

Planning and Environment  
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## PLANNING PERMIT

<b>Permit No.:</b>	PA2302512
<b>Planning scheme:</b>	Greater Geelong Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	1 Little Ryrie Street, Geelong

### THE PERMIT ALLOWS:

<b>Planning scheme clause No.</b>	<b>Description of what is allowed</b>
Clause 37.08	Construct a building or construct or carry out works
Clause 43.01	Demolish or remove a building (in part)
	Externally alter a building
	Externally paint a building
	Construct a building or construct or carry out works
Clause 44.05	Construct a building or construct or carry out works
Clause 52.06-3	Reduce the number of visitor car parking spaces (to zero)

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### Amended Plans

1. Before the development starts, excluding demolition, excavation, piling and site preparation works (or as otherwise agreed with the Responsible Authority), amended plans must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale and fully dimensioned including to show natural ground level, floor levels, wall and building heights and lengths, with heights to be expressed to Australian Height Datum (AHD). The plans must be generally in accordance with the architectural plans, prepared by Cera Stribley Architects, dated February 2024 but modified to show:
  - a) The rear section of wall (north of the light court) at Level 06 setback a minimum of 3 metres from the east boundary.

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- b) The rear section of wall (north of the light court) at Level 05 setback a minimum of 3 metres from the east boundary such that the remaining floor plan generally aligns with Level 06 above.
- c) The minimum setbacks of Level 04 from each boundary (measured to the wall) increased such that the remaining floor plan generally aligns with Levels 05 and 06 above and the party walls on the east and west boundaries are reduced in height by one level.
- d) The floor to ceiling heights of all levels (excluding ground and lower ground levels) reduced to a minimum of 3.2 metres.
- e) The width of the light courts on the east and west sides of the building increased by 1.0 metre.
- f) The building wholly contained within the boundaries of the subject land.
- g) The materials and colour finishes of the extended verandah.
- h) The Finished Floor Level of the 'Fire Pump Room' (which has direct access from Goodall Lane) designed to address flooding risk.
- i) The design of the fire booster cupboard integrated with the remainder of the front fence being retained.
- j) Locations of convex mirrors and warning light associated with the car parking.
- k) Notations stating the WELS ratings of all fixtures, fittings, and connections.
- l) Rainwater tank capacity of at least 25,000L.
- m) Ventilation diagrams demonstrating compliance with BESS IEQ credit 2.1 (Effective natural ventilation)
- n) Light court wall surfaces to have a light reflection value of at least 60%.
- o) Any changes to the design recommended by the updated wind assessment including if unsafe or uncomfortable wind conditions are identified by Table 10 of Clause 37.08 (Activity Centre Zone Schedule 1).
- p) Any changes to built form requirements, technical information and plan notations (or otherwise) required as a consequence of any provision in this permit.

**Layout of the development not to be altered**

- 2. The development as shown on the endorsed plans must not be altered (unless the Greater Geelong Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

**Compliance with documents approved under this permit**

- 3. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

**Commencement of Permit**

- 4. This permit will operate from the issued date of this permit.

**Structural Engineering Report**

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5. Before the development starts, including demolition, bulk excavation and site preparation works, a report prepared by a suitably qualified structural engineer, must be submitted to and approved by the Greater Geelong City Council, demonstrating the means by which the retained portion of the heritage building will be supported during demolition and construction works to ensure its retention, to the satisfaction of the Responsible Authority. The recommendations contained within this report must be implemented at no cost to Greater Geelong City Council and be to the satisfaction of the Responsible Authority.

**Conservation Management Plan**

6. Concurrent with the endorsement of plans, a Conservation Management Plan and a Work Method Statement for the existing heritage building on the land must be submitted to and approved by the Responsible Authority in consultation with Greater Geelong City Council. The Conservation Management Plan and the Work Method Statement must include:
- Identify the buildings and works to be conserved.
  - Details of how the retained portion of the heritage building is going to be supported during demolition, excavation and construction works. This detail must be supported through the Structural Engineering Report.
  - Details of the restoration within the retained portion of the heritage building.
  - Construction details as appropriate to demonstrate those works; and
  - A comprehensive coloured photographic record of the heritage building recording the interior and exterior of the building and accompanied by plans indicating the location of the photographs.

Works to the heritage building approved under this permit must be undertaken in accordance with the Conservation Management Plan to the satisfaction of the Responsible Authority.

**Façade Strategy & Materials and Finishes**

7. Before the development starts, excluding demolition, excavation, piling and site preparation works (or as otherwise agreed with the Responsible Authority) a Façade Strategy must be submitted to and approved by the the Responsible Authority. The Façade Strategy must include:
- A concise description by the architect of the building design concept and how the façade works to achieve this.
  - A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations and/or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with clear coding.
  - Elevation details generally at a scale of 1:50, or other suitable scale agreed to by the Responsible Authority, illustrating typical building details, entries and doors, utilities, and any special features which are important to the building's presentation.
  - Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
  - Information about how the façade will be accessed, maintained and cleaned.

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- f) Example prototypes and/or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high-quality built form outcome in accordance with the design concept.

**Landscape Plan**

- 8. Before the development starts, excluding demolition, excavation, piling and site preparation works (or as otherwise agreed with the Responsible Authority), a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the architectural plans, prepared by Cera Stribley Architects (dated February 2024) and must include the following:
  - a) Details and layout of landscaping and planting within all open areas of the development (including trees where practicable) and upper levels.
  - b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - c) Details of the depth and size of planting boxes which will ensure plants can grow to an appropriate size;
  - d) Details of surface finishes of pathways and driveways (where applicable).
  - e) Details of access and maintenance arrangements to landscaping areas (including planters).
  - f) Details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used.
  - g) Information regarding xeriscaping and/or the use of drought tolerant species.

**Landscaping Completion**

- 9. Before the development is occupied, or as otherwise agreed with the Responsible Authority, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the Responsible Authority. The responsible authority may consent in writing to vary this requirement.

**Landscaping Maintenance**

- 10. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the Responsible Authority.

**Tree Protection during Construction**

- 11. Before the development starts, including demolition, excavation, piling and site preparation works (or as otherwise agreed with the Responsible Authority), a tree protection fence must be erected around any Council owned trees to define a 'Tree Protection Zone'. The tree protection fencing and Tree Protection Zone must be established and maintained in accordance with the following requirements to the satisfaction of the Greater Geelong City Council:
  - a) the tree protection fence must be constructed of star pickets and chain mesh or similar.
  - b) the tree protection fence must remain in place until the development is completed

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- c) the Tree Protection Zone must be covered by a 100 mm deep layer of mulch and watered regularly.
- d) Any works within the nominated Tree Protection Zones must be:
  - i. carried out in accordance with Australian Standard 4373–2007 Pruning of amenity trees and Australian Standard 4970–2009 Protection of trees on development sites
  - ii. overseen by a suitably qualified, level-5 arborist
  - iii. carried out to the satisfaction of the Responsible Authority by suitably trained and qualified arboricultural staff.

The responsible authority may consent in writing to vary any of these requirements.

- 12. Works encroaching within the nominated Tree Protection Zones must not be undertaken without the written consent of the Greater Geelong City Council.

**Environmental Management Plan - Construction**

- 13. Before the development starts, including demolition, excavation, piling and site preparation works, an Environmental Management Plan - Construction must be submitted to and approved by the Greater Geelong City Council. The environmental management plan must be prepared to the satisfaction of the Greater Geelong City Council, and must:
  - a) be prepared in accordance with the Civil construction building and demolition guide, Publication 1834 (EPA, 2020)
  - b) adopt the form of the EMP template included in the EPA guide and must address the following risks (as relevant):
    - i. noise and vibration
    - ii. Hoardings and site security.
    - iii. Air, dust and sediment management.
    - iv. Stormwater and sediment control.
    - v. Waste and material reuse.
    - vi. Traffic management.
    - vii. Public safety, amenity and site security.
  - c) Included the working hours schedule for construction, building and demolition noise in the EPA guide (unless otherwise agreed with the Greater Geelong City Council).
  - d) include a traffic management plan showing:
    - i. access routes for construction vehicles
    - ii. swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction
    - iii. proposed parking locations for construction vehicles and construction workers' vehicles
    - iv. any impacts upon adjacent roads and pedestrian walkways and provision for adequate movement and circulation of vehicles and pedestrians adjacent to the land during the construction phase.

The responsible authority may consent in writing to vary any details in the environmental management plan.

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### Streetscape Public Realm Plan

14. Before the development starts, excluding demolition, bulk excavation and site preparation works, a Streetscape Public Realm Plan prepared by a suitably qualified or experienced person must be approved and endorsed by the Greater Geelong City Council. The plan must be to the satisfaction of the Greater Geelong City Council and must adhere to the Central Geelong Public Realm Framework 2017 (or any subsequent amendments) and must include a scope of work that encompasses at minimum area from the property boundary to the front of the kerb at the front and at the back the full laneway. The plan must include:

- a) Materials and details of all surface finishes
- b) Materials and details of kerbs and channels
- c) Existing and proposed finished surface levels
- d) All vehicle crossings in accordance with council standards
- e) Overlay civil engineering plans to show all existing infrastructure (e.g., pits, meters, poles, kerbs and outstands, drainage assets) and levels with reference to feature survey plans for the subject land and adjoining land.
- f) Longitudinal sections at all entry/exit points showing design levels, grades/transition, flood protection and headroom clearance.

When approved, the plan will be endorsed and form part of the permit. Unless otherwise approved in writing, the approved works must be implemented prior to occupation of the development, at no cost to, and to the satisfaction of the Greater Geelong City Council.

### Wind Report

15. Concurrent with the endorsement of plans (or as otherwise agreed with the Responsible Authority), an amended Wind Report must be prepared and submitted to and be approved by the Responsible Authority. The Plan must be generally in accordance with the Environmental Wind Assessment prepared by Mel Consultants dated 7 August 2023 and demonstrate compliance with Clause 4.4 to ACZ1 and Clause 58.04-4 (Wind impacts objective).

### Sustainability Management Plan

16. Concurrent with endorsement of plans, a Sustainability Management Plan (SMP) must be approved and endorsed by the Responsible Authority. The SMP must be prepared to the satisfaction of the Responsible Authority, be generally in accordance with the Sustainability Management Plan (SMP) prepared by Building Physics (dated 15 February 2024), but modified to show initiatives contained within the ESD (SMP) report along with the proposed changes, including:

- a) A representative sample of NatHERS ratings is to be provided demonstrating that all apartments meet the NatHERS cooling load limits specified in 58.03-1.



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- b) The BESS report must achieve an overall score of 50% or higher and have a minimum 'pass' rate of 50% for the Energy, Water and IEQ categories and 100% for the Stormwater category.

The recommendations of the approved report must be implemented to the satisfaction of the Responsible Authority. Where alternative initiatives are proposed to those specified in conditions above, the Responsible Authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes.

17. All works must be undertaken in accordance with the endorsed plans, endorsed Sustainability Management Plan to the satisfaction of the Responsible Authority. No alterations to these plans may occur without the written consent of the Responsible Authority.

**Reflectivity and Disability Glare**

18. Extended periods of discomfort glare for pedestrians and occupants of surrounding buildings caused by glazing (including tilted glazing) and external cladding materials and finishes with specular or glossy finishes (including polished metal cladding, finished stainless steel, glazed tiles, high gloss paint finishes) must be avoided or minimised, to the satisfaction of the responsible authority.
19. External glazing and cladding materials and finishes must avoid disability glare to public transport operators, road users and aircraft, to the satisfaction of the responsible authority.
20. Specular light reflectance must be less than 15 per cent for all external building glazing and cladding materials and finishes when measured at an angle of 90 degrees to the surface of the material (normal incidence), except with the written consent of the responsible authority.

**Window Screening**

21. The screening of the window(s) as shown on the endorsed plans must be installed prior to occupation of the development and must be maintained to the satisfaction of the responsible authority.

**Building Appurtenances**

22. All building plant and equipment on the roofs and public thoroughfares must be concealed to the satisfaction of the Responsible Authority.
23. No plant, equipment, services or architectural features other than those shown on the approved plans are permitted above the roof level of the building(s).

**Boundary Walls**

24. Before the development is occupied, all new or extended walls on or facing the boundaries of adjoining properties or a laneway must be cleaned and finished to the satisfaction of the responsible authority.

**3D Model**

25. Before the development starts, excluding demolition, excavation, piling and site preparation works (or as otherwise agreed with the Responsible Authority), a 3D digital model of the development and its immediate surrounds must be submitted to and approved by the Responsible Authority. The 3D model must be in accordance with the Technical Advisory Note for 3D Digital Model Submissions prepared by the Department of Transport and Planning. The development must be in accordance with the endorsed 3D model, to the satisfaction of the Responsible Authority.

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**Noise Attenuation**

26. Before the development starts, excluding demolition, excavation, piling and site preparation works (or as otherwise agreed by the Responsible Authority), a Noise Impact Assessment must be prepared and submitted to and be approved by the Responsible Authority. The Plan must be generally in accordance with the Acoustic Assessment prepared by Clarity Acoustics, Revision 1, dated 5 December 2023 and demonstrate compliance with Clause 58.04-3 (Noise impacts objectives).
27. Before the development is occupied the permit holder must implement the physical, operational and construction requirements to the building identified in the acoustic report and prepare a report by a suitably qualified acoustic consultant (submitted to and approved by the Responsible Authority) which:
- a) Certifies and verifies that the dwellings incorporate the noise attenuation measures as specified in the endorsed Acoustic Report and shown on the endorsed plans; and
  - b) Details the site testing methodology to meet any all requirements of the Acoustic Report, to the satisfaction of the Responsible Authority.

**Transport Impact Assessment**

28. Concurrent with the endorsement of plans, an amended Transport Impact Assessment report must be submitted to and approved by the Responsible Authority, in consultation with Greater Geelong City Council. The amended Transport Impact Assessment report must be generally in accordance with the report prepared by One Mile Grid, dated 21 December 2023, but modified to address:
- a) conflict points between vehicles entering and exiting the basement, swept paths for vehicles exiting and entering the car spaces in Basement 2 and the swept paths satisfying the clearance requirement outlined in AS2890.1
29. The amended traffic management report must be prepared with reference to Clause 52.06 of the Melbourne Planning Scheme. Car parking and traffic management for the development must be in accordance with the report, to the satisfaction of the Responsible Authority.
30. Car parking and traffic management for the development must be in accordance with the report, to the satisfaction of the Responsible Authority. The report must not be altered without the prior written consent of the Responsible Authority.

**Drainage and Stormwater Management**

31. The stormwater system for the subject land must be designed and installed such that the stormwater discharge from the subject land is not increased by the proposed development. An appropriate on-site detention system designed in accordance with the Infrastructure Design Manual may be required to the satisfaction of the Greater Geelong City Council.

**Drainage & Vehicular Access**

32. Before the development is occupied, the permit holder must:
- a) Construct the stormwater system for the subject land including separate connection for each unit / lot into the underground drain in Goodall Lane 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.

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- b) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;

all to the satisfaction of the Greater Geelong City Council.

**Electrical Pole Relocation**

33. Unless otherwise agreed with the Responsible Authority, the existing overhead power within Goodall Lane must be relocated to underground power, to the extent required by any relevant services authority to deliver the development approved by this permit and to the satisfaction of any relevant service authority.

**Waste Management Plan**

34. Before the development starts, excluding demolition, excavation, piling, site preparation works and works (or as otherwise agreed with the Responsible Authority), an amended Waste Management Plan must be prepared and submitted to and be approved by the Greater Geelong City Council. The Plan must be generally in accordance with the Waste Management Plan prepared by Makao dated 30 September 2022 and updated to reflect any changes required by this permit and must include:

- a) An adjusted Council Residential Waste Service Charge is still payable even though a Private Waste Contractor provides the residential recycling and waste collection services for the development.

35. All waste collections must be carried out within the basement unless otherwise agreed with the Greater Geelong City Council.

**Car Parking**

36. Before the development is occupied, the permit holder must construct the car park including accessways, surface with an all-weather sealed coat and linemark the car and accessways in accordance with the endorsed plans to the satisfaction of the Greater Geelong City Council.

**Noise and Amenity**

37. All deliveries to the property and truck movements must be in adherence with the Environment Protect Authority (EPA) Noise Control Guidelines (publication 1245.2) which are:

- a) 7am to 10pm Monday to Saturday  
b) 9am to 10pm Sunday and Public Holidays

38. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a monitored security service.

39. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise to a level satisfactory to the Greater Geelong City Council.

40. All air-conditioning units are to be placed in an appropriate location or alternatively acoustically treated to reduce noise to a level satisfactory to the Greater Geelong City Council.

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41. Outdoor lighting must be designed, baffled and located to the satisfaction of the Greater Geelong City Council to prevent any adverse effect on adjoining properties.
42. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded, drained and screened from public view to the satisfaction of the Greater Geelong City Council.
43. The storage, removal and disposal of such/garbage refuse must be undertaken in such a manner so as to avoid any nuisance, pollution or loss amenity to the surrounding area and must at all times be to the satisfaction of the Greater Geelong City Council.
44. All waste material must be regularly removed from the subject land to the satisfaction of the Greater Geelong City Council.
45. Waste collection must occur between the hours 7am to 8pm Monday to Saturday and 9am to 8pm Sunday and public holidays.
46. Ensure compliance with any Commercial Noise regulations, Councils Local Laws and obtain permits where and when required.
47. The amenity of the area must not be detrimentally affected by the 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, wastewater, waste products, grit or oil;
  - d) Presence of vermin;to the satisfaction of the Greater Geelong City Council.

**Barwon Water**

48. As Barwon Water has strategic assets located within or adjacent to the Land, prior to the Commencement of Works, the Developer must submit an Activities Method Statement (AMS) for approval that outlines the process for any or all of the following:
  - a) the connection to the strategic Barwon Water Asset;
  - b) any excavation crossing or within three (3) metres of a strategic Barwon Water Asset;
  - c) vehicle and machinery traversing the site over or within three (3) metres of a strategic Barwon Water Asset.
  - d) The submission of an AMS does not constitute Barwon Water 's approval.
49. 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 proposal. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number L019602.

Potable Water

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50. The provision and installation of a potable water supply to the development.
51. 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 tappings and service lines are not to be located under existing or proposed driveways. **IMPORTANT NOTE** — where the existing potable water main is a cracked asbestos water pipe, Barwon Water will undertake the tapping of this pipeline, including excavation and spoil removal. Barwon Water requires your plumber to provide 5 clear working days notice for this work. Under no circumstances shall anyone excavate within the vicinity of this pipeline.
52. Assessment of this application has shown a potential backflow hazard exists. In line with current regulations the owner is required to employ a suitably qualified person to install an appropriate containment device located at the potable and recycled water meter, at or near the property boundary for the prevention of backflow.
53. 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-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.
54. Barwon Water's records indicate that an existing potable water service and meter is located on this property. A dimensioned plan showing the location of existing meters, and the location of the meter relative to the existing boundaries, and its number, is 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.
55. 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.

Sewer

56. The provision and installation of a sewerage service to the development.
57. The provision of a new sewer connection(s) point is required. The sewer connection point 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.

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58. The installation of a maintenance structure for the purpose of providing a sewer house connection is required. These works are to be undertaken by a Barwon Water Accredited Contractor.
59. 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.
60. Any existing sewer house connection point that is to be utilised for additional connections or altered to serve the development is to be CCTV inspected by a licensed plumber and the 'CCTV Inspection Form' with the video footage (standard digital format i.e. MP4, AVI) submitted to Barwon Water for their records. The submitted form requires verification from the licensed plumber that the connection point is deemed satisfactory for use. If connection point is no longer required, it is to be decommissioned in accordance with Barwon Water's "Property connection decommissioning process". Details of this process are available on Barwon Water's website under the Properties and Development -> Property Connections section. Also, any existing house connection drain that traverses through the proposed allotments shall be relocated so not to inhibit future development. If the existing sewer house connection point is deemed satisfactory for use by Barwon Water and where branching after the connection point is permitted to service an additional allotment then this work can also be undertaken by a licensed plumber. If the sewer connection point being replaced is greater than 4.0 metres deep, a new sewer manhole is to be constructed with the new property connection point connected to this structure.
61. The payment of a standardised New Customer Contribution is required for any new sewer connection. This will be calculated based on the potable domestic water meter size or water service size.

**Expiry**

62. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- a) The development is not started within 2 years of the issued date of this permit.
  - b) The development is not completed within 4 years of the issued date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

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**USEFUL INFORMATION:**

*(The following information does not form part of this permit)*

- A. *This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the permit holder must apply for and obtain appropriate building approval from a Registered Building Surveyor.*
- B. *The permit holder will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the permit holder and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.*
- C. *Nothing in this permit or any plans or documents approved in accordance with the conditions of this permit should be taken to imply that the development meets the requirements of the Building Act 1993 and its regulations.*
- D. *Noise Protocol means the Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, published by the Environment Protection Authority on its website, as in force from time to time.*
- E. *Consent may be required by Heritage Victoria for the disturbance or removal of any archaeology 75 years or older on the subject land (including but not limited the brick water tank).*
- F. *A pre-commencement meeting with Council's engineering department is required to be undertaken prior to works starting.*

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- G. *Construction of the stormwater connection/s for the subject land 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.*
- H. *All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.*
- I. *A Vehicle Crossing Permit must be obtained prior to commencement of works.*
- J. *As the subject land is subject to flooding, the applicant is advised that any new habitable floors must be set above the applicable flood level as determined by the Building Surveyor.*
- K. *The Applicant is also advised to seek comment from the building surveyor on the requirement, if any, for overland flow paths to be provided on the subject land to convey major flows through the subject land in accordance with Clause 5.4.2 of AS/NZS 3500.3*
- L. *In the instance that minor pruning is anticipated the permit holder must contact Council's Parks Planning Officers to lodge a request and provide adequate notice.*

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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 (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

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**CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?**

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The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

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**WHEN DOES A PERMIT BEGIN?**

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A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
  - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - ii. the date on which it was issued, in any other case.

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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 the 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 five 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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- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Date issued: 16 September 2024 Signature for the responsible authority:

