

Our Ref: 18/0164
App Ref:
Contact: Mich Watt - 5261-0518

18 July 2018

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Dear Morgan

Application No: 18/0164
Land At: Lot F, 1535 Surf Coast Highway, Torquay
Purpose: Construction of Ten Dwellings and a Ten Lot Subdivision and Reduction in Visitor Car Parking

I am pleased to advise that your application for Planning Permit has been approved.

Please find enclosed your copy of the Planning Permit which sets out the conditions under which the use and/or development is approved. The Planning Permit is a legal document that allows a certain use or development to proceed on a specified parcel of land. Please read the Planning Permit carefully as the proposal must satisfy all the conditions within the Planning Permit.

Please note that any plan endorsed under this permit forms part of this permit and cannot be amended without the responsible authority's consent. Development on the land, and hence any plan approved under the Building Act and Regulations, must conform to the endorsed plan(s). Any variation not approved by the responsible authority may necessitate enforcement procedures against the owner and/or builder to bring about compliance.

The granting of this permit does not absolve the person to whom it is granted, or any other person, from complying with any other by-law, statute or regulation.

Please do not hesitate to contact me with any questions you may have, I can be contacted by phone on 5261 0518 or by email at mwatt@surfcoast.vic.gov.au. Please cc any emails to planningapps@surfcoast.vic.gov.au.

Yours sincerely



Mich Watt
Coordinator Statutory Planning



Planning PERMIT

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Planning scheme: **SURF COAST PLANNING SCHEME**
Responsible authority: **SURF COAST SHIRE COUNCIL**

Permit number:
18/0164

Address of the land: **LOT F, 1535 SURF COAST HIGHWAY
TORQUAY
LOT: B PS: 733270G**
Property number: **91240**

The permit allows: **Construction of Ten Dwellings and a Ten Lot Subdivision and Reduction in Visitor Car Parking in accordance with the endorsed plan/s.**

The following conditions apply to this permit:

Endorsed Plans

1. The development as shown on the endorsed plans must not be altered unless with the prior written consent of the responsible authority.

Vehicle Access and Parking

2. Before the occupation of the development, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a) constructed;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all-weather-seal coat
 - d) drainedto the satisfaction of the responsible authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

Rooftop Appurtenances

3. No equipment, services, architectural features or structures of any kind, including telecommunications facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the responsible authority.

Provision of Title

4. Prior to the occupation of the dwellings a copy of the title issued for Lot F must be provided to Council for Council to re-issue this permit with reference to that title and the relevant property address.

Footpath

5. Prior to the occupation of the dwellings, the footpath provided within Public Open Space Reserve E must be provided to the satisfaction of the Responsible Authority.

Landscaping

6. Prior to the occupation of the dwellings, the landscaping must be completed in accordance with the endorsed landscaping plans to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.

Date Issued: 17 July 2018

Signature of the responsible authority:

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Subdivision

7. 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.
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.
9. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
10. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
11. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
12. 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 plans 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.

Prior to the issue of a Statement of Compliance

15. 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.
16. Before a statement of compliance is issued under the Subdivision Act 1988 for a stage of the permitted development, the applicant must:
 - a) provide drainage to each lot;
 - b) complete the construction of all dwellings;
 - c) pay the development infrastructure levy; to the satisfaction of the responsible authority.

Conditions required by Barwon Water

17. 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.
18. The creation of an Owners Corporation to encumber all lots within the subdivision.
19. The provision and installation of a potable water supply to the development.

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20. Reticulated potable water mains are required. This work must be undertaken by a Barwon Water accredited Consultant and accredited Contractor following the "Developer Works" process.
21. An additional potable water connection(s) is to be provided to service the proposed development. A dimensioned plan showing location of all new connections relative to the allotment boundaries is to be submitted, where a meter is not being fitted. Note that tapings and service lines are not to be located under existing or proposed driveways.
22. Individual potable water supply meters are required for each lot or building as part of water connection works.
23. A master meter and sub meters are required. An 'Application to fit meters' is required to be completed and submitted by the licensed plumber who will be undertaking the installation of private potable water works. This application must include a dimensioned plan indicating the location of all meters relative to existing and proposed allotment boundaries. These sub metres will be installed by Barwon Water after the plumber has advised of completion of these preparatory private works and that the meters can be installed. The application form can be downloaded via www.barwonwater.vic.gov.au – Business Customers – Property connections.
24. The payment of a standardised New Customer Contribution is required for any new connection or any upsize to an existing connection. The number of standardised charges applied will be determined on the basis of an equivalent lot calculation and is based on potable domestic water meter size or water service size (where a meter is not being fitted). An equivalent lot is a measure of the additional demand a connection will place on the infrastructure in terms of the water consumption and sewage discharge for an average connection utilising a 20mm tapping and/or meter. If there is more than one meter within a single meter assembly, the size of the largest meter (excluding the fire service meter) will determine the number of equivalent connections. If there is a combined fire and domestic meter assembly proposed (including a low flow meter), whereby the meter size is largely dictated by the fire service requirements, the developer is required to submit to Barwon Water the proposed peak.
25. As the development concerns Torquay North a S173 agreement (Planning and Environment Act 1987) between Council and the landowners is required, under the S173 agreement the developer is obliged to provide a recycled water supply for garden water and toilet flushing purposes.
26. Reticulated recycled water mains are required. This work must be undertaken by a Barwon Water accredited consultant and accredited contractor following the 'developer works' process.
27. An additional recycled water connections is to be provided to service the proposed development. A dimensioned plan showing location of all new connections relative to the allotment boundaries is to be submitted, where a meter is not being fitted. Note that tapings and service lines are not to be located under existing or proposed driveways.
28. Individual recycled water supply meters are required for each lot or building as part of recycled water connection works.
29. A recycled master meter and sub meters are required to service the development. An 'Application to fit meters' is required to be completed and submitted by the licensed plumber who will be undertaking the installation of private recycled water works. The application must include a dimensioned plan indicating the location of all meters relative to existing and proposed allotment boundaries. These sub meters will be installed by Barwon Water after the plumber has advised of completion of these preparatory private works and that the meters can be installed.
30. New customer contributions are payable to the satisfaction of Barwon Water.
31. The provision and installation of a sewerage service to the development.

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32. Reticulated sewer mains are required. This work must be undertaken by a Barwon Water accredited consultant and accredited contractor following the 'developer works' process.
33. The provision of a new sewer connection(s) point and/ or replacement of the existing end of line with a sewer maintenance shaft (SMS) is required. Note that the sewer connection point and SMS is to be constructed by a Barwon Water accredited contractor. Where an owners corporation is not applicable, a separate sewer connection point is required for each allotment.
34. New or realigned 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 Victoria 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 house connection drains are to be provided for an extend into each allotment.
35. The payment of a standardised new customer contribution is required for any new connection or any upsize to an existing connection. The number of standardised charged applied will be determined on the basis of an equivalent lot calculation and is based on potable domestic water meter size or water service size (where a meter is not being fitted). An equivalent lot is a measure of the additional demand a connection will place on the infrastructure in terms of the water consumption and sewage discharge for an average connection using a 20mm tapping and/or meter. If there is more than one meter within a single meter assembly, the size of the largest meter (excluding the fire service meter) will determine the number of equivalent connections. If there is a combined fire and domestic meter assembly proposed (incorporating a low flow meter), whereby the meter size is largely dictated by the fire service requirements, the developer is required to submit to Barwon Water the proposed peak.
Note: the developer is to apply to Barwon Water for details relating to servicing requirements and costing for the provision of potable water supply and where applicable, recycled water and/or sewerage services to the subdivision. All communication with Barwon Water should use Barwon Water reference number L015284.

Conditions Required by Powercor Australia Limited

30. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd (Powercor) in accordance with Section 8 of that Act.
31. 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.
 - 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.
 - 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.
 - Any buildings must comply with the clearances required by the Electricity Safety (installation) Regulations.
 - Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.

Conditions Required by AusNet Services (Gas)

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

Expiry

33. The approval granted by this permit for the construction of buildings and/or works will expire if one of the following circumstances applies:

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- The development (buildings and/or works) is not started within two years of the date of this permit
- The development (buildings and/or works) is not completed within four years of the date of this permit.

The approval granted by this permit for the subdivision of the land will expire if one of the following circumstances applies:

- The plan of subdivision is not certified under the Subdivision Act 1988 within two years of the date of this permit
- Five years after the certification of the plan of subdivision under the Subdivision Act 1988.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the Planning and Environment Act 1987.

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