

Proposed Conditions: 54 Native Hut Drive, Teesdale

Endorsed Plans

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

Telecommunications

2. 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.
3. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act* 1988, the owner of the land must provide written confirmation from:
 - a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - b) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Public open space contribution

4. Before the issue of a statement of compliance under the *Subdivision Act* 1988, the applicant or owner must pay to Council a sum equivalent to 5% of the site value of all the land in the subdivision in lieu of public open space in accordance with Section 18 of the *Subdivision Act* 1988. The applicant or owner must pay on demand to Council, the Council's reasonable costs and expenses to provide valuation for payment in lieu of open space.

Environmental Health

5. Before the certification of the plan of subdivision under the *Subdivision Act* 1988, a restriction must be placed on the plan of subdivision that provides for the following:
 - a) Any dwelling on lots 2, 3 and 4 must not exceed 4 habitable bedrooms. Habitable bedrooms include any room that may be closed off with a door, such as a study, library or sunroom that could be used for the purposes of a bedroom.
 - b) This requirement is at the owner's expense and must not be varied except with the written consent of the Responsible Authority.
6. Before the issue of a statement of compliance under the *Subdivision Act* 1988, the existing septic tank system must be altered/decommissioned/replaced so that it treats and disposes effluent to a minimum of secondary level in accordance with the latest version of the 'EPA Code of Practice – Onsite Wastewater Management' and Council requirements.

7. All waste water 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 Department

8. Before the certification of the plan of subdivision under the *Subdivision Act 1988* the permit holder must provide details that the proposed drive entry locations on Native Hut Drive satisfy sight distance requirements as described in Austroads Publication "Guide to Traffic Engineering Practice Part 5- Intersections at Grade"
9. Before the certification of the plan of subdivision under the *Subdivision Act 1988* 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. Construction plans shall be to Golden Plains Shire standards and specifications as detailed in current Infrastructure Design Manual (IDM).
10. Before the issue of a statement of compliance under the *Subdivision Act 1988* the permit holder must:
 - a. Construct a new vehicle crossover to Lots 1 and 2 by provision of a crushed rock drive entry, reinforced concrete pipe culvert and mountable end walls conforming to the requirements of Golden Plains Shire Council contained in the Infrastructure Design Manual (IDM) standard drawing SD 255 to the satisfaction of Responsible Authority.
 - b. Construct a new shared vehicle crossover to Lots 3 and 4 by provision of a sealed drive entry, reinforced concrete pipe culvert and mountable end walls conforming to the requirements of Golden Plains Shire Council contained in the Infrastructure Design Manual (IDM) standard drawing SD 255 to the satisfaction of Responsible Authority.
 - c. Construct shared driveway to Lots 3 and 4 with a minimum 5.5m wide crushed rock pavement, 3.5m wide seal and drained in accordance with Golden Plains Shire Council requirements as contained in the Infrastructure Design Manual (IDM) to the satisfaction of the responsible authority. The driveway must extend for the entire length of the shared accessway to Lots 3 and 4.
 - d. Provide open earth drains so that each lot in the subdivision has a discharge point. Works are to include open drains constructed along the entire length of western boundary of Lot 3 and Lot 2 and along the entire length of southern boundary of Lot 4 and shallow perimeter drains constructed along the southern boundary of Lot 1 and Lot 3 discharging neatly to the existing open drain at Native Hut Drive. Works shall also include regrading and deepening of existing open drain at Native Hut Drive fronting the site where required. Works must be in accordance with the requirements of Golden Plains Shire Council contained in the Infrastructure Design Manual (IDM) to the satisfaction of the Responsible Authority. Open drains where required must be contained within a minimum 5 metre wide drainage easement which must be set aside on the Plan of Subdivision for this purpose.
 - e. Fill the existing dam on Lot 1 in accordance with the requirements of Golden Plains Shire Council contained in the Infrastructure Design Manual and AS 3798-2007 Guidelines on Earthworks for Commercial and Residential Developments to the satisfaction of the Responsible Authority. At completion of works a report is to be

provided from NATA approved laboratory confirming that works have been constructed in accordance with approved plans and specifications.

- f. Relocate the existing Telstra pit so that it is clear of the shared crossover to Lot 3 and Lot 4. Works must be in accordance with the requirements of Golden Plains Shire Council contained in the Infrastructure Design Manual (IDM) to the satisfaction of the Responsible Authority.
- g. Modify services to the existing buildings on Lot 1 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:
 - All downpipes, stormwater drainage and sanitary drainage must be taken to an approved legal point of discharge to the satisfaction of the Responsible Authority.

Barwon Water

11. The plan of subdivision must be referred to Barwon Water in accordance with the *Subdivision Act* 1988 and any subsequent amendments to the plan provided to Barwon Water.
12. The developer is to apply to Barwon Water for details relating to servicing requirements and costing for the provision of a potable water supply to the proposal. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number L016942.
13. The provision and installation of a potable water supply to the development.
14. Additional potable water connections are to be provided to service the proposed development. A dimensioned plan showing location of all new connections relative to the allotment boundaries is to be submitted, where a meter is not being fitted. Note that tappings and service lines are not to be located under existing or proposed driveways. **IMPORTANT NOTE** — if the existing potable water main is a cracked asbestos water pipe, Barwon Water will undertake the tapping of this pipeline, including excavation and spoil removal. Barwon Water requires your plumber to provide 5 clear working days notice for this work. Under no circumstances shall anyone excavate within the vicinity of this pipeline.
15. Barwon Water's records indicate that an existing potable water service and meter is located on this property. A dimensioned plan showing the location of existing meters, and the location of the meter relative to the existing boundaries, and its number, is to be submitted. Private potable water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.
16. An existing Barwon Water potable water asset is to be abandoned as part of development works. Further details will be provided in the relevant servicing requirements and costing.
17. The payment of a standardised New Customer Contribution is required for any new connection or any upsize to an existing connection. The number of standardised charges applied will be determined on the basis of an equivalent lot calculation and is based on potable domestic water meter size or water service size (where a meter is not being fitted). An equivalent lot is a measure of the additional demand a connection will place on the infrastructure in terms of the water consumption and sewage discharge for an average connection utilising a 20mm tapping and/ or meter. If there is more than one meter within a single meter assembly, the size of the largest meter (excluding the fire

service meter) will determine the number of equivalent connections. If there is a combined fire and domestic meter assembly proposed (incorporating a low flow meter), whereby the meter size is largely dictated by the fire service requirements, the developer is required to submit to Barwon Water the proposed peak flow (probable simultaneous demand) associated with the domestic supply in accord with AS/NZS 3500. Barwon Water will then assess the equivalent number of connections.

Powercor

18. This letter shall be supplied to the applicant in its entirety.
19. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
20. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.
Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
21. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).
Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

Expiry

22. 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.

Note: *Pursuant to section 43(2)(a)(iv) of the Subdivision Act 1988 and Clause 6 of the Subdivision (Permit and Certification Fees) Regulations 2000, the prescribed maximum fee for checking engineering plans will be 0.75 percent of the estimated cost of constructing the works proposed on the engineering plan. Such a fee must be paid to the responsible authority prior to the issue of a statement of compliance.*

Note: *Pursuant to section 17(2)(b) of the Subdivision Act 1988 and Clause 5 of the Subdivision (Permit and Certification Fees) Regulations 2000, the prescribed maximum fee for supervision of work will be up to 2.5 per cent of the cost of constructing those works, which are subject to supervision. Such a fee must be paid to the responsible authority prior to the issue of a statement of compliance.*

Note: *Works within road reserve permit must be obtained from the Council prior to the carrying out of any vehicle crossing works.*

Note: *Prior to certification the responsible authority will require a plan showing the location of all existing and proposed vehicle crossings. The plan is required to show setback distances of existing and proposed crossovers from the closest property boundary to the satisfaction of the responsible authority. The plan is*

required to satisfy Regulation 29 of the Subdivision (Procedures) Regulations 2011, allowing the allocation of street numbers.

Powercor note:

It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor's web portal, "mySupply" which can be accessed via the following link:

<https://customer.portal.powercor.com.au/mysupply/CIWQuickCalculator>