

Our Ref: 18/0255
App Ref:
Contact: Mich Watt - 5261-0518

17 October 2018

Songbowden Planning Pty Ltd
Level 2/700 High Street
East Kew VIC 3102

Dear Sir/Madam,

Application No: 18/0255
Land At: 1505 Surf Coast Highway Torquay
Purpose: Construction of 44 dwellings, subdivision of the land into 44 lots and reduce 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

A handwritten signature in black ink, appearing to read "Mi" followed by a stylized flourish.

Mich Watt
Coordinator Statutory Planning

ABN 18 078 461 409

1 Merrijig Drive,
Torquay, Victoria

POST

PO Box 350, Torquay
Victoria 3228

PHONE

03 5261 0600

FAX

03 5261 0525

WEB

www.surfcoast.vic.gov.au

EMAIL

info@surfcoast.vic.gov.au



P O Box 350, Torquay, Victoria 3228
1 Merrijig Drive, Torquay
Telephone (03) 5261 0600
Facsimile (03) 5261 0525

Planning PERMIT

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

Permit number:
18/0255

Address of the land: **1505 Surf Coast Highway Torquay**
LOT: 1304 PLN: 812412Y
Property number: **91260**

The permit allows: **Construction of 44 dwellings, subdivision of the land into 44 lots and reduce 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) drained

to the satisfaction of the responsible authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

Stormwater Management Plan

3. Prior to the commencement of the development, a stormwater management plan to the satisfaction of the responsible authority 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 plan must ensure that stormwater and drainage discharge from the development site meets current best practice performance objectives for stormwater (Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999)) and must include:
 - i) A construction site plan that incorporates the stormwater management measures to be implemented during the construction phase of the development and outlines in detail how stormwater is to be managed, including sediment controls, during both the land development phase and the building phase. The plan should have regard to the Construction Techniques for Sediment Pollution Control (EPA 1991)

Date Issued: 17 October 2018

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.

Signature of the responsible authority:

and Environmental Guidelines for Major Construction Sites (EPA 1995). The management controls are to be regularly monitored and maintained.

- ii) The incorporation of on-site retention/infiltration, storage and re-use stormwater management techniques to reduce pollutant export and peak discharge from the site. Maximum outflow from the site is to be restricted to 0.12 cumecs (120 l/s).
- iii) Drainage for the whole site is to be to existing Council infrastructure in McLean Street

Rooftop Appurtenances

- 4. 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

- 5. 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

- 6. Prior to the occupation of the dwellings with a Merrijig Drive frontage, the footpath within the road reserve must be constructed to the satisfaction of the Responsible Authority.

Landscaping

- 7. 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.

Subdivision

- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.

Date Issued: 17 October 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.



13. 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 for each stage of the subdivision under the Subdivision Act 1988 for a stage of the permitted development, the permit holder must:

- a) provide drainage to each lot in accordance with the endorsed Stormwater Management Plan;
 - b) complete the construction of all dwellings;
 - c) pay the development infrastructure levy;
- to the satisfaction of the responsible authority.

17. In addition to the above requirements of Condition 16, before a statement of compliance is issued for Stage 1 of the subdivision, the permit holder must:

- a) Construct and drain the common property area;
 - b) Construct the footpath in the road reserve on Merrijig Drive;
- to the satisfaction of the Responsible Authority.

**Conditions required by Barwon Water
General**

18. 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.

Date Issued: 17 October 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.



19. 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 potable water (including recycled water where applicable) and sewerage infrastructure within the land. If further easements or reserves are required following design of the required 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.

Potable Water

20. The provision and installation of a potable water supply to the development.
21. 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.
22. 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 tapplings and service lines are not to be located under existing or proposed driveways.
23. Individual potable water supply meters are required for each lot or building as part of water connection works.
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 (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 flow (probable simultaneous demand) associated with the domestic supply in accord with AS/NZS 3500. Barwon Water will then assess the equivalent number of connections.

Recycled Water

25. As the Development concerns the Armstrong Creek Growth Area, provisions under the planning scheme requires the provision and installation of a recycled water supply for garden watering and toilet flushing purposes. As the Development concerns Torquay North a S173 agreement (Planning and Environment Act 1987) between the 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.

Date Issued: 17 October 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.



27. An additional recycled water connection(s) is to be provided to service the proposed development submitted, where a meter is not being fitted. Note that tapplings 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.

Sewer

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

Note: 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 where applicable, recycled water and/ or sewerage services to the subdivision.

It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number L015524.

Conditions Required by Powercor Australia Limited

31. 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.
32. The applicant shall:
 - Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (a payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
 - Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.
 - 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.

Date Issued: 17 October 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.



Conditions Required by AusNet Services (Gas)

33. 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

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

Date Issued: 17 October 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.

