



**Colac Otway  
SHIRE**

**AGENDA**

**PLANNING COMMITTEE  
OF THE  
COLAC-OTWAY SHIRE  
COUNCIL**

**8 APRIL 2008**

**at 10.30am**

**COPACC Meeting Room  
Rae Street, Colac**

An audio recording of this meeting is being made for the purpose of verifying the accuracy of the minutes of the meeting. In some circumstances the recording may be disclosed, such as where Council is compelled to do so by court order, warrant, subpoena or by any other law, such as the Freedom of Information Act 1982

**COLAC-OTWAY SHIRE PLANNING COMMITTEE MEETING**

**8 APRIL 2008**

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NOTICE is hereby given that the next **PLANNING COMMITTEE OF THE COLAC-OTWAY SHIRE COUNCIL** will be held in the COPACC Meeting Room, Rae Street, Colac on 8 April 2008 at 10.30am.

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## AGENDA

1. PRAYER
2. PRESENT
3. APOLOGIES
4. DECLARATION OF INTEREST
5. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

The Mayor to read out the names of those applicants and objectors who have confirmed in writing that they wish to make a verbal submission. These verbal submissions will be made in relation to each respective agenda item and must be directly relevant to the respective agenda item. A time limit of 5 minutes will apply.

6. CONFIRMATION OF MINUTES

- Planning Committee Meeting of the Colac-Otway Shire Council held on the 11/03/08.

### Recommendation

That the Planning Committee confirm the above minutes.

## OFFICERS' REPORTS

### Sustainable Planning and Development

PC080804-1 PLANNING PERMITS FOR THE MONTH OF MARCH 2008  
PC080804-2 DEVELOPMENT OF ONE SHOP, FIVE OFFICES AND SEVEN DWELLINGS, WAIVING OF CAR PARKING AND 13 LOT SUBDIVISION AT 32 PASCOE STREET, APOLLO BAY

Tracey Slatter  
Chief Executive Officer

**PC080804-1 PLANNING PERMITS FOR THE MONTH OF MARCH 2008**

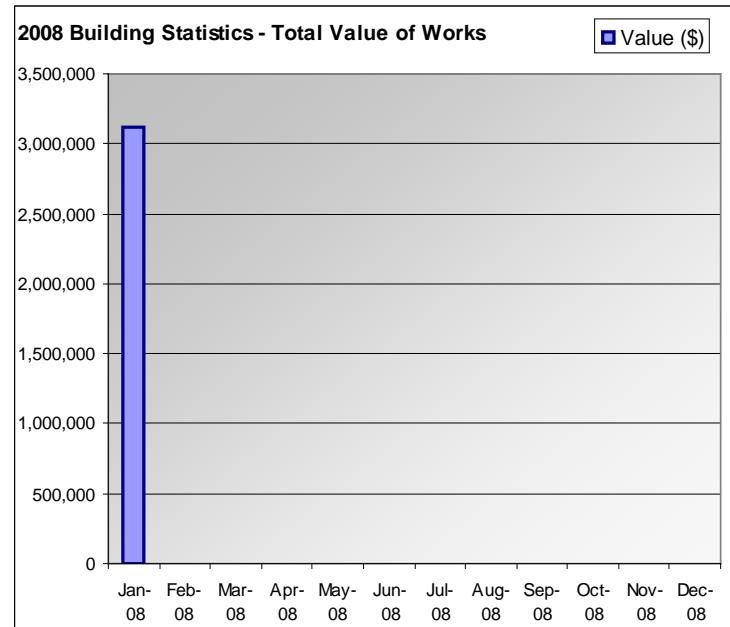
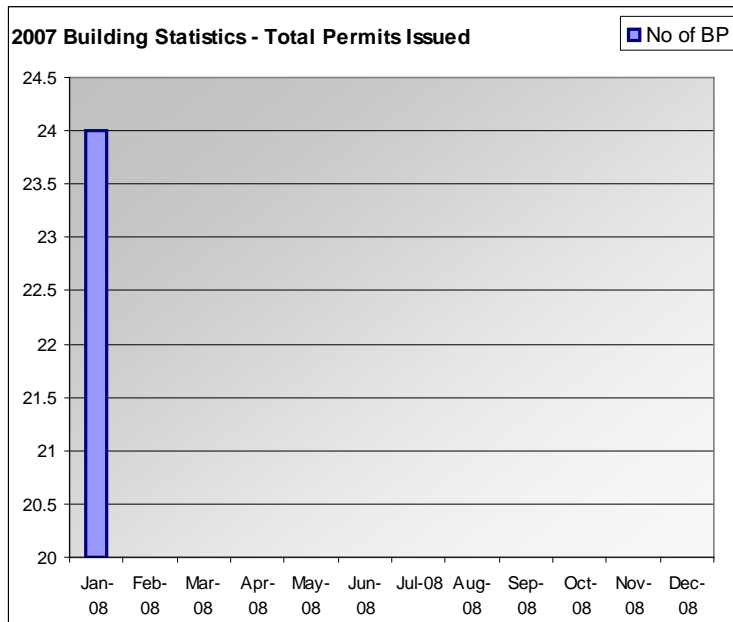
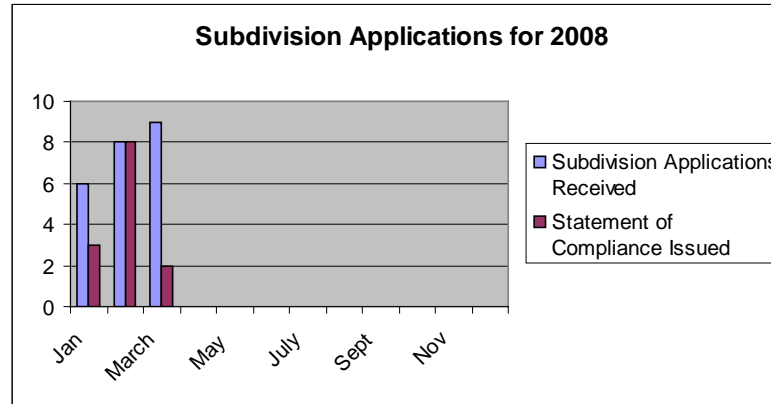
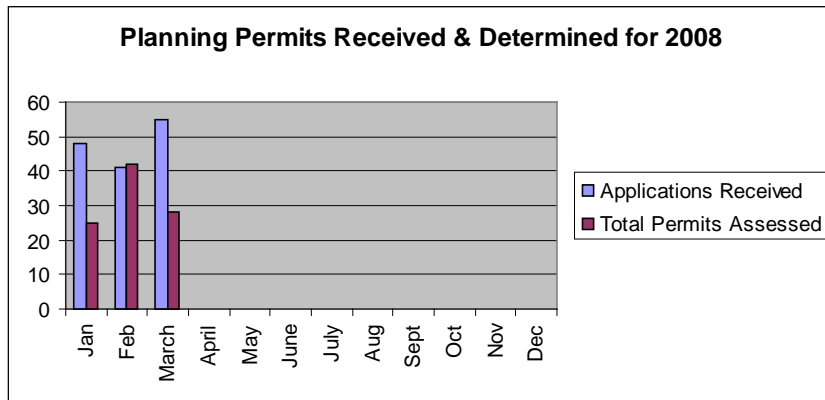
AUTHOR: Stefanie Riches                      ENDORSED: Jack Green  
DEPARTMENT: Sustainable Planning and      FILE REF: GEN00450  
Development

55 Planning permit applications received for the period of 1st March 2008 to 31<sup>st</sup> March 2008

28 Planning permit applications were considered for the period of 1<sup>st</sup> March 2008 to 31<sup>st</sup> March 2008

APPLIC NO	DATE RECEIVED	PROPOSAL	DATE ISSUED	ACTUAL TIME	AUTHORITY	DECISION
PP148/07A	02-Jan-08	AMENDMENT TO PERMIT - REMOVAL OF CONDITION 3 (CONCRETE SLAB)	12-Mar-08	50	UNDER DELEGATION	GRANTED
PP16/07	23-Jan-07	TWO LOT SUBDIVISION	27-Mar-08	220	UNDER DELEGATION	GRANTED
PP18/08	10-Jan-08	TWO (2) LOT SUBDIVISION	07-Mar-08	41	UNDER DELEGATION	GRANTED
PP19/08	11-Jan-08	CONSTRUCTION OF A DWELLING	13-Mar-08	44	UNDER DELEGATION	GRANTED
PP202/07A	07-Mar-08	AMENDMENT	11-Mar-08	4	UNDER DELEGATION	GRANTED
PP202/07B	17-Mar-08	AMENDMENT	20-Mar-08	3	UNDER DELEGATION	GRANTED
PP221/07A	17-Mar-08	AMENDMENT	27-Mar-08	10	UNDER DELEGATION	GRANTED
PP24/08	16-Jan-08	CONSTRUCTION OF ACCOMMODATION CABINS (REMOVAL OF EXISTING CABINS)	27-Mar-08	51	UNDER DELEGATION	GRANTED
PP265/07	04-Oct-07	CONSTRUCTION OF FENCE AND REMOVAL OF TREES	11-Mar-08	114	UNDER DELEGATION	GRANTED
PP309/07	19-Nov-07	EXTENSION TO BUILDING & ASSOCIATED WORKS	28-Mar-08	93	UNDER DELEGATION	GRANTED
PP310/07A	14-Feb-08	AMENDMENT	26-Mar-08	29	UNDER DELEGATION	REFUSED
PP315/07	21-Nov-07	CLOSE ROAD & CONSOLIDATE TITLE	27-Mar-08	40	UNDER DELEGATION	PERMIT NOT REQUIRED

PP32/03B	17-Mar-08	AMENDMENT	26-Mar-08	9	UNDER DELEGATION	GRANTED
PP322/07	27-Nov-08	TWO (2) LOT SUBDIVISION	04-Mar-08	71	UNDER DELEGATION	GRANTED
PP324/07	30-Nov-07	ON PREMISES LIQUOR LICENCE	20-Mar-08	79	UNDER DELEGATION	GRANTED
PP334/07	05-Dec-07	WORKS ASSOCIATED WITH THE CONSTRUCTION OF A CARPARK	07-Mar-08	66	UNDER DELEGATION	GRANTED
PP50/08	14-Feb-08	EXTENSION TO DWELLING	17-Mar-08	23	UNDER DELEGATION	GRANTED
PP55/08	14-Feb-08	CONSTRUCTION OF SHED & EXTENSION TO DWELLING OF A GARAGE	26-Mar-08	29	UNDER DELEGATION	GRANTED
PP59/08	14-Feb-08	CONSTRUCTION OF SHED	17-Mar-08	23	UNDER DELEGATION	GRANTED
PP62/06-A	26-Feb-08	AMENDMENT	14-Mar-08	12	UNDER DELEGATION	GRANTED
PP62/08	19-Feb-08	TWO (2) LOT SUBDIVISION	28-Mar-08	35	UNDER DELEGATION	GRANTED
PP66/08	26-Feb-08	ADDITION TO EXISTING DWELLING	05-Mar-08	8	UNDER DELEGATION	GRANTED
PP69/08	26-Feb-08	EXTENSION TO EXISTING DWELLING	17-Mar-08	20	UNDER DELEGATION	GRANTED
PP7/08	03-Jan-08	EXTENSION TO DWELLING	25-Mar-08	59	UNDER DELEGATION	GRANTED
PP71/08	26-Feb-08	TWO (2) LOT SUBDIVISION	14-Mar-08	17	UNDER DELEGATION	GRANTED
PP82/08	04-Mar-08	EXTENSION TO EXISTING DWELLING & DEVELOPMENT OF A POOL	11-Mar-08	7	UNDER DELEGATION	GRANTED
PP84/08	06-Mar-08	CONSTRUCTION OF A SHED	26-Mar-08	20	UNDER DELEGATION	GRANTED
PP99/07	23-Apr-07	CONSTRUCTION OF A SINGLE STOREY SHED	13-Mar-08	232	VCAT	GRANTED
		<b>Average Days to Process Planning Applications</b>		<b>50</b>	<b>Days</b>	



	Domestic		Residential*		Commercial		Retail		Industrial		Hospital/HealthCare		Public Buildings		Municipal Totals	
	No of BP	Value (\$)	No of BP	Value (\$)	No of BP	Value (\$)	No of BP	Value (\$)	No of BP	Value (\$)	No of BP	Value (\$)	No of BP	Value (\$)	No of BP	Value (\$)
Jan-08	20	2,466,200	1	50,000	1	90,000	1	11,500	0	0	1	500000	0	0	24	3,117,700
Feb-08															0	0
Mar-08															0	0
Apr-08															0	0
May-08															0	0
Jun-08															0	0
Jul-08															0	0
Aug-08															0	0
Sep-08															0	0
Oct-08															0	0
Nov-08															0	0
Dec-08															0	0
<b>Totals</b>	20	2,466,200	1	50,000	1	90,000	1	11,500	0	0	1	500,000	0	0	24	3,117,700

**Building Stats**

\*\*\*Please note that the Building Commission website has only been updated to January 2008.

**Recommendation(s)**

***That Council's Planning Committee note the March 2008 statistical report.***

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**PC080804-2 DEVELOPMENT OF ONE SHOP, FIVE OFFICES AND SEVEN DWELLINGS, WAIVING OF CAR PARKING AND 13 LOT SUBDIVISION AT 32 PASCOE STREET, APOLLO BAY**

AUTHOR: Doug McNeill  
DEPARTMENT: Sustainable Planning and Development

ENDORSED: Jack Green  
FILE REF: PP198/07

**Location:** 32 Pascoe Street, Apollo Bay

**Applicant:**

**Zoning:** Business 1 Zone

**Overlay controls:** Nil

**Amendment:** C55 currently on exhibition proposes DDO5 on site

**Abuts:** Business 1 Zone

**Restrictive Covenants:** Nil

**Reasons for Planning Committee consideration:**

This application is before Planning Committee as the application involves the construction of buildings exceeding eight metres in height, and also the waiving of car parking.

**Summary**

- This is an application for the construction of one shop, seven dwellings and five offices on the subject site. The dwellings are located at first floor level, with the commercial component at ground floor level.
- A thirteen lot subdivision is also proposed.



- The development has a maximum height of 8.8 metres.
- A total of 13 on site parking spaces are provided on site. The application involves the waiving of 26 car parking spaces.
- A planning permit is required to construct the development, waive car parking spaces, and to subdivide the land.
- The site is located in the Business 1 Zone.
- The application was advertised and a total of three objections were received. Objectors have raised concern in relation to the waiving of car parking proposed.
- It is considered that the application provides an appropriate design outcome for the site subject to some changes recommended in the proposed conditions.
- The applicant has agreed to make a contribution to parking not provided on-site, and this is considered a reasonable outcome in this instance.
- It is considered that the application can be supported subject to conditions requiring an amended building design and agreement to pay a parking contribution.

### **Proposal**

The application involves a comprehensive redevelopment of the site.

A shop is proposed at ground floor level along the front boundary of the site, with two one bedroom dwellings proposed above the shop at first floor level. The dwellings are designed such that the largest open space area for these dwellings is located over the footpath, on Council land. The building is contemporary in design, with glazed areas at ground floor level and single pitched skillion roof forms at first floor level. This building has a maximum height of approximately 7.6 metres.

Vehicle access to the site is proposed to the north of the shop building. A five metre wide access way is proposed and a total of thirteen on site car parking spaces are proposed. The access way also provides for vehicle access to the adjoining property fronting Great Ocean Road, as required by the title.

A building is proposed along the southern boundary of the site. The building consists of five small office buildings at ground floor level with five one bedroom dwellings located at first floor level. This building consists of a total of five gabled roof forms and has a maximum height of approximately 8.8 metres.

The application involves the waiving of car parking. Pursuant to Clause 52.06, a total of 39 spaces are required for the development, while 13 are provided on site. Therefore approval is sought for the waiving of 26 car parking spaces.

### **Subject Site and Locality**

The site is located in the Business 1 Zone. It is located in the developing business area located on Pascoe Street, to the rear of the Great Ocean Road. The site is located in the primary business centre for Apollo Bay. A number of sites along Pascoe Street are currently being redeveloped with a mix of commercial and residential uses. Typically buildings are double storey in height and contain varied roof forms and lighter looking building materials. Buildings are generally constructed to the front property boundary, with car parking located to the rear.

The site to the south is developed with a large industrial shed type building. The site to the north is developed with a single storey red brick dwelling and associated outbuildings.

The site contains a total area of approximately 1085 square metres, having a frontage of approximately 20 meters to Pascoe Street. The site is currently vacant, apart from a building located along the eastern boundary of the site. The site was formerly used as a Caravan Park and it appears that the toilet block remains. It is proposed to remove this building.

The site is burdened by a carriageway easement located along the northern boundary. The easement is approximately 4 metres in width.

### **Referrals**

The application has been referred to Barwon Water, Telstra, Powercor and the gas authority for comment. No concerns were raised.

### **Notice of Application**

The application was advertised, as it was considered that the application may result in material detriment. As a result of public notification procedures, a total of three objections were lodged against the proposal. The main concerns raised are summarised as follows:

- There is a parking problem in the area and there is virtually no on street parking available currently. Approval of the waiving of car parking would make a bad situation worse.
- The waiving of car parking will affect the quiet enjoyment of nearby properties.
- The application is an overdevelopment of the site.

### **Consideration of the Proposal**

A planning permit is triggered by the following clauses of the Colac Otway Planning Scheme:

- Clause 34.01-3– Subdivision
- Clause 34.01-4– Buildings and Works
- Clause 34.01-1– Use
- Clause 52.06– Waiving of Car Parking.

#### **a) State Planning Policy Framework (SPPF)**

The state policy framework seeks to ensure the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development. The following policies are relevant to the consideration of this application:

- Clause 11.03– Principles of Land Use and Development Planning
- Clause 17.02– Business
- Clause 15.08– Coastal Areas
- Clause 16.02– Medium Density Housing
- Clause 16.05– Affordable Housing
- Clause 19.01– Subdivision
- Clause 19.03– Design and Built Form.

**Comment:** The proposal accords with the direction to provide for affordable housing and to consolidate existing zoned land to avoid the potential for urban sprawl to occur, such that green wedges are maintained between coastal towns. Although it would be preferable that the rear offices have frontage to a road, they will front onto an existing accessway along the northern boundary which will be widened and provide a more formal thoroughfare through to the property at the rear which fronts onto Great Ocean Road.

**This accessway, combined with an additional setback to the buildings which includes car parking will provide a reasonable sense of address to the dwellings.**

**The building design itself is relatively sympathetic to the character of the area however some minor modifications have been negotiated with the applicant that will improve the design and highlight the individual tenancies of properties at the rear (see below). These changes are to be required as a condition in the recommendation.**

**b) Local Planning Policy Framework**

The local planning policy framework is a statement of the key strategic planning, land use and development objectives for the municipality.

- Clause 21.01-03– The Nature of the Land
- Clause 21.04-02– The Nature of the Land
- Clause 21.04-10– Apollo Bay

**Comment: The application generally accords with the local planning policy framework.**

**c) Amendment C55**

Amendment C55 was exhibited up to the end of January 2008, which seeks to apply a Design and Development Overlay to the site (DDO5). The overlay will apply to the town centre and it seeks to limit building heights and ensure the articulation of buildings.

**Comment: The application is generally in accordance with the proposed overlay.**

**c) Zoning**

The site is located in the Business 1 Zone. The purpose of the zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and Local Planning Policies.
- To encourage the intensive development of business centres for retailing and other complementary commercial, entertainment and community uses.

**Comment: The application accords with the purpose of the zone in that the development provides for commercial and residential development, adding to the overall vitality of the Pascoe Street business centre.**

**The uses proposed are allowed by the zone, and it is considered that the various uses proposed for the site are appropriate and accord with the decision guidelines of the zone.**

**The decision guidelines require consideration to be given to the objectives and standards of ResCode to ensure an appropriate degree of amenity for the dwellings. The dwellings have a poor sense of address to Pascoe Street, but will front onto an existing carriageway along the northern side of the site which is to be widened, and which is considered satisfactory. The access width adjacent to the building should be further widened to 5m to allow two cars to pass (refer proposed conditions).**

While it is noted that there is limited opportunity for landscaping to be provided on the site, it is recommended that two street trees be provided in the naturestrip of Pascoe Street.

While a verandah over the footpath is supported, as this will contribute to pedestrian amenity along Pascoe Street, it is not considered that the provision of open space areas for the dwellings solely over Council land is appropriate. The most appropriate outcome would be to provide for some of these open space areas within the title boundaries of the site. It has been recommended that the upper wall of the building be setback further from the street boundary to accommodate this.

Further recommended changes to the building design include glazing on the street elevation to decrease the areas of blank walls, a change to the appearance of the front verandah, and better definition of the individual occupancies on the northern elevation of the offices/shops to the rear.

#### e) Waiving of Car Parking

The provisions of the Planning Scheme are such that a permit may be granted to reduce or to waive the number of car spaces required by the table at Clause 52.06. The following table sets out the level of car parking required by the Planning Scheme:

| Use          | Car Parking Rate                     | Car Spaces Required |
|--------------|--------------------------------------|---------------------|
| Dwelling     | 2 per dwelling                       | 14                  |
| Shop         | 8 per 100 square metres floor area   | 18                  |
| Office       | 3.5 per 100 square metres floor area | 7                   |
| <b>Total</b> |                                      | <b>39</b>           |

A total of 13 spaces are provided on site, such that the waiving of 26 spaces is required.

It is typical for car parking to be provided at a rate of one space per dwelling where less than two bedrooms are provided, as is the case with the current proposal. Therefore it is reasonable to expect that seven on site parking spaces should be devoted to the dwellings, and individually allocated to the dwellings. This leaves six additional car parking spaces on site. This effectively reduces the parking requirement by 7 spaces to 32, leaving a shortfall of 19 spaces not provided on-site for the development, although the spaces still need to be formally waived through any permit issued.

The parking requirement for a retail shop at Clause 52.06 is recognised in the planning industry as being far higher than the actual demand for parking generated by developments, and a review is currently occurring into whether the rate should be reduced in future. A lower figure of 4 spaces per 100m<sup>2</sup> floor area is much closer to that required for similar developments elsewhere, which would reduce the shortfall by a further 9 spaces, to 10 spaces.

Whilst the proposal would likely result in higher demand for parking on-street in the immediately surrounding area due its deficiency in parking spaces, it has been common practice with past developments in the Apollo Bay commercial area to accept a contribution in-lieu of spaces not provided on-site so that the parking can be provided elsewhere in the centre by Council, and it is noted that such an arrangement is resulting at the rear of 14-20 Pascoe Street where parking contributions will be used to provide common parking on Council land and at the rear of shops fronting Pascoe Street and Great Ocean Road in a coordinated manner.

Whilst parking contributions cannot be required by Council without having a Parking Precinct Plan in the Planning Scheme, they can be accepted if offered by agreement of the proponent. The alternative if no agreement is reached is for the parking to be waived altogether without a contribution, or the application to be refused. In this case the applicant has agreed to make a payment of \$10,000 per car space, totalling \$100,000 for 10 car spaces (based on only 1 space being required for each dwelling and a rate of 4 spaces per 100m<sup>2</sup> floor area instead of 8). This is higher than some other contributions which have been made over recent years, but is less than the adopted resolution of Council from 2003 in respect of car parking contributions which is \$11,920 per space.

The Council has recently commenced a Car Parking Precinct Plan for Apollo Bay, and this will review parking rates for Apollo Bay and the policy that should be applied when spaces cannot be provided on-site. The arrangement suggested above however is considered a reasonable outcome in the interim until firmer direction is given from the new strategic work.

Although objectors have raised concerns at the effect of increased on-street parking in this locality, it is unreasonable to expect that all parking can be provided on commercial sites given the desired outcome of achieving built form fronting both Great Ocean Road and Pascoe Streets. This part of Pascoe Street is relatively undeveloped given its potential based on the current commercial zoning and will see more significant change in future years, resulting in a different amenity for existing residents.

#### **f) Subdivision**

The subdivision of the site is considered to be appropriate. Whilst the rear offices and dwellings will be on separate titles, parking is to be dedicated for use by the dwellings (one space per dwelling), with the balance as common property.

#### **Summary**

In light of the above assessment, it is considered that the application can be supported. The redevelopment of the site is encouraged, and the range of uses proposed is appropriate. Although car spaces are to be waived, the contribution offered by the Applicant will assist in providing parking elsewhere in the centre, and is satisfactory, and appropriate provision is made on-site for the use of occupants of the dwellings.

#### **Recommendation (s)**

***That Council's Planning Committee resolve to issue a Notice of Decision to Grant a Planning Permit for Planning Permit Application PP198/07 for the development of one shop, five offices and seven dwellings, waiving of car parking and 13 lot subdivision subject to the following conditions:***

- 1. Before the development start(s), 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 three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:***
  - a. The upper level front wall of the dwellings fronting Pascoe Street to be setback 1.6m to allow private open space to be contained within the title boundary.***

- b. ***The width of the accessway from Pascoe Street between the northern boundary increased to a minimum 5m to allow two vehicles to pass one another.***
  - c. ***Modifications to the design of the street elevation to improve the verandah appearance.***
  - d. ***Modifications to the northern elevation of the building to provide increased articulation of the wall and higher definition of the individual tenancies at both levels.***
  - e. ***The street elevation modified at the ground floor level to incorporate glazing rather than a plain blank wall.***
  - f. ***Modified subdivision design to reflect changes to the plans in accordance with this condition, with a single car space specifically allocated to each dwelling and the balance of parking within common property.***
  - g. ***Planting of two street trees in the naturestrip at the front of the property.***
- 2. *Prior to commencement of the development, the owner/applicant must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 stating that the owner will:***
- a. ***Make a payment to the Colac Otway Shire of \$100,000, representing payment in lieu of 10 parking spaces not provided on-site as part of the development.***
  - b. ***Make the full payment prior to commencement of the development.***

***Evidence of lodging of this agreement in accordance within Section 181 of the Planning and Environment Act 1987 must be submitted to the Responsible Authority. All costs associated with the agreement will be met by the owner/applicant.***

- 3. *The use and development must be managed so that the amenity of the area is not detrimentally affected, 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, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil***
  - (d) ***presence of vermin***
- 4. *All run off from stormwater must be taken to a legal point of discharge to the satisfaction of the Responsible Authority, and the hard stand areas of the development shall be designed to incorporate water sensitive urban design principles to the satisfaction of the responsible authority. Drainage plans shall be submitted to the responsible authority for approval prior to commencement of the development.***
- 5. *The landscaping shown on the endorsed plan shall be established within 3 months of completion of the development hereby permitted and shall be maintained to the satisfaction of the Responsible Authority.***
- 6. *External lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.***
- 7. *Provision shall be made for waste receptacles for each of the occupancies within the development to the satisfaction of the responsible authority.***

8. ***Loading and unloading of all goods, materials and items must be carried out on the site to the satisfaction of the Responsible Authority.***
9. ***Driveways and car parking areas shall be constructed in an all weather surface to the satisfaction of the responsible authority.***
10. ***Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.***
11. ***The use and or development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.***
12. ***This permit will expire if one of the following circumstances applies:***
  - ***The development and use are not started within two (2) years of the date of this permit.***
  - ***The development is not completed within four 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 within three months afterwards.***

13. ***The applicant or owner must pay to Council the equivalent of three per cent of the site value of all land in the subdivision. This payment must be made before a Statement of Compliance is issued and is varied under Section 19 of the Subdivision Act 1988, as amended.***
14. ***The Statement of Compliance will not be issued prior to all conditions in relation to subdivision on the subject Planning Permit being complied with to the satisfaction of the Responsible Authority.***
15. ***The developer must mark street numbers for all lots in the subdivision in accordance with the Shire's street numbering scheme to the satisfaction of the Responsible Authority.***
16. ***The subdivision as shown on the endorsed plan must not be altered save, with the written consent of the Responsible Authority.***
17. ***Easements in favour of Colac Otway Shire must be created on the plan to the satisfaction of the Responsible Authority.***

#### **CONDITIONS REQUIRED BY BARWON WATER**

##### **GENERAL**

18. ***Any plan submitted under the Subdivision Act 1988 must be forwarded to Barwon Water under Section 8 of the Act.***
19. ***The creation of a Body Corporate to encumber all lots within the subdivision.***

##### **WATER**

20. ***The provision and installation of individual water services including meters to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. A dimensioned plan showing location of all meters relative to the allotment boundaries, and its number(s), is to be submitted. Note that tapplings and services are not to be located under existing or proposed driveways.***
21. ***The payment of New Customer Contributions for each additional lot created and/or each additional metered connection for water supply within the subdivision.***

22. *An additional tapping(s) is to be supplied to service the proposed development. A dimensioned plan showing location of all new tapplings relative to the allotment boundaries, and its number(s), is to be submitted, where a meter is not being fitted. Note that tapplings and services are not to be located under existing or proposed driveways.*
23. *Barwon Water's records indicate that an existing 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 water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.*

#### **SEWER**

24. *The provision of sewerage services to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. Individual allotment house connection drains are to be provided for and extend into each allotment.*
25. *The payment of New Customer Contributions for sewer for each additional lot created and/or each additional metered connection within the subdivision.*
26. *The provision of a separate sewer connection branch to all lots in the subdivision in accordance with Barwon Water's requirements, Victorian Plumbing Regulations, and all relative statutory regulations.*
27. *Any existing house connection branch that is to be utilised for additional connections or altered to serve the development is to be CCTV inspected with the report and/or video submitted to Barwon Water for condition assessment. If it is deemed be Barwon Water that the branch is unsatisfactory for use, it is to be removed and replace at the developer's expense. Also, any existing house connection drain that traverses through the proposed allotments shall be relocated so not to inhibit future development.*

#### **NOTE:**

*The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision.*

*It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number 60-066-08123.*

#### **CONDITIONS REQUIRED BY POWERCOR**

28. *The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.*
29. *The applicant shall:-*
- *Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards (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.*



- *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.*
- *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.*  
*Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.*
- *Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Powerline Purposes" pursuant to Section 88 of the Electricity Industry Act 2000.*
- *Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.*
- *Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.*
- *Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.*
- *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.*

**NOTES FROM TELSTRA**

- 30. *Approval does not cover alterations to existing Telstra Plant or Network. Locations of existing network can be obtained from Dial Before You Dig – Ph: 1100.*
- 31. *For co-ordinated Telstra plant reticulation in this development, please refer to [www.telstrasmartcommunity.com](http://www.telstrasmartcommunity.com) to Register your Development and Apply for Reticulation.*

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