

MINUTES of the *PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL* held at COPACC Meeting Rooms on 18 January 2012 at 10.30 AM.

1. OPENING PRAYER

Almighty God, we seek your blessing and guidance in our deliberations on behalf of the people of the Colac Otway Shire. Enable this Council's decisions to be those that contribute to the true welfare and betterment of our community.

AMEN

2. PRESENT

Cr Stephen Hart (Mayor)
Cr Frank Buchanan
Cr Brian Crook
Cr Stuart Hart
Cr Geoff Higgins
Cr Lyn Russell
Cr Chris Smith

Rob Small, Chief Executive Officer
Jack Green, General Manager Sustainable Planning and Development
Colin Hayman, General Manager Corporate & Community Services
Neil Allen, General Manager Infrastructure & Services
Doug McNeill, Manager Planning and Building
Patrick Cauchi, Statutory Planning Coordinator
Bronwyn Keenan, Executive Officer Sustainable Planning & Development
Katrina Kehoe, Planning Administration
Rick Morrow, Manager Information Services

3. APOLOGIES

Nil

4. MAYORAL STATEMENT

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past and present and welcomes any descendents here today.

Colac Otway Shire encourages active community input and participation in Council decisions. Council meetings provide one of these opportunities as members of the community may ask questions to Council either verbally at the meeting or in writing.

Please note that some questions may not be able to be answered at the meeting, these questions will be taken on notice. Council meetings also enable Councillors to debate matters prior to decisions being taken.

I ask that we all show respect to each other and respect for the office of an elected representative.

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.'

5. DECLARATION OF INTEREST

Nil

6. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

PC121801-2 Shelley Fanning
PC121801-4 Peter Winkler

7. CONFIRMATION OF MINUTES

- **Planning Committee held on the 14/12/11.**

Resolution

MOVED Cr Geoff Higgins seconded Cr Stuart Hart that Council confirm the above minutes.

CARRIED 7 : 0

OFFICERS' REPORTS

Sustainable Planning and Development

- PC121801-1 PLANNING & BUILDING STATISTICAL REPORT
- PC121801-2 CONSTRUCTION OF TWELVE DWELLINGS AND SUBDIVISION OF THE LAND INTO TWELVE LOTS AT 183 GREAT OCEAN ROAD, APOLLO BAY (PP112/2011-1)
- PC121801-3 DEVELOPMENT OF A WORKSHOP, WASH DOWN FACILITY AND ANCILLARY WORKS FOR A RURAL INDUSTRY AND STORE (FOR TIMBER HARVESTING EQUIPMENT) AT 37-51 DARCY STREET, COLAC - (PP178/2011-1)
- PC121801-4 CONSTRUCTION OF A SINGLE DWELLING AND REMOVAL OF TWO NATIVE TREES AT 35 KARINGAL DRIVE, WYE RIVER - (PP206/2011-1)

Rob Small
Chief Executive Officer

PC121801-1 *PLANNING & BUILDING STATISTICAL REPORT*

AUTHOR:	Janole Cass	ENDORSED:	Jack Green
DEPARTMENT:	Sustainable Planning & Development	FILE REF:	F11/2702

Recommendation(s)

That Council’s Planning Committee note the statistical reports for December 2011.

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**Resolution**

***MOVED Cr Lyn Russell seconded Cr Frank Buchanan***

***That Council’s Planning Committee note the statistical reports for December 2011.***

***CARRIED 7 : 0***

**PC121801-2**      *CONSTRUCTION OF TWELVE DWELLINGS AND SUBDIVISION OF THE LAND INTO TWELVE LOTS AT 183 GREAT OCEAN ROAD, APOLLO BAY (PP112/2011-1)*

|             |                                    |           |            |
|-------------|------------------------------------|-----------|------------|
| AUTHOR:     | Ian Williams                       | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | F11/1646   |

**Recommendation(s)**

***That Council’s Planning Committee resolve to issue a Refusal to Grant a Planning Permit (PP112/2011) for the construction of twelve dwellings and subdivision of the land into twelve lots at 183 Great Ocean Road, Apollo Bay on the following grounds:***

- 1. The proposal represents an overdevelopment of the site to the detriment of the preferred character of the site and surrounds, including the Great Ocean Road as identified in the Apollo Bay to Marengo Neighbourhood Character Study 2003.***
- 2. The design of the development does not reflect the low scale coastal setting as identified in the Apollo Bay to Marengo Neighbourhood Character Study 2003.***
- 3. The proposal fails to meet all of the objectives and standards of Clause 55.***
- 4. The proposal fails to meet the objectives and relevant decision guidelines of the Design and Development Overlay Schedule 6.***
- 5. The proposal fails to achieve the preferred character and decision guidelines of the Apollo Bay Precinct One Brochure from the Apollo Bay to Marengo Neighbourhood Character Study Review.***

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Resolution

MOVED Cr Frank Buchanan seconded Cr Lyn Russell CARRIED 6 : 1

DIVISION called by Cr Geoff Higgins

For the Motion: Cr Brian Crook, Cr Chris Smith, Cr Frank Buchanan, Cr Stuart Hart, Cr Lyn Russell, Cr Stephen Hart

Against the Motion: Cr Geoff Higgins

That Council's Planning Committee resolve to issue a Refusal to Grant a Planning Permit (PP112/2011) for the construction of twelve dwellings and subdivision of the land into twelve lots at 183 Great Ocean Road, Apollo Bay on the following grounds:

- 1. The proposal represents an overdevelopment of the site to the detriment of the preferred character of the site and surrounds, including the Great Ocean Road as identified in the Apollo Bay to Marengo Neighbourhood Character Study 2003.***
- 2. The design of the development does not reflect the low scale coastal setting as identified in the Apollo Bay to Marengo Neighbourhood Character Study 2003.***
- 3. The proposal fails to meet all of the objectives and standards of Clause 55.***
- 4. The proposal fails to meet the objectives and relevant decision guidelines of the Design and Development Overlay Schedule 6.***
- 5. The proposal fails to achieve the preferred character and decision guidelines of the Apollo Bay Precinct One Brochure from the Apollo Bay to Marengo Neighbourhood Character Study Review.***

CARRIED 6 : 1

PC121801-3 *DEVELOPMENT OF A WORKSHOP, WASH DOWN FACILITY AND ANCILLARY WORKS FOR A RURAL INDUSTRY AND STORE (FOR TIMBER HARVESTING EQUIPMENT) AT 37-51 DARCY STREET, COLAC - (PP178/2011-1)*

| | | | |
|-------------|------------------------------------|-----------|------------|
| AUTHOR: | Kim Linden | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | F11/1652 |

Recommendation(s)

That Council’s Planning Committee resolves to issue a Planning Permit for the development of the land for a workshop, wash down facility and storage of timber harvesting machinery within a Design and Development Overlay (Schedule 1) and a reduction of car parking requirements (from ten spaces to eight) at 37-51 Darcy Street, Colac East subject to the following conditions:

- 1. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.***
- 2. 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 buildings, works or materials;***
 - c) Emission of noise, artificial light, vibration, smells, fumes, smoke; vapour, steam, soot ash, dust, waste water, waste products, grit or oil;***
 - d) Presence of vermin.***
- 3. Before the development starts, a revised landscape 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 be drawn to scale with dimensions and three copies must be provided. The landscaping plan must be generally in accordance with the landscape plan submitted, except that the plan must show:***
 - (a) 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,***
 - (b) Landscaping and planting within the proposed landscape strips around the perimeter of the site,***

(c) Two canopy trees a minimum of two metres tall when planted, within the front landscaped area.

All species selected must be to the satisfaction of the Responsible Authority. The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.

- 4. The landscaping shall be established within 12 months of commencement of the development hereby permitted and shall be maintained to the satisfaction of the Responsible Authority.**
- 5. External lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.**
- 6. Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.**
- 8. 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 security service.**
- 9. Prior to commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:-**
 - (a) Constructed to the satisfaction of the Responsible Authority.**
 - (b) Properly formed to such levels that they can be used in accordance with the plans.**
 - (c) Surfaced with an all-weather seal-coat or surfaced with crushed rock or gravel to the satisfaction of the Responsible Authority.**
 - (d) Drained and maintained to the satisfaction of the Responsible Authority.**
 - (e) Line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.**
 - (f) Clearly marked to show the direction of traffic along access lanes and driveways.**

Parking areas and access lanes must be kept available for these purposes at all times.

- 10. The surface of the car park area must be treated to the satisfaction of the Responsible Authority to prevent dust causing loss of amenity to the neighbourhood.**
- 11. Concrete kerbs or other barriers must be provided to the satisfaction of the Responsible Authority to prevent direct vehicle access to an adjoining road other than by a vehicle crossing.**
- 12. No fewer than eight (8) car parking spaces must be provided on the land for the use and or development including one (1) space clearly marked for the disabled.**

13. ***Loading and unloading of all goods, materials and items must be carried out within the site and to the satisfaction of the Responsible Authority.***
14. ***Access onto and within the property must be constructed to the satisfaction of the Responsible Authority.***
15. ***Vehicular crossings must be constructed to the road to suit the proposed driveways to the satisfaction of the Responsible Authority.***
16. ***An application to construct a vehicle crossing must be lodged and approved by the Responsible Authority prior to the commencement of works.***
17. ***The driveway must be constructed to an all weather surface to the satisfaction of the Responsible Authority.***
18. ***Discharge from wash down facility is NOT to enter the stormwater network unless prior treatment occurs which brings the waste water to storm water standards in line with Water Sensitive Urban Stormwater guidelines. In this case, such a treatment facility is to be designed by a suitably qualified engineer and approved to the satisfaction of the Responsible Authority.***

Expiry of the permit

19. ***This permit will expire if one of the following circumstances applies:***
 - a) ***The development is not started within two years of the date of this permit.***
 - b) ***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.

Permit notes:

1. ***Prior to commencing the works on the site, you are required by Condition 4 to submit a revised landscaping plan to council for endorsement as part of this Planning Permit application.***
2. ***You are advised that a Building Permit is required for the proposed new building.***
3. ***A full fire safety service of the building is also required to be undertaken.***
4. ***Barwon Water has advised that all communication between the person acting on this permit should quote reference number L007706 when dealing with Barwon Water.***
5. ***Separate planning approval may be required for any proposed advertising signage.***

Resolution

MOVED Cr Lyn Russell seconded Cr Geoff Higgins

That Council's Planning Committee resolves to issue a Planning Permit for the development of the land for a workshop, wash down facility and storage of timber harvesting machinery within a Design and Development Overlay (Schedule 1) and a reduction of car parking requirements (from ten spaces to eight) at 37-51 Darcy Street, Colac East subject to the following conditions:

- 1. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.***
- 2. 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 buildings, works or materials;***
 - c) Emission of noise, artificial light, vibration, smells, fumes, smoke; vapour, steam, soot ash, dust, waste water, waste products, grit or oil;***
 - d) Presence of vermin.***
- 3. Before the development starts, a revised landscape 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 be drawn to scale with dimensions and three copies must be provided. The landscaping plan must be generally in accordance with the landscape plan submitted, except that the plan must show:***
 - (a) 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,***
 - (b) Landscaping and planting within the proposed landscape strips around the perimeter of the site,***
 - (c) Two canopy trees a minimum of two metres tall when planted, within the front landscaped area.***

All species selected must be to the satisfaction of the Responsible Authority. The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.
- 4. The landscaping shall be established within 12 months of commencement of the development hereby permitted and shall be maintained to the satisfaction of the Responsible Authority.***
- 5. External lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.***

6. **Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.**
8. **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 security service.**
9. **Prior to commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:-**
 - (a) **Constructed to the satisfaction of the Responsible Authority.**
 - (b) **Properly formed to such levels that they can be used in accordance with the plans.**
 - (c) **Surfaced with an all-weather seal-coat or surfaced with crushed rock or gravel to the satisfaction of the Responsible Authority.**
 - (d) **Drained and maintained to the satisfaction of the Responsible Authority.**
 - (e) **Line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.**
 - (f) **Clearly marked to show the direction of traffic along access lanes and driveways.**

Parking areas and access lanes must be kept available for these purposes at all times.
10. **The surface of the car park area must be treated to the satisfaction of the Responsible Authority to prevent dust causing loss of amenity to the neighbourhood.**
11. **Concrete kerbs or other barriers must be provided to the satisfaction of the Responsible Authority to prevent direct vehicle access to an adjoining road other than by a vehicle crossing.**
12. **No fewer than eight (8) car parking spaces must be provided on the land for the use and or development including one (1) space clearly marked for the disabled.**
13. **Loading and unloading of all goods, materials and items must be carried out within the site and to the satisfaction of the Responsible Authority.**
14. **Access onto and within the property must be constructed to the satisfaction of the Responsible Authority.**
15. **Vehicular crossings must be constructed to the road to suit the proposed driveways to the satisfaction of the Responsible Authority.**
16. **An application to construct a vehicle crossing must be lodged and approved by the Responsible Authority prior to the commencement of works.**

17. ***The driveway must be constructed to an all weather surface to the satisfaction of the Responsible Authority.***
18. ***Discharge from wash down facility is NOT to enter the stormwater network unless prior treatment occurs which brings the waste water to storm water standards in line with Water Sensitive Urban Stormwater guidelines. In this case, such a treatment facility is to be designed by a suitably qualified engineer and approved to the satisfaction of the Responsible Authority.***

Expiry of the permit

19. ***This permit will expire if one of the following circumstances applies:***
 - a) ***The development is not started within two years of the date of this permit.***
 - b) ***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.

Permit notes:

1. ***Prior to commencing the works on the site, you are required by Condition 4 to submit a revised landscaping plan to council for endorsement as part of this Planning Permit application.***
2. ***You are advised that a Building Permit is required for the proposed new building.***
3. ***A full fire safety service of the building is also required to be undertaken.***
4. ***Barwon Water has advised that all communication between the person acting on this permit should quote reference number L007706 when dealing with Barwon Water.***
5. ***Separate planning approval may be required for any proposed advertising signage.***

CARRIED 7 : 0

PC121801-4 *CONSTRUCTION OF A SINGLE DWELLING AND REMOVAL OF TWO NATIVE TREES AT 35 KARINGAL DRIVE, WYE RIVER - (PP206/2011-1)*

| | | | |
|-------------|------------------------------------|-----------|------------|
| AUTHOR: | Patrick Cauchi | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | F11/1686 |

Recommendation(s)

That Council Planning Committee resolve to grant a Planning Permit to construct a single dwelling and to remove two native trees at 35 Karingal Drive, Wye River subject to the following conditions:

- 1. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.***
- 2. The proponent must follow the recommendations contained in the Land Capability Assessment Report undertaken by Provincial Geotechnical Pty Ltd, Report Number B0002 dated 12 March 2010 and the Geotechnical Assessment of Landslide Risk undertaken by Provincial Geotechnical Pty Ltd, Report Number B0003 dated 12 March 2010.***
- 3. Prior to works commencing on site, the applicant must mark out a 'construction zone' with temporary vegetation protection barriers, such as high visibility flagging tape. This construction zone must be the minimum area necessary to undertake the construction of the dwelling and appurtenances.***
- 4. No trenching, soil excavation, storage or dumping of tools, equipment or waste is to occur on native vegetation without the written consent of the Responsible Authority.***
- 5. Vegetation must be felled inside the construction zone to avoid damaging remaining vegetation outside this area.***
- 6. Sediment movement and erosion must be controlled onsite, and not have opportunity to move offsite or away from the immediate construction area.***
- 7. All environmental weeds as outlined in "Environmental Weeds of the Colac Otway Shire" brochure must be controlled on the property at all times and prevented from spreading to neighbouring land to the satisfaction of the responsible authority.***
- 8. No environmental weeds as referred to in "Environment Weeds of the Colac Otway Shire" brochure will be planted on or allowed to invade the site.***
- 9. An all waste septic tank disposal system is to be constructed concurrently with the new dwelling, such that all liquid waste must at all times be contained within the curtilage of the title. Such system must be designed and installed to the satisfaction of the Responsible Authority.***
- 10. Access onto and within the property must be constructed to the satisfaction of the Responsible Authority.***

11. *A vehicular crossing must be constructed to the road to suit the proposed driveway to the satisfaction of the Responsible Authority.*
12. *An application to construct a vehicle crossing must be lodged and approved by the Responsible Authority prior to the commencement of works.*
13. *The driveway should enter the roadway perpendicular to the roads centre line and be in a safe location for users, pedestrians, cyclists and motorists by consideration of both vertical and horizontal sight distance unless otherwise approved by the Responsible Authority.*
14. *The driveway must be constructed to an all weather surface to the satisfaction of the Responsible Authority with driveway cuts to be avoided where possible.*
15. *All run off from stormwater, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.*
16. **Country Fire Authority Conditions**
Water Supply, Access and Vegetation Management Requirements
 - 16.1 *The wildfire management plan as supplied with the application dated 24 August 2011 must be endorsed as part of the Permit.*
 - 16.2 *CFA’s conditions for water supply, access and vegetation management shall be as detailed in the consultant’s report.*

Expiry of Permit

17. *This permit will expire if one of the following circumstances applies:*
 - a) *The development is not started within two years of the date of this permit.*
 - b) *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.

Permit Notes:

- *The holder of this permit must obtain the necessary Building and Health (Septic Tank) Approvals prior to the commencement of any buildings and works.*
- *Under r.804 of the Victorian Building Regulations 2006 if a site assessment for the purpose of determining the bushfire attack level for the site has been considered as part of the planning application, a relevant building surveyor must accept this site assessment. The planning site assessment is currently undertaken using the Wildfire Management Overlay Applicant’s Workbook 2010. This BAL level is the minimum construction standard CFA believes necessary to achieve an adequate level of wildfire safety for the prescribed vegetation management conditions.*
- *Construction of buildings must be to a minimum Bushfire Attack Level (BAL) of BAL – 40 in accordance with the relevant sections of AS3959-2009.*

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**Resolution**

**MOVED Cr Geoff Higgins seconded Cr Lyn Russell That Council Planning Committee resolve to grant a Planning Permit to construct a single dwelling and to remove two native trees at 35 Karingal Drive, Wye River subject to the following conditions:**

- 1. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.**
- 2. The proponent must follow the recommendations contained in the Land Capability Assessment Report undertaken by Provincial Geotechnical Pty Ltd, Report Number B0002 dated 12 March 2010 and the Geotechnical Assessment of Landslide Risk undertaken by Provincial Geotechnical Pty Ltd, Report Number B0003 dated 12 March 2010.**
- 3. Prior to works commencing on site, the applicant must mark out a 'construction zone' with temporary vegetation protection barriers, such as high visibility flagging tape. This construction zone must be the minimum area necessary to undertake the construction of the dwelling and appurtenances.**
- 4. No trenching, soil excavation, storage or dumping of tools, equipment or waste is to occur on native vegetation without the written consent of the Responsible Authority.**
- 5. Vegetation must be felled inside the construction zone to avoid damaging remaining vegetation outside this area.**
- 6. Sediment movement and erosion must be controlled onsite, and not have opportunity to move offsite or away from the immediate construction area.**
- 7. All environmental weeds as outlined in "Environmental Weeds of the Colac Otway Shire" brochure must be controlled on the property at all times and prevented from spreading to neighbouring land to the satisfaction of the responsible authority.**
- 8. No environmental weeds as referred to in "Environment Weeds of the Colac Otway Shire" brochure will be planted on or allowed to invade the site.**
- 9. An all waste septic tank disposal system is to be constructed concurrently with the new dwelling, such that all liquid waste must at all times be contained within the curtilage of the title. Such system must be designed and installed to the satisfaction of the Responsible Authority.**
- 10. Access onto and within the property must be constructed to the satisfaction of the Responsible Authority.**
- 11. A vehicular crossing must be constructed to the road to suit the proposed driveway to the satisfaction of the Responsible Authority.**
- 12. An application to construct a vehicle crossing must be lodged and approved by the Responsible Authority prior to the commencement of works.**
- 13. The driveway should enter the roadway perpendicular to the roads centre line and be in a safe location for users, pedestrians, cyclists and motorists by consideration of both vertical and horizontal sight distance unless otherwise approved by the Responsible Authority.**

14. *The driveway must be constructed to an all weather surface to the satisfaction of the Responsible Authority with driveway cuts to be avoided where possible.*
15. *All run off from stormwater, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.*
16. **Country Fire Authority Conditions**
  - Water Supply, Access and Vegetation Management Requirements**
  - 16.1 *The wildfire management plan as supplied with the application dated 24 August 2011 must be endorsed as part of the Permit.*
  - 16.2 *CFA's conditions for water supply, access and vegetation management shall be as detailed in the consultant's report.*

**Expiry of Permit**

17. *This permit will expire if one of the following circumstances applies:*
  - a) *The development is not started within two years of the date of this permit.*
  - b) *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.*

**Permit Notes:**

- *The holder of this permit must obtain the necessary Building and Health (Septic Tank) Approvals prior to the commencement of any buildings and works.*
- *Under r.804 of the Victorian Building Regulations 2006 if a site assessment for the purpose of determining the bushfire attack level for the site has been considered as part of the planning application, a relevant building surveyor must accept this site assessment. The planning site assessment is currently undertaken using the Wildfire Management Overlay Applicant's Workbook 2010. This BAL level is the minimum construction standard CFA believes necessary to achieve an adequate level of wildfire safety for the prescribed vegetation management conditions.*
- *Construction of buildings must be to a minimum Bushfire Attack Level (BAL) of BAL – 40 in accordance with the relevant sections of AS3959-2009.*

**CARRIED 7 : 0**