



# **Planning Committee Minutes**

**Bannockburn Shire Hall**

**Tuesday 8 September 2015  
9.20am-9.38am**

# Committee Charter

1. To oversee the effective planning of the Shire in accordance with Council's Municipal Strategic Statement, policies and provisions of the Golden Plains Planning Scheme.
2. To work with the Development Unit to identify opportunities for the development of local planning policies and provide direction in the preparation of such policies and any relevant state policies.
3. To implement the provisions of the Golden Plains Planning Scheme, including the Municipal Strategic Statement, Local Planning Policies, State Planning Policies and Victorian Planning Provisions.
4. To consider the views of written submissions from the public; relevant Government and resource bodies and the Planning Officer's report and recommendations in the assessment of planning applications which attract objection(s) or are recommended for refusal.
5. To make recommendations to Council on planning applications and other planning matters, where appropriate.
6. To take all reasonable steps to improve our knowledge of matters relevant to our planning duties.

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**1. PRESENT**

Cr Bill McArthur	Chairperson
Cr Jenny Blake	
Cr Andrew Cameron	
Cr Helena Kirby	
Cr Des Phelan, Mayor	
Cr Greg Vaughan	

Jillian Evans	Acting Chief Executive Officer
Greg Anders	Director Assets & Amenity
Terry Fraser	Acting Director Community Services
Jason Clissold	Acting Director Corporate Services
Mike Barrow	Manager Executive Unit
Tim Waller	Development Manager
Leigh Page	Acting Planning Team Leader
Angela Vary	Strategic Planner
Luke Gavin	Town Planner
Petra Neilson (Minutes)	Council Support Officer

Cohen Morris	St Quentin
Brendan Oloan	St Quentin
Glenda Walters	
Matthew McIntyre	Works Engineer Arrived 9.29am

**2. APOLOGIES**

Cr Nathan Hansford

### **3. DECLARATIONS & MINUTES**

#### **3.1. DECLARATIONS OF INTEREST**

File: 02-03-007

Councillors must disclose a conflict of interest in accordance with Section 79 of the *Local Government Act 1989*.

Nil

#### **3.2. CONFIRMATION OF MINUTES**

*Moved Crs Cameron/Kirby*

*That the Minutes of the Planning Committee meeting 14 July 2015, as circulated, be confirmed.*

*Carried*

## 4. REPORTS

### 4.1. KEY RESULT AREA: ENVIRONMENT & LAND USE PLANNING

#### 4.1.1 Planning Application P116 Development of a two lot subdivision at 46 Middleton Drive Bannockburn

Directorate	Assets and Amenity
Unit	Development
Senior Manager	Greg Anders, Director Assets & Amenity
Responsible Manager	Tim Waller, Development Manager
Responsible Team Leader	Leigh Page, Acting Planning Team Leader
Author	Luke Gavin, Town Planner
File References	Planning Application P15-116
Relevant Policies & Legislative Frameworks	Golden Plains Planning Scheme
Proposal Summary	The development of the land for a two (2) lot subdivision
Land Address	Lot 36 PS 508991 (46) Middleton Drive, Bannockburn
Applicant	St Quentin Consulting
Zone & Overlay Summary	<ul style="list-style-type: none"> <li>▪ Low Density Residential Zone</li> <li>▪ Design and Development Overlay Schedule 5</li> </ul>
Attachments	<ol style="list-style-type: none"> <li>1. P166 Plans</li> <li>2. P166 Locality Plan</li> <li>3. P166 Objections (3)</li> </ol>

#### *Declarations of Interest: Councillors & Officers*

Greg Anders: In providing this advice as the senior manager, I have no disclosable interests in this report.

Tim Waller: In providing this advice as the responsible manager, I have no disclosable interests in this report.

Leigh Page: In providing this advice as the responsible team leader, I have no disclosable interests in this report.

Luke Gavin: In providing this advice as the author, I have no disclosable interests in this report.

#### *Purpose*

This report relates to a planning permit application for the development of land for a two (2) lot subdivision. The application has been referred to the Planning Committee for determination as three objections to the proposal have been received. This report provides a background to the application, a summary of the relevant planning considerations and an officer recommendation.

#### *Proposal*

The application proposes to subdivide the land located at 46 Middleton Drive Bannockburn into two (2) lots.

Lot 1 will:

- contain the existing dwelling and shed located onsite and have a size of 5,815 square metres.
- front Middleton Drive and maintain the existing crossover access off Middleton Drive.
- be of a rectangular shape with a frontage of 71.32 metres to Middleton Drive.

Lot 2 will:

- be vacant and have a size of 5814 square metres.
- be access by means of a battle axe driveway with a width of 6.2 metres and a length of 84.27 metres.
- require a new crossover to be provided on Middleton Drive for access purposes.

### *Site Description*

The subject site is located at 46 Middleton Drive, Bannockburn. The site has a total area of 1.2 hectares, with a road frontage of 77.52 metres to Middleton Drive and a depth of 155.05 metres. The site currently contains a dwelling and an associated outbuilding. The existing outbuilding is used as a garage. Light planted vegetation exists around the dwelling. The site is accessed by an existing crossover located on Middleton Drive. The remainder of the site is largely vacant.

The site is located within the Glen Avon Estate located on the south eastern outskirts of the Bannockburn Township. Surrounding land features lots of a similar size with dwellings and outbuildings present.

The land is located within the Low Density Residential Zone which is covered by Design and Development Overlay Schedule 5. Farming Zoned land exists further to the west and the south of the site.

### *History*

The application was received on 9 June 2015. The application was referred to Barwon Water and Powercor both of whom have consented to certification. The proposal was also referred to the Works and Environmental Health Departments. Neither the Works Department nor Environmental Health objected to the proposal subject to conditions being attached to this planning permit if issued.

### *Community Communication*

Notice of the application was given to neighbours pursuant to Section 52 of the *Planning and Environment Act 1987* ("the Act"). Three objections were received against the proposal - a copy of each is provided at Attachment 3.

The objections were made on three main grounds:

- the loss of amenity caused by the proposed additional smaller lot
- overland flow and drainage issues
- increased traffic flow along Middleton Drive

A consultation meeting was held on 23 July 2015. The consultation was unable to lessen the concerns of the objectors who maintain their objection to the proposed development.

### *Golden Plains Planning Scheme*

#### **Local Planning Policy Framework**

##### Clause 21.07 Local Areas

Two of the objectives of this policy are relevant, which are:

- To promote growth in Bannockburn that is sustainable in accordance with the Overall Principles Plan and Land Use Precinct
- To encourage development which is responsive to the character and rural ambience of Bannockburn.

### Clause 22.09 Low Density Residential Subdivision Policy

It is policy to:

- To ensure new lots created in the Low Density Residential Zone are of sufficient size to be capable of treating and retaining wastewater within their property boundaries.
- To maintain an open and spacious character for low density residential areas across the Shire through encouraging:
  - Design that provides for open space and landscaping.
  - Retention of existing vegetation.
  - Minimal use of narrow battleaxe access.
  - The provision of wide driveways/ access ways with sufficient areas available for landscaping.
  - Lot sizes with sufficient area to accommodate setbacks required by the Design and Development Overlay Schedule 5.

### Decision guidelines

- are capable of treating and retaining wastewater within their boundaries and;
- respects the character of the existing low density residential area..

### **Zone & Overlay Provisions**

### Clause 32.03 Low Density Residential 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 provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

Pursuant to Clause 32.03-3, a permit is required to subdivide land.

The responsible authority must consider the following, as appropriate:

### Subdivision

- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage:
  - The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
  - The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).
- The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.
- The relevant standards of Clauses 56.07-1 to 56.07-4.

### Clause 43.02 Schedule 5 to the Design and Development Overlay

The Objectives of the Overlay are to:

- To ensure that the siting and design of buildings creates an attractive low density residential environment.
- To ensure that development has regard to the low density residential character of the area.
- To ensure that a high level of amenity is maintained in low density residential areas.



## General Provisions

The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines contained in Clause 65 of the planning scheme. Before deciding on an application the responsible authority must consider, as appropriate:

- The matters set out in Section 60 of the Act.
- The State and Local Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

## Particular Provisions

### Clause 56.07-1 Drinking water supply objectives

The objectives of the particular provision are;

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

### **Standard C22**

The supply of drinking water must be:

- Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

### Clause 56.07-4 Urban run-off management objectives

The objectives of the particular provision are;

To minimise damage to properties and inconvenience to residents from urban run-off.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.

### **Standard C25**

The urban stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.
- Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

### *Discussion*

#### **Planning Scheme**

The proposed development is considered to meet the objectives and requirements of the state and local planning policy frameworks, zoning and overlay provisions, and the relevant particular and general provisions of the Scheme.

#### **Local Planning Policy Framework**

The proposed subdivision is considered to be in keeping with development which is responsive to the character and rural ambience of the Bannockburn Township. The lots are considered to be of sufficient size to be capable of treating and retaining wastewater within their property boundaries. The design and size of the lots will allow for landscaping around property boundaries to reduce the aesthetic impact of any future developments on lot 2, whilst still retaining the open space which is integral to the objectives of the Low Density Residential Zone. The use of battle axe style access to the proposed lot 2 is not an uncommon feature within the Bannockburn Township.

#### **Low Density Residential Zone**

- The proposal meets the objectives of the zone.
- Both lots will have a total site area in excess of the mandated 4,000 square metres required within the Low Density Residential Zone where no reticulated sewerage is provided. Councils Environmental Health Officer has reviewed the submitted Land Capability Assessment which demonstrates both lots have the ability to treat and retain all waste water within site boundaries.
- The site is serviced by Middleton Drive. The development proposed is not expected to cause any traffic management issues with the potential for increased use due to the additional lot. Council's Works department have reviewed the road requirements and have not indicated any need for upgrades due to the subdivision at 46 Middleton Drive. A concern that was raised by objectors at the consultation meeting.
- Both lots within the proposed subdivision will have access utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- No vegetation will be removed as a result of the proposed subdivision

#### **Design and Development Overlay Schedule 5**

The proposal is not expected to adversely affect the existing character and amenity of the surrounding area within the Glen Avon Estate. The applicant has suggested potential screening around the east, south and western boundaries of the proposed lot 2 to minimise the concerns of objectors regarding the loss of amenity created by the potential for an additional house in the rear lot. The lots are of sufficient size to meet the setback requirements of the Design and Development Overlay.

## Particular Provisions

### Clause 56.07-1 Drinking water supply objectives

The application has been referred to Barwon Water who did not object to the proposed subdivision. The proposed lot 2 will have drinking water supply designed and constructed in accordance with the requirements and to the satisfaction of Barwon Water.

### Clause 56.07-4 Urban run-off management objectives

The proposal sees the potential for a new dwelling and outbuildings to be located on lot 2. All proposed buildings on lot two will be conditioned to catch stormwater and direct it to the legal point of discharge.

The application has been referred to Council's Works Engineer who has consented to the proposed subdivision. Council's Works Engineer did not have any concerns with increased overland flow issues as raised by objectors at the consultation meeting. The current overland flow issues that exist on properties to the west of the site would not be affected by the proposed subdivision, or by any future development of the proposed lot 2.

## General Provisions

### Clause 65 Decision Guidelines

It is considered that the proposal is supported by the Planning Policy Frameworks, the zoning and overlay provisions and the particular provisions.

### *Financial & Risk Management Implications*

It is considered that there are no financial or risk management implications.

### *Economic, Social & Environmental Implications*

It is considered that the application does not present any economic, social or environmental implications.

### *Conclusion*

The proposed subdivision is considered to meet the objectives and requirements of the state and local planning policy frameworks, the zoning and overlay provisions, and the relevant particular and general provisions of the Scheme. The proposal is considered acceptable. It is considered that the development will not cause unacceptable material detriment to any person.

### *Recommendation*

***That the Planning Committee resolves to issue a Notice of Decision to Grant a Permit for a two lot subdivision at Lot 36 PS 508991 (46) Middleton Drive Bannockburn, subject to the following conditions:***

- 1. This permit will expire if:***
  - a) The plan of subdivision is not certified within two years of the date of this permit;***  
***or***
  - b) The registration of the subdivision is not completed within five years of the date of certification.***

***The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards.***

- 2. The layout of the subdivision and the size and dimensions of the proposed lots must conform generally with the endorsed plan.***

3. **The Owner of the land must enter into an agreement with:**
  - a) **a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
  - b) **a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where National Broadband Network will not be provided by optical fibre.**
4. **Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:**
  - a) **a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time.**
  - b) **a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
5. **The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.**
6. **All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.**
7. **The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.**
8. **Before the development starts, 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 show:**
  - a) **the landscaping and planting proposals for the east, south and western boundaries of the proposed lot 2, together with details of water storage tanks and any excavations, embankments, retaining walls and the like and treatments proposed to be adopted to beautify such works and to prevent soil erosion.**
9. **The landscaping must be completed to the satisfaction of the Responsible Authority prior to statement of compliance being issued for the subdivision.**

#### **Environmental Health**

10. **Prior to certification a restriction must be placed on the plan of subdivision that provides for the following:**
  - a) **Any septic tank system on the lots must consist of a system that treats and disposes effluent to a minimum of secondary level in accordance with Environment Protection Authority and Council requirements.**
  - b) **This requirement is at the owner's expense and must not be varied except with the written consent of the responsible authority.**

11. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the existing septic tank system must be altered/decommissioned/replaced and brought into compliance with the latest version of the 'EPA Code of Practice – Onsite Wastewater Management' and the relevant certificate of approval to the satisfaction of the responsible authority.***
12. ***Any dwelling on the proposed new allotment/s must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater must be treated and retained within the lots in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.***

#### **Works**

13. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the applicant must provide property connection point to each lot discharging to legal point of discharge in accordance with requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) and to the satisfaction of the Responsible Authority and shall include either:***
  - a) ***Construction of open drain within existing drainage easement located at the rear of Lots 37, 38 and 39 PS 508991A discharging to existing open drain at rear of Lot 39 PS 508991A. or***
  - b) ***Enter into an agreement with the Responsible Authority, pursuant to SEC 173 of the Planning and Environment Act 1987. The agreement must be registered on titles to the lots resulting from the approval of the subdivision and the costs of the preparation and agreement must be met by the owner. The agreement must provide for any dwelling to be erected on the rear lot to be provided with a tank and pump installation for the collection of roof runoff and discharge to the swale drain in Middleton Drive or approved alternative arrangement such that roof runoff is wholly contained within the lot.***
14. ***Before the issue of a statement of compliance under the Subdivision Act 1988, vehicle crossings to lots 1 and 2 must be provided or existing vehicle crossings upgraded by provision of a crushed rock drive entry, reinforced concrete culvert and end walls conforming to requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) standard drawing SD 255 and to the satisfaction of Responsible Authority.***
15. ***Where required and prior to certification and before any construction works associated with the development or subdivision start, detailed construction plans, drainage computations and specifications to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.***
  - a) ***Construction plans shall be to Golden Plains Shire standards and specifications as detailed in current Infrastructure Design Manual (IDM).***
16. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the applicant or owner must construct drainage and other civil works, in accordance with approved plans, specifications and requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) and to the satisfaction of the Responsible Authority.***
17. ***Before the issue of a statement of compliance under the Subdivision Act 1988, services to the existing retained house must be modified so that they are exclusive to and totally within the boundaries of the new lot to which it is appurtenant. In particular, the following existing services must be modified:***
  - a) ***All downpipes, stormwater drainage and sanitary drainage must be taken to an approved legal point of discharge to the satisfaction of the Responsible Authority.***
  - b) ***Electricity, telephone, gas, water and sewerage.***

18. **Before the issue of a statement of compliance under the Subdivision Act 1988, the developer of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electrical and telecommunication services to each allotment in the subdivision in accordance with the authority's requirements and relevant legislation at the time.**
19. **Before the issue of a statement of compliance under the Subdivision Act 1988, all existing and proposed easements and sites for existing or required utility services, drainage and roads on the land must be set aside in the Plan of Subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.**
20. **Defects Liability Period**
- a) **A twelve months Defects Liability Period will apply to all assets that are to be vested in Council.**

**Note: This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.**

**Note: A 'Works within Road Reserve' permit must be obtained from the responsible authority prior to the carrying out of any vehicle crossing works.**

**Note: The applicant shall endeavour to protect the existing peppercorn tree on the site throughout the construction works proposed.**

*Moved Crs Phelan/Cameron*

**That Council suspend Standing Orders to hear a submission.**

*Carried*

It is recorded that Council suspended Standing Orders at 9.26 am.

It is recorded that Brendan Oloan addressed Council between 9.26am and 9.27am

*Moved Crs Cameron/Vaughan*

**That Council resume Standing Orders.**

*Carried*

It is recorded that Council resumed Standing Orders at 9.27am.

*Moved Crs Phelan/Cameron*

**That the Planning Committee resolves to issue a Notice of Decision to Grant a Permit for a two lot subdivision at Lot 36 PS 508991 (46) Middleton Drive Bannockburn, subject to the following conditions:**

**1. This permit will expire if:**

- a) **The plan of subdivision is not certified within two years of the date of this permit; or**  
b) **The registration of the subdivision is not completed within five years of the date of certification.**

**The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards.**

**2. The layout of the subdivision and the size and dimensions of the proposed lots must conform generally with the endorsed plan.**

3. ***The Owner of the land must enter into an agreement with:***
  - a) ***a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and***
  - b) ***a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where National Broadband Network will not be provided by optical fibre.***
  
5. ***Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:***
  - a) ***a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time.***
  - b) ***a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.***
  
5. ***The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.***
  
6. ***All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.***
  
7. ***The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.***
  
8. ***Before the development starts, 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 show:***
  - a) ***the landscaping and planting proposals for the east, south and western boundaries of the proposed lot 2, together with details of water storage tanks and any excavations, embankments, retaining walls and the like and treatments proposed to be adopted to beautify such works and to prevent soil erosion.***
  
9. ***The landscaping must be completed to the satisfaction of the Responsible Authority prior to statement of compliance being issued for the subdivision.***

#### ***Environmental Health***

10. ***Prior to certification a restriction must be placed on the plan of subdivision that provides for the following:***
  - a) ***Any septic tank system on the lots must consist of a system that treats and disposes effluent to a minimum of secondary level in accordance with Environment Protection Authority and Council requirements.***
  - b) ***This requirement is at the owner's expense and must not be varied except with the written consent of the responsible authority.***

11. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the existing septic tank system must be altered/decommissioned/replaced and brought into compliance with the latest version of the 'EPA Code of Practice – Onsite Wastewater Management' and the relevant certificate of approval to the satisfaction of the responsible authority.***
12. ***Any dwelling on the proposed new allotment/s must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater must be treated and retained within the lots in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.***

#### **Works**

13. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the applicant must provide property connection point to each lot discharging to legal point of discharge in accordance with requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) and to the satisfaction of the Responsible Authority and shall include construction of open drain within existing drainage easement located at the rear of Lots 37, 38 and 39 PS 508991A discharging to existing open drain at rear of Lot 39 PS 508991A.***
14. ***Before the issue of a statement of compliance under the Subdivision Act 1988, vehicle crossings to lots 1 and 2 must be provided or existing vehicle crossings upgraded by provision of a crushed rock drive entry, reinforced concrete culvert and end walls conforming to requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) standard drawing SD 255 and to the satisfaction of Responsible Authority.***
15. ***Where required and prior to certification and before any construction works associated with the development or subdivision start, detailed construction plans, drainage computations and specifications to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.***
  - a) ***Construction plans shall be to Golden Plains Shire standards and specifications as detailed in current Infrastructure Design Manual (IDM).***
16. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the applicant or owner must construct drainage and other civil works, in accordance with approved plans, specifications and requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) and to the satisfaction of the Responsible Authority.***
17. ***Before the issue of a statement of compliance under the Subdivision Act 1988, services to the existing retained house must be modified so that they are exclusive to and totally within the boundaries of the new lot to which it is appurtenant. In particular, the following existing services must be modified:***
  - a) ***All downpipes, stormwater drainage and sanitary drainage must be taken to an approved legal point of discharge to the satisfaction of the Responsible Authority.***
  - b) ***Electricity, telephone, gas, water and sewerage.***
18. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the developer of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electrical and telecommunication services to each allotment in the subdivision in accordance with the authority's requirements and relevant legislation at the time.***
19. ***Before the issue of a statement of compliance under the Subdivision Act 1988, all existing and proposed easements and sites for existing or required utility services, drainage and roads on the land must be set aside in the Plan of Subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.***



**20. Defects Liability Period**

- a) **A twelve months Defects Liability Period will apply to all assets that are to be vested in Council.**

**Note: This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.**

**Note: A 'Works within Road Reserve' permit must be obtained from the responsible authority prior to the carrying out of any vehicle crossing works.**

**Note: The applicant shall endeavour to protect the existing peppercorn tree on the site throughout the construction works proposed.**

***Carried***

**5. OTHER BUSINESS**

Nil

**6. ATTACHMENTS**

Attachment 1	Item 4.1.1	PPA 116 Plans
Attachment 2	Item 4.1.1	PPA 116 Locality plan
Attachment 3	Item 4.1.1	PPA 116 Objections

Attachments are available upon request.

**7. DATE OF NEXT MEETING**

To be advised.

**8. CLOSE OF MEETING**

The meeting closed at 9.38 am.

**9. CERTIFICATION**

In accordance with Section 93(5) of the Local Government Act 1989, I hereby certify that the minutes of this Planning Committee meeting have been confirmed as a true and correct record.

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**Confirmed, Chair, Cr Bill McArthur**

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**Date**