

# DRAFT PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987

**PERMIT NO.:** P2019-096  
**PLANNING SCHEME:** Strathbogie  
**RESPONSIBLE AUTHORITY:** Strathbogie Shire Council  
**ADDRESS OF THE LAND:** 401 High Street Nagambie VIC 3608  
**THE PERMIT ALLOWS:** Multi Lot Staged Residential Subdivision, Creation of Access to a Road in A Transport Zone 2 and Removal of Native Vegetation

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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**1. Plans**

Prior to the plan of subdivision being certified for each stage, plans must be submitted for the approval of 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. The plans must be generally in accordance with the plans submitted with the application modified to show:

- a) All bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements.
- b) Road Reserve, carriageway and verge width
- c) Dimensioned common/shared access and parking bays.
- d) A common area set aside for rubbish and mail collection, where required.
- e) Drainage design
- f) Other information relevant to the land such as dams, wells, filled land, land subject to inundation, creeks and natural water courses etc.

**2. Prior to the commencement of works, the following conditions must be complied with:**

- a) Conditions 4 through to 8
- b) Condition 14
- c) Condition 20

3. Prior to the issue of a statement of compliance for each stage of the subdivision, the following conditions must be complied with:
  - a) Conditions 9 and 10
  - b) Conditions 12 and 13
  - c) Conditions 16, 17 and 19
  - d) Conditions 23 through to 29
  - e) Conditions 37 through to 43
  
4. Prior to the commencement of works for each stage of the subdivision, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must provide details of the following:
  - a) Hours for construction activity in accordance with any other condition of this Permit;
  - b) Measures to control noise, dust, water and sediment laden runoff;
  - c) Measures to inform adjacent residents of work schedules, etc.
  - d) Measures relating to removal of hazardous or dangerous material from the site, where applicable.
  - e) A plan showing the location of parking areas for construction and subcontractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors / tradespersons upon completion of such areas, without delay;
  - f) A Traffic Management Plan showing truck routes to and from the site;
  - g) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
  - h) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
  - i) Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - j) Contact details of key construction site staff;

- k) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
  - l) Any other relevant matters.
5. Prior to the commencement of works for each stage of the subdivision, a Site Environment Management Plan (SEMP), must be submitted to and approved by the responsible authority and, where relevant, other authorities. When approved, the plan will be endorsed and form part of this planning permit.
6. Prior to the commencement of works for each stage of the subdivision, the owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Councils assets/Public infrastructure caused as a result of the development or use permitted by this permit.
7. **Landscaping**
- A landscape masterplan for the entire subdivision must be prepared and approved by the responsible authority before the commencement of works. When approved, the plan will be endorsed and will then form part of the permit. The landscape masterplan must show:
- a) The landscaping theme and graphical concepts to be developed for the subdivision;
  - b) The type of species to be used for street tree planting in various stages of the subdivision;
  - c) The principles and graphical concepts of the proposed treatment of the open space and drainage reserves.
  - d) Entrance treatments.
  - e) Landscaping plans for the northern boundary of the site (Racecourse Road) will be provided to Tomkinson for review and comment.
8. Prior to the commencement of works for each stage of the subdivision, a detailed landscape plan for that stage must be prepared. The detailed landscape plan must be to the satisfaction of the responsible authority and must be submitted and assessed against the construction plans by the responsible authority. When approved, the landscape plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions must be provided. The landscape plan must show:
- a) New planting including their layout to be provided in any road reserves and municipal reserves,

- b) Detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
  - c) The removal of all existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds,
  - d) All trees planted as part of the landscape works shall have a minimum height of 2.0 to 2.5m at the time of planting.
  - e) The supply and spread of sufficient topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface and hydro-seeding of proposed grass areas (including within the drainage reserve),
  - f) Soil quality and planting techniques in median or verge tree planting zones along arterial roads (including service road nature strips) that will support full growth of medium to large trees.
  - g) Mechanisms for the exclusion of vehicles,
  - h) All proposed open space, streetscape embellishments such as installation of pathways, garden beds, seating, shelters, picnic facilities, boardwalks, tree planting, signage, drinking fountains, irrigation systems, playgrounds, artwork, retaining walls, protective fencing (temporary and permanent), wetlands and ornamental water bodies (including within the drainage reserve),
9. Prior to the issue of a statement of compliance for each stage of the subdivision, all nature strips and public open space must be seeded and fertilised and grass must be established.
10. Prior to the issue of a statement of compliance for each stage of the subdivision all landscaping works (including street trees) shown on the endorsed plan must be carried out and completed to the satisfaction of the responsible authority. The time of planting can be coordinated with Council to increase the survival rate of the street trees.
11. The landscaping shown on the endorsed plans including street trees must be maintained for a period of twenty-four months from the date of practical completion of the works to the satisfaction of the responsible authority. Formative pruning must be undertaken to the satisfaction of the Responsible Authority prior to the end of the 24 month period. Any dead, diseased or damaged plants are to be replaced within 24 months of the date of practical completion for the works.
12. **Public open space**  
Prior to the issue of the statement of compliance for each stage of the subdivision, pursuant to Section 18 of the Subdivision Act 1988, the applicant must pay to the Responsible Authority a sum equivalent to 5% of the site value of all land in the subdivision for Public Open Space. This payment can be made with a combination of land and/or money, per agreement with the responsible authority. This payment shall be made prior to the issue of a Statement of Compliance and may be adjusted in accordance with Section 19 of the Subdivision Act 1988.
13. Prior to the issue of a statement of compliance for each stage of the subdivision, any open spaces reserved for public use are to include connection to the water main and electricity network at an agreed location and in accordance with the relevant

standards for future application. Where the reserve is deemed suitable by Council a sewer connection will also be required.

#### 14. **Engineering**

##### **Stormwater Management**

Prior to the commencement of works for each stage of the subdivision, a properly prepared drainage discharge plan with computations to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. Detailed design must include a Stormwater Management Strategy as per IDM Clause 11. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The Drainage infrastructure system design must be in accordance with the IDM Clause 18, or as amended. The location of any required storage capacity detention/ retardation areas must be shown and accompanied by sufficient details to allow a complete feasibility analysis of the overall system. The information and plans must include:

- a) Details of how the works on the land are to be drained and/or retarded.
- b) Computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority.
- c) Independent drainage for each lot
- d) Underground pipe drains conveying stormwater to the legal point of discharge for each allotment
- e) Measures to enhance stormwater discharge quality from the site and protect downstream waterways including the expected discharge quality emanating from the development (output from MUSIC or similar) and design calculation summaries of the treatment elements;
- f) A maximum discharge rate from the site is to be determined by computation to the satisfaction of Council with consideration given to the capacity of the downstream network.
- g) Documentation demonstrating approval from the relevant authority for the legal point of discharge.
- h) The provision of gross pollutant and/or litter traps installed at the drainage outfall of the development to ensure that no effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.
- i) The details of the incorporation of water sensitive urban design designed in accordance with "Urban Stormwater Best Practice Environmental Management Guidelines" 1999.
- j) The contours of the land, as shaped to cause drainage to the legal point of discharge.
- k) The proposed finish surface level of each lot and finished slope of each lot
- l) Indication of extent and depth of cut and/or fill to be carried profile of the land.

- m) Council requires end of line stormwater treatment integrated within the retarding basin reserve. The basin must be designed as a dry basin without any provision for a wetland treatment area or permanent water body. Music modelling must be completed to show required nutrient reductions are being achieved.
15. The Location, siting and design of the retardation basin must be as per the guidelines specified in the Council's IDM to the satisfaction of the Responsible Authority.
16. Prior to the issue of a statement of compliance for each stage of the subdivision, gross pollutant and/or litter traps shall be installed at the drainage outfall of the development to the satisfaction of the Responsible Authority, prior to the commencement of the use or development/ issue of the statement of compliance.
17. Prior to the issue of a statement of compliance for each stage of the subdivision, a certified plan showing the extent and depth of fill in excess of 300 mm placed on any allotment must be provided to the satisfaction of Responsible Authority.
18. All stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge drains to the satisfaction of the Responsible Authority/Goulburn Murray Water. No effluent or polluted water of any type may be allowed to enter the stormwater drainage system.
19. Prior to the issue of a statement of compliance for each stage of the subdivision, the drainage detailed in the approved Drainage Discharge Plan must be constructed to the satisfaction of the Responsible Authority.
20. **Roads and Pathways**  
Prior to the commencement of works for stage 1 of the subdivision, a Traffic Management Strategy and investigation must be submitted as per Clause 9 of the IDM via a qualified engineer. The strategy, including the traffic impact assessment report and professional recommendations will be considered as part of the design.
21. Prior to the commencement of works for each stage of the subdivision, construction plans for all proposed roadways and pathways must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will form a part of the permit. The plans must be drawn to scale with dimensions and three hard copies and an electronic copy must be provided. The plans must show:
- a) The road reserve, carriageway and verge widths
  - b) All infrastructure including concrete footpath, kerb and channel, public lighting and utility services
  - c) Vehicle crossing for each lot
  - d) Street tree locations
  - e) All surface details.
  - f) Proposed court bowls
  - g) All relevant road signage and line marking
  - h) Speed limit signs as appropriate

- 22.** The final design parameters for the roadways and pathways must be based on Councils Infrastructure Design Manual (IDM) as modified from time to time, all to the satisfaction of the Responsible Authority. All works shall conform to plans and specifications prepared by a qualified engineer at Owner's expense and approved by the Responsible authority. A list of specific details and requirements are as follows;
- a) Pram crossings must be provided at all intersections to the satisfaction of the responsible authority.
  - b) Provide temporary turnaround areas for roads terminated at stage boundaries. The size must be sufficient to turn service and emergence vehicles around without reversing. A minimum of 250mm depth of approved crushed rock material is required.
  - c) A pavement design must be submitted for the entire road network by a suitably qualified engineer in accordance with clause 12.7 of the IDM. Irrespective of such design a minimum pavement depth of 250mm must be provided in an approved material. Council requires that the pavement wearing course be in accordance with Clause 12.7.16.
  - d) Design of roads and footpath must be accessible to people with disabilities and include tactile ground surface indicators, and kerb ramps required for the safe movement of people with disabilities as per relevant Australian Standards.
  - e) The Vehicle crossings to the subject allotments from the road must be constructed at a location and of a size and standard satisfactory to the Responsible Authority.
  - f) Subsoil drainage installed for all kerb and channel.
- 23.** Prior to the issue of statement of compliance for each stage of the subdivision, vehicular crossings for each lot must be constructed in accordance with the endorsed plans to the satisfaction of the Responsible Authority, and must comply with the following:
- a) Standard concrete residential vehicular crossings, as per standard drawing SD240 of the Infrastructure Design Manual, must be constructed at right angles to the common access road to suit the proposed driveways, and tie in with the new kerb and channel.
  - b) Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense;
  - c) Crossings shall be either combined or at least 9 metres apart.
  - d) The entrance for common access must be in accordance with Councils current standard for industrial vehicle crossings with reference made to standard drawing SD250.
- 24.** Prior to the issue of a statement of compliance for each stage of the subdivision all works detailed in the approved construction Plans must be constructed to the satisfaction of the Responsible Authority. Works within the road reserve will be subjected to a 12 month maintenance and defect liability period.

**25. As Constructed Plans**

Prior to the issue of statement of compliance for each stage of the subdivision, the applicant or developer shall submit to the satisfaction of the relevant authority the following:

- a) an assets statement for each street;
- b) 'as constructed' information for the entire work in each development stage detailing information as listed in the council's Infrastructure Design Manual;
- c) a certified plan showing the extent and depth of fill in excess of 300 mm placed on any of the allotments;
- d) As constructed drainage information shall be provided in D spec format to Council's satisfaction.

**26. Bonds and Fees**

Prior to the issue of statement of compliance for each stage of the subdivision, a maintenance bond to the value of 5% of the actual cost of road and drainage works must be paid to the Responsible Authority.

27. The maintenance bond to the value of 105% of the actual cost of landscaping works must be paid to the Responsible Authority prior to the issue of practical completion of the landscape construction works. A request for the return of the maintenance bond can only be requested from Responsible Authority after the final inspection and handover letter has been issued.
28. Prior to the issue of a statement of compliance for each stage of the subdivision payment must be made to the Responsible Authority of a supervision fee up to 2.5% of the actual cost of roads and drainage works, the amount to be determined by the Responsible Authority (the permit holder must submit a copy of the road and drainage Construction Contract Schedule, for verification of the amount by Council.
29. Prior to the issue of a statement of compliance for each stage of the subdivision payment must be made to the Responsible Authority of an engineering design checking fee of up to 0.75% of the value of documented works, the amount to be determined by the Responsible Authority.

**30. Site Management and Amenity**

Appropriate steps must be taken to retain all silt and sediment on site during the construction phase to the satisfaction of the Responsible Authority and must be carried out in accordance with the following EPA guidelines and policies:

- a) Environmental Guidelines for Major Construction Sites (EPA publication No. 480, December 19985); and
  - b) Construction Techniques for Sedimentation Pollution Control (EPA publication No. 275, May 1991)
31. In the event of mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, appropriate measures must be implemented to minimise the problem to the satisfaction of the Responsible Authority.



32. The permit holder shall ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the *access road* and/or within the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority. The development shall not have an adverse impact on existing or future air quality.
33. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the Responsible Authority.
34. The earthworks and lot filling must be as per the guidelines specified in Council's Infrastructure Design Manual, to the satisfaction of the Responsible Authority.
35. The approved SEMP must be implemented to the satisfaction of the Responsible Authority.
36. The amenity of the area must not be detrimentally affected by the use, through the:
  - a) Appearance of any building, works or materials;
  - b) Transport of materials, goods or commodities to or from the land;
  - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil;
  - d) Presence of vermin, and;
  - e) Others as appropriate.
37. The site shall at all times be kept in a neat and tidy condition to the satisfaction of the Responsible Authority. Any litter shall be immediately removed from the site and surrounding area at the direction of the Responsible Authority.
38. **Section 173 Agreement**

Prior to the issue of a statement of compliance of each stage, as relevant, a Section 173 Agreement must be entered into at no cost to Council, which ensures the following:

- Only one vehicle crossing will be permitted for any allotment.
- The future maintenance and repair of all fences (excluding the removal of graffiti) abutting open space or tree reserves be the responsibility of the owner of each lot abutting the reserve (except where damage to the fence is caused by the Council or its representatives whilst undertaking maintenance works to the reserve).
- The lots west of Amaroo Boulevard backing onto the unmade road reserve (Racecourse Road) are subject to the following:
  - Only one (1) shed is to be permitted per lot
  - The shed shall be no greater than 50sq metres under roof including any lean-to

- The shed shall be no more than 3 metres in height at the highest point
- All external shed walls and roofing be constructed of Woodland Grey colourbond
- Fencing on the northern boundary of each lot, must be constructed of colourbond in Woodland Grey with timber posts.
- No vehicle access is to be provided from the lots to the unmade road reserve (Racecourse Road)
- For future dwellings:
  - The owner will provide an on site retardation system in the form of an on site rain water tank for each dwelling to mitigate stormwater flows discharging from the site;
  - The on-site rainwater tanks must have a minimum capacity in accordance with the recommendations of the Stormwater Management Plan approved under condition 11;
  - The rainwater tank must be maintained by the owners to be in good working order at all times to the satisfaction of the Responsible Authority;
  - Each on-site detention stormwater system must be constructed either prior to, or currently with, the construction of any dwelling on the same lot. Each on-site detention stormwater system must be completed prior to connection to Council's drainage system and be constructed in accordance with the approved design plans;
  - The owner will maintain, and not modify without prior Council written approval, each on-site detention system to the satisfaction of the Responsible Authority and will allow each on-site stormwater detention system to be inspected by a duly appointed officer of the Council at mutually agreed times;
  - The Owner will pay for all the costs associated with the construction and maintenance of each on-site detention system;
  - All buildings, including outbuildings, must be constructed within the building envelope shown on the endorsed plans; and;
- The Section 173 agreement must be prepared by Council's solicitors, to the satisfaction of the Responsible Authority and must be recorded on the folio of the Registrar to the subject land pursuant to Section 181 of the Planning and Environment Act 1987.
- Registrar to the subject land pursuant to Section 181 of the Planning and Environment Act 1987.

**39. Fencing**

Prior to the issue of a statement of compliance for each stage of the subdivision the permit holder must fence, at its own cost, the boundary of the allotment abutting the area to be reserved for public open space. Such fencing is to be constructed as per the requirements of the Responsible Authority and must be constructed so that fence posts and rails are not exposed on the side of land to be reserved. The fence must be compatible with the other residential fences within the subdivision or as otherwise specified in a Section 173 Agreement on the subject land.

**40. Lighting**

Prior to the issue of a statement of compliance for each stage of the subdivision, public street lighting must be provided to streets, footpaths and public open spaces designed in accordance with relevant Australian Standards relevant Council Policy, the IDM and to the satisfaction of the responsible Authority (category P4 unless otherwise directed).

**41. Signage**

Prior to the issue of a statement of compliance for each stage of the subdivision all internal street names and speed limit signs must be erected.

**42. Telecommunications**

The owner of the land must enter into an agreement with:

- 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
- 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 the National Broadband Network will not be provided by optical fibre.

**43. 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 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
- 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.

**44. Ausnet Services**

The applicant must –

- a) Enter into an agreement with AusNet Electricity Services Pty Ltd for supply of electricity to each lot on the endorsed plan.
- b) Enter into an agreement with AusNet Electricity Services Pty Ltd for the rearrangement of the existing electricity supply system.
- c) Rearrange, to the satisfaction of AusNet Electricity Services Pty Ltd, any existing private electric lines that cross boundaries of the proposed lots to supply existing installations.
- d) Such lines shall be constructed with underground cables.
- e) Set aside on the plan of subdivision for the use of AusNet Electricity Services Pty Ltd reserves satisfactory to AusNet Electricity Services Pty Ltd where any electric substation (other than pole mounted type) is required to service the substation.
- f) Provide easements satisfactory to AusNet Electricity Services Pty Ltd, where easements have not been otherwise provided, for all existing AusNet Electricity Services Pty Ltd electric lines on the land and for any new power lines required to service the lots and adjoining land. These easements shall be for the purpose of "Power Line" in favour of AusNet Electricity Services Pty Ltd.
- g) Obtain for the use of the AusNet Electricity Services Pty Ltd any other easement required to service the lots.
- h) Adjust the position of any existing electricity easement to accord with the position of the electric line(s) as determined by survey.
- i) Obtain the agreement of other Authorities and any landowners affected by routes of the electric power lines to supply the lots and for any tree clearing.
- j) Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AusNet Electricity Services Pty Ltd.<sup>3</sup>
- k) Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.
- l) Following completion of all reticulation works, including all electrical and civil works, ensure that all auditing requirements are completed to the satisfaction of AusNet Electricity Services Pty Ltd to allow the new network assets to be safely connected to the distribution network.

**45. Goulburn Broken Catchment Management Authority**

Any bridge structure or similar must be designed and constructed such that the road elevation is no lower than 126.5 metres AHD. Plan of this structure must be submitted for approval by the Goulburn Broken CMA.

- 46.** Prior to the issuing of Statement of Compliance for Stage 1, as constructed drawings

and showing elevations to metre AHD must be submitted to the Goulburn Broken CMA that demonstrates compliance with condition (1).

**47. Transport for Victoria**

Road widths along the proposed connector road must be constructed to accommodate public transport access for buses in accordance with the *Public Transport Guidelines for Land Use and Development* to the satisfaction of the Department of Transport.

**48. Department of Environment, Land, Water and Planning**

Before works start, the permit holder must advise all persons undertaking the vegetation removal works of all relevant permit conditions of this permit.

**49.** In order to offset the removal of **1.933** hectares of native vegetation, including **12 large trees**, approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements. The offset must

- a) Contribute gain of 0.929 general habitat units and 12 large trees.
- b) Be located within the Strathbogie Shire Council or Goulburn Broken Catchment Management Authority boundary.
- c) Have a strategic biodiversity score of at least 0.603.

**50.** Before any vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. Offset evidence can be either:

- a) A security agreement, to the required standard, for the offset site or sites, including a 10- year offset management plan.
- b) A credit register extract from the Native Vegetation Credit Register.
- c) Every year, for ten years, after the responsible authority has approved the offset management plan the applicant must provide notification to the responsible authority of the management actions undertaken towards the implementation of the offset management plan. An offset site condition statement, including photographs must be included in this notification.

Note please. This condition does not apply to offsets on the native vegetation credit register as these include monitoring requirements.

**51. Goulburn Valley Water**

The applicant must arrange:

- a) Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;
- b) Provision of a reticulated water supply and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation;

- c) Extensive downstream water supply augmentation works will be required.
- d) Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment;
- e) Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation; The works include, but not be limited to the construction of a sewerage pumping station, rising mains and gravity mains;
- f) Downstream sewerage augmentation works may also be required
- g) Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed sewer mains located within private property;
- h) The operator under this permit shall be obliged to enter into an Agreement with Goulburn Valley Region Water Corporation relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the Agreement will be provided on request;
- i) The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to Section 8(1) of the
- j) Subdivision Act, 1988.

**52. Goulburn Murray Water**

- a) All works within the subdivision must be done in accordance with EPA Publication 1834 Civil Construction, Building and Demolition Guide (November 2020).
- b) Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988 (Vic).
- c) The Plan of Subdivision must show building exclusion zones to prevent future buildings from being located within 30 metres of the full supply level of Goulburn Weir (124.24 metres AHD).
- d) Each lot must be provided with connection to the reticulated sewerage system in accordance with any requirements of Goulburn Valley Water.
- e) Prior to Certification of the Plan of Subdivision, a Stormwater Management Plan must be prepared to the satisfaction of both the Responsible Authority and Goulburn-Murray Rural Water Corporation requires. The Stormwater Management Plan must demonstrate that all stormwater discharge from the subdivision will meet the 'Urban Stormwater Best Practice Environmental Management Guidelines' (The Stormwater Committee, 1999).
- f) Prior to Certification of the Plan of Subdivision, the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act

1987 (Vic) with the Responsible Authority and Goulburn-Murray Rural Water Corporation. The agreement must be in a form to the satisfaction of the Responsible Authority and Goulburn-Murray Rural Water Corporation, and be generally in accordance with the Draft Pre-Development Agreement by Planology Pty Ltd with amendments as at 19 December 2022. The owner of the land must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's and Goulburn-Murray Rural Water Corporation's reasonable costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement.

- g) Prior to the commencement of any works, the owner of the land must obtain a 'Works Approval' from Goulburn-Murray Rural Water Corporation for any works on foreshore land owned or managed by Goulburn-Murray Rural Water Corporation.

### **53. Country Fire Authority**

#### **Hydrants**

Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

- a) Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
- b) The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority. Note – CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA web site ([www.cfa.vic.gov.au](http://www.cfa.vic.gov.au))

### **54. Roads**

Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

- a) The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- b) Curves must have a minimum inner radius of 10 metres.
- c) Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- d) Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

**55. Vegetation**

- a) Between any stage of development and the surrounding undeveloped land on the property a 30m wide fuel reduced vegetation perimeter buffer is to be maintained as short cropped grass (no greater than 100mm) during the declared Fire Danger Period until such time as the surrounding land becomes developed.
- b) The existing Lobbs Lane road reserve is to be developed and maintained (during the declared Fire Danger Period) as perimeter road and a buffer to the between the future residential lots and grassland to the north of Lobbs Lane.
- c) Open space/wetlands areas on the ODP must be appropriately designed to not increase the risk of fire. Low-threat vegetation is to be utilised within this area.

**56. Department of Transport**

- a) Existing Service road needs to be removed and area reinstated to the satisfaction
  - of and at no cost to the Roads Corporation from the northern boundary to southern
  - boundary of the subject land with the exception of 170m north of River Street.
- b) Before the plan of subdivision is submitted to the Responsible Authority for certification under the *Subdivision Act 1988*, the following amendments to the plans submitted with the application must be made:
  - A 5 metre by 5 metre corner splay must be provided at the intersection of the residential subdivisional road and the High Street; and
  - Any land set aside as Road must be labelled "ROAD" on the plan of subdivision and must be vested in the Council.

**57. Prior to the certification of the plan of subdivision, a functional layout plan must be submitted and approved in writing by the to the Roads Corporation to show the following:**

- a) A CHR(S) right turn treatment in accordance with Austroads (2017) Guide to Road Design Part 4, Figure A29.
- b) An AUL left turn treatment in accordance with Austroads (2017) Guide to Road Design Part 4A, Figure 8.4; c. All existing accesses / crossovers to abutting properties on both sides of the High Street.
- c) Any existing or disused crossovers from the subject land made redundant must be removed and the area reinstated.
- d) The following swept paths at 10 km/h (minimum):
  - i. A 14.5 metre length design vehicle (turning left and right in and out at a 12.5 metre radii) – with 0.5 metre clearances; and
  - ii. A 19 metre length single articulated truck at 15 metre radii (clearances not required). Page 4 of 5



- e) Flag lighting in accordance with AS1158.
- f) All existing and relocated services; and
- g) The removal of any existing vegetation, reorientation of table drains etc. along the High Street.

**58.** A Road Safety Audit must be undertaken at the detailed design stage in accordance with VicRoads' Road Safety Audit Policy. The audit findings and the consultant's responses to the findings must be provided to the Roads Corporation and Council for review and approval. Any mitigating works arising out of the audit must be carried out by the applicant at no cost and to the satisfaction of both the Roads Corporations and Council prior to the issue of a statement of compliance.

**59.** Prior to the issues of a Statement of Compliance:

- a) The following works must be completed to the satisfaction of and at no cost to the Roads Corporation:
  - i. Removal of the existing redundant service road
  - ii. The construction of the CHR(S) and AUL turn treatments.
  - iii. The removal of any disused or redundant vehicle crossings.
  - iv. Flag lighting; and
  - v. Any other works required.
- b) A Road Safety Audit must be undertaken in accordance with VicRoads' Road Safety Audit Policy.

The audit findings and the consultant's responses to the findings must be provided to the Roads Corporation for review and approval.

Any mitigating works arising out of the audit must be carried out by the applicant at no cost and to the Roads Corporations' satisfaction.

**60. Expiry**

This permit will expire if one of the following circumstances applies:

- a) The plan of subdivision for the first stage of the subdivision is not Certified under the Subdivision Act 1988 within two (2) years of the date of this permit.
- b) The plan of subdivision for each subsequent stage is not Certified under the Subdivision Act 1988 within two (2) years of certification of the previous stage.
- c) The registration of the plan of subdivision for each stage is not completed within five (5) years of the date of Certification under the Subdivision Act 1988 of that stage.

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 if the use or development has not yet started; or
- within 12 months after the permit expiry date, where the development allowed **by the permit has lawfully started before the permit expires.**

\_\_\_\_\_

Date Issued

\_\_\_\_\_

Date Permit comes into  
Operation:  
(or if no date is specified, the permit  
comes into operation on the same day  
as the amendment to which the permit  
applies comes into operation)

\_\_\_\_\_

Signature for the responsible  
Authority:

DRAFT

## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

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The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C80strb to the Strathbogie Planning Scheme.

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### WHEN DOES THE PERMIT BEGIN?

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The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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### WHEN DOES A PERMIT EXPIRE?

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1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development: or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

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### WHAT ABOUT REVIEWS?

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- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.