 5 northern landscaped roof.
 - j) Locations of mechanical services and plant equipment.

Date issued:

Date permit comes into operation:

(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)

Signature for the responsible authority:

- k) Removal of the pump station boundary re-alignment as shown on the floor plans SD02_02.
- l) The overall area for communal space in compliance with Standard D7, Clause 58.03-2.
- m) Details of storage areas in the kitchen/bathroom and bedrooms in accordance with Standard D21, Clause 58.05-4.

Altering of Plans

- 2. The development as shown on the endorsed plan(s) must not be altered without the written consent of the responsible authority.

ESD

- 3. Prior to the endorsement of plans, a Sustainability Management Plan (SMP) must be submitted to and approved to the satisfaction by the responsible authority. The SMP must demonstrate a best practice standard of environmentally sustainable design and be generally in accordance with the report by Acor dated 15/07/2022 and received by Council on 16/07/2022, but modified to include the following changes:
 - a) The stormwater catchment plan highlighted based on the treatment method such as raingarden.
- 4. Where alternative ESD initiatives are proposed to those specified in conditions above, the responsible authority may vary the requirements of these conditions at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.
- 5. All works must be undertaken in accordance with the endorsed SMP and stormwater management plan to the satisfaction of the responsible authority. No alterations to these plans may occur without the written consent of the responsible authority.
- 6. Prior to the commencement of occupation of any part of the development, a report from the author of the endorsed SMP, or similarly qualified person or company, must be submitted to the responsible authority. The report must be to the satisfaction of the responsible authority and must confirm through supporting evidence that all measures specified in the endorsed SMP have been implemented in accordance with the approved plan, including but limited to:
 - a) Commitment for Gas-free development (except café).

General Amenity

- 7. The amenity of the area must not be detrimentally affected by the use or development through the:
 - a) Transport of materials, goods or commodities to or from the land;
 - b) Appearance of any building, works or materials;
 - c) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d) Presence of vermin;to the satisfaction of the responsible authority.

Waste

- 8. All solid waste stored on site must be regularly disposed of so as not to cause nuisance to any persons on adjoining properties to the satisfaction of the responsible authority.

Date issued:	Date permit comes into operation: (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)	Signature for the responsible authority:
---------------------	---	---

Concealing of Equipment

9. With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings, vents, plant and equipment servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.

Walls on Boundary

10. All external walls on or facing property boundaries must be cleaned and finished to the satisfaction of the responsible authority.

Screening

11. Prior to the occupation of the development, all visual screening measures shown on the endorsed plans must be installed to the satisfaction of the responsible authority. All visual screening and measures to prevent overlooking must be maintained to the satisfaction of the responsible authority. Any screening measure that is removed or unsatisfactorily maintained must be replaced to the satisfaction of the responsible authority.

Outdoor Lighting

12. Any outdoor and/or security lighting provided must be designed to prevent adverse light spill on adjoining land or road reserve to the satisfaction of the responsible authority.

Site Stormwater Management Strategy

13. Unless otherwise approved in writing by the responsible authority, prior to the commencement of works, a Site Stormwater Management Strategy (SSMS) for the overall development 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 SSMS must contain (but not be limited to) the following:
- a) Details of the management of internal and external flows during and after the construction period.
 - b) How the site stormwater runoff is to be discharged for rainfall events up to and including connection into the early stages of the development downstream drainage network prior to discharge into Corio Bay.

All to the satisfaction of the responsible authority.

Drainage & Vehicular Access

14. Prior to the occupation of the dwellings, the developer must:
- a) Construct the site stormwater system including connection for the development into the existing drainage for the development, 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 and the footpath/nature strip area reinstated to match existing construction in the street.

Date issued:	Date permit comes into operation: (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)	Signature for the responsible authority:
---------------------	---	---

All to the satisfaction of the responsible authority.

Car Parking

- 15. Prior to the occupation of the dwellings, the car park including accessways must be constructed, surfaced with an all-weather sealed coat and line marked in accordance with the endorsed plans to the satisfaction of the responsible authority.

Development in Accordance with Acoustic Report

- 16. The recommendations and actions contained in the Acoustic Report prepared by Renzo Tonin & Associates, dated 29 July 2020, must be implemented to the satisfaction of the responsible authority.
- 17. After occupancy, the permit holder must submit a report prepared by a suitably qualified acoustic engineer which addresses the recommendations in the Acoustic Report prepared by Renzo Tonin & Associates, dated 29 July 2020, and provide any necessary recommendations to achieve compliance where noncompliance is identified or address any other issues as appropriate. Any recommendations of the assessment deemed must be implemented within a timeframe specified by the responsible authority and to the satisfaction of the responsible authority.

Waste Management

- 18. Waste storage and disposal areas must be constructed in accordance with the Waste Management Plan provided by Leigh Design, dated 29 June 2022, to the satisfaction of the responsible authority.

Development in Accordance with the Pedestrian Wind Environment Statement

- 19. The recommendations and actions contained in the Pedestrian Wind Environment Statement prepared by Windtech, dated 7 July 2022, must be implemented to the satisfaction of the responsible authority. Should a subsequent wind assessment be undertaken, and alternative recommendations made, the updated Wind Assessment must be submitted to the responsible authority for approval, and the relevant recommendations and actions must be implemented to the satisfaction of the responsible authority.

Detailed Landscape Plans

- 20. Prior to the commencement of works, a detailed Landscape Plan must be submitted to and approved by the responsible authority. The Landscape Plan must be prepared by a person suitably qualified in landscape design and must adhere to the City of Greater Geelong Landscape Standards Manual. Any plan must include the following:
 - a) The name of project and the Planning Permit Number.
 - b) Scale and dimensions.
 - c) The layout of proposed new planting (where applicable) in all road reserves and traffic management devices (e.g. medians, islands, and roundabouts).
 - d) Details of all other infrastructure within the reserve (e.g. underground services, street lights, stormwater pits, fire plugs etc.).
 - e) Pedestrian linkages inclusive of proposed landscape treatments.
 - f) Proposed treatments within street closures.
 - g) Buffer zones (i.e. rural interfaces and main roads).

Date issued:	Date permit comes into operation: (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)	Signature for the responsible authority:
---------------------	---	---

- h) 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.
- i) All proposed groundcover and shrub planting with a minimum container size of 150mm and not exceeding 400mm in height at maturity.
- j) The maintenance schedule for all proposed planting.

Completion of Streetscape Works

- 21. Unless otherwise agreed in writing, prior to occupation of the development, the streetscape works shown on the endorsed Detailed Streetscape Plans must be completed to the satisfaction of the responsible authority.
- 22. Where streetscape works shown on the endorsed Detailed Streetscape Plans are not completed prior to occupation of the development, the applicant must submit a cost estimate for all outstanding works for approval by the responsible authority. Once the cost estimates have been approved, a bond or bank guarantees to the value of 125 per cent of the cost of works must be submitted to the responsible authority.
- 23. Where a bond or bank guarantee has been accepted for incomplete streetscape works, the outstanding works must be completed to the satisfaction of the responsible authority within 1 year of occupation of the development, unless otherwise agreed by the responsible authority.
- 24. A practical completion inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given. The incomplete works bond will be returned once practical completion has been awarded.

Maintenance of Streetscape Works

- 25. All streetscape 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 must be repaired or replaced as required.
- 26. Where the streetscape works are bonded, the maintenance period will commence from the date that the works are awarded practical completion by the responsible authority.
- 27. A maintenance bond to the value of 125 per cent of the cost of works must be submitted to the responsible authority prior to practical completion of landscaping works being awarded and will be retained until such time that the works have been accepted by Council for handover.
- 28. Works that have achieved practical completion will be audited throughout the maintenance period. Works being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the responsible authority deem it acceptable.
- 29. A handover inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given. The maintenance bond will be returned on acceptance of handover.

Social Housing Contribution

- 30. Unless otherwise agreed in writing, prior to the occupation of the dwellings, a social housing contribution to deliver social and affordable housing in accordance with any signed Section 173 Agreement that is registered on Title, must be made to the satisfaction of the responsible authority.

Date issued:	Date permit comes into operation: (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)	Signature for the responsible authority:
---------------------	---	---

Expiry of permit

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

- a) The development is not commenced within two (2) years of the date of this permit.
- b) The development 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.

Notes

- 1. Construction of the site stormwater connection/s is to be inspected by Council Representative prior to any backfilling. 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. Bond estimates must be sent to statplanning@geelongcity.vic.gov.au for approval at least two (2) weeks prior to seeking a certificate of occupancy.
- 5. No handovers will be accepted during the summer period, between 30 November and 1 March.

Date issued:

Date permit comes into operation:

(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)

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. C436ggee 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.