

PLANNING PERMIT

Permit No. PP-468-2021
Planning Scheme Greater Geelong Planning Scheme
Responsible Authority Greater Geelong City Council

ADDRESS OF THE LAND 190-216 PRINCES HIGHWAY, CORIO

THE PERMIT ALLOWS COMBINED PLANNING SCHEME AMENDMENT (C435) & PLANNING PERMIT - THREE (3) LOT RE-SUBDIVISION ADJACENT TO A TRANSPORT ZONE 2, REMOVAL OF DRAINAGE EASEMENT AND CREATION OF DRAINAGE EASEMENT GENERALLY IN ACCORDANCE WITH THE ENDORSED PLANS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans

1. 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.
2. The removal of easements as shown on the endorsed plan(s) must not be altered or modified except with the prior written consent of the Responsible Authority.

Telecommunications

3. Unless with the prior written consent of the Responsible Authority, the owner of the land must enter into an agreement 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 will not be provided by optical fibre.

Date Issued: DRAFT

Signature of the Responsible Authority:

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4. 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.

Note: The St Georges Rd Flood Study recommended augmentation of the main drain to mitigate flooding higher in the catchment. A concept design has been developed. Whilst construction is not currently a high priority, any subdivision must not compromise the ability for works to be undertaken. An additional easement within the 'car park' portion of lot 2 will need to be created to allow for the future pipe alignment.

5. The Plan of Subdivision submitted for certification of the subdivision must include a splay for road purposes at all internal and external intersections in accordance with the Infrastructure Design Manual and to the satisfaction of the Responsible Authority.

Prior to Statement of Compliance

6. Prior to the issue of statement of compliance, the applicant must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration and enforcement of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:

- a) Subject to condition 6 (b) of this permit, the land known as lot 2 on the proposed plan of subdivision must not be used for any sensitive land use (as defined in Ministerial Direction no. 1 *Potentially Contaminated Land*, or any amendment to that Direction or subsequent Directions).
- b) The Responsible Authority will consider an application under the Planning Scheme to use the land known as lot 2 on the proposed plan of subdivision for any sensitive land use (as defined in Ministerial Direction no. 1 *Potentially Contaminated Land*, or any amendment to that Direction or subsequent Directions) if:
 - i. A certificate of environmental audit is issued for the land specifying the environmental condition of the land is not, or is not potentially, detrimental to any beneficial use of that land; or
 - ii. A statement of environmental audit is issued stating that the environmental condition of the land is not, or is not detrimental to a sensitive beneficial use.

The agreement will be registered on Title in accordance with Section 181 of the Planning and Environment Act 1987.

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7. Prior to statement of compliance, the developer must construct the site stormwater system including separate connection for each lot into the existing underground council drains, 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.
8. Unless with the prior written consent of the Responsible Authority, 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 time; and
 - b) a suitably qualified person that fibre ready telecommunication 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

9. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Distributor in accordance with Section 8 of that Act.
10. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Distributor's requirements and standards. Note: Extension, augmentation or re-arrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
11. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rule (VSIR). Note: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.
12. The applicant shall, when required by the Distributor, set aside areas within the subdivision for the purposes of establishing a substation or substations. Note: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:
 - a) Reserves established by the applicant in favour of the Distributor.
 - b) Substation lease at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.

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13. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements. Note:
- Existing easements may need to be amended to meet the distributor's requirements
 - Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

<i>Easement reference</i>	<i>Purpose</i>	<i>Width (Metres)</i>	<i>Origin</i>	<i>Land Benefited/ In Favour Of</i>
	<i>Power Line</i>		<i>Section 88 – Electricity Industry Act 2000</i>	<i>Powercor Australia Ltd</i>

Barwon WaterGeneral

- 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.
- The owner shall create easements for Pipelines or Ancillary Purposes in Favour of Barwon Region Water Corporation over all existing and proposed sewer mains located within the subdivision.
- The developer is to apply to Barwon Water for details relating to servicing requirements and costing for the provision of a potable water supply and sewerage services to the proposal. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number L018783.

Potable Water

- The provision and installation of a potable water supply to the development.
- Barwon Water's records indicate that existing potable water services and meters are located on this property. A dimensioned plan showing the location of existing meters, and the location of the meters relative to the existing boundaries, and numbers are to be submitted. Private potable water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.

Sewer

- The provision and installation of a sewerage service to the development.
- Reticulated sewer mains are required to reconnect proposed Lot 2. This work must be undertaken by a Barwon Water accredited Consultant and accredited Contractor following the "Developer Works" process.

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Signature of the
Responsible Authority: -----

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21. New or re-aligned internal private sewer drains are required. Upon completion of this work a sewer drainage plan is to be submitted to Barwon Water by a licensed plumber that complies with Victorian Building Authority requirements. 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 Authority and presented to Barwon Water with the required drainage plan. Where an Owners Corporation is not applicable, individual allotment house connection drains are to be provided for and extend into each allotment.

Expiry

22. 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.

