



Southern Grampians
SHIRE COUNCIL

Planning Committee

Minutes

30 August 2023

Held at 10.30am in the
Martin J Hynes Auditorium
5 Market Place, Hamilton

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1. PRESENT

Councillors

Cr Mary Ann Brown
Cr Albert Calvano

Officers

Mr Rory Neeson Director, Wellbeing Planning and Regulation
Mr Juan Donis A/g Director Infrastructure and Sustainability
Mr Andrew Nield, Planning Coordinator
Ms Anita Collingwood, Senior Statutory Planner

Mr Adrian Mosca (part) – Applicant

Minutes

Sharon Clutterbuck, Executive Assistant – Director Wellbeing Planning and Regulation

2. WELCOME

3. APOLOGIES

4. CONFIRMATION OF MINUTES

Minutes of the Meeting held on 3 July 2023 have been circulated.

RECOMMENDATION

That the Minutes of the Planning Committee meeting held on 3 July 2023 be confirmed as a correct record.

COMMITTEE RESOLUTION

That the Minutes of the Planning Committee meeting held on 3 July 2023 be confirmed as a correct record

Moved: Cr Calvano
Seconded: Mr Rory Neeson

Carried

5. DECLARATION OF INTEREST

Nil

6. MATTERS FOR DECISION

6.1 TP/31/2023 – 109 French Street Hamilton – Construction of a new Veterinary Clinic

Attachment 1 – Planning Permit Application

Attachment 2 – Certificate of Title and Title Plan

Attachment 3 – Town Planning Drawings

Attachment 4 – Planning Report

Attachment 5 – Traffic Report

Attachment 6 – Stormwater Management

Attachment 7 – Landscape Plan

Summary

Planning application TP/31/2023 proposes the use and development of land for a Veterinary Centre at 109 French Street, Hamilton. The proposal is also for the display of signage and the demolition of existing buildings.

A planning permit is required under the Commercial 1 Zone (Clause 34.01), Heritage Overlay (Clause 43.01), Design and Development Overlay (Clause 43.02) and Signage (Clause 52.05).

The proposed Veterinary Centre is proposed on Lot 1 which is approximately 2193 square metres in size and has frontage to French Street. The building is approximately 810 square metres in size and contains entry and reception, surgery rooms, consulting rooms, offices and the like. The building is to have a maximum height of 5.5 metres and comprises mixed materials, including finishes in light grey paint and the use of Colorbond monument. Some feature stone work will help define the façade and entry.

Car parking (28 spaces) will be provided to either the side or rear of the proposed building. There is a separate small shed (7 x 6 metres) and waste storage (bins) area in the northern corner of the site.

Landscaping is proposed within the front setback (approximately 3 metres) and the remainder of the site is to be hardstand.

Business identification signage is proposed on the front and side elevation, in addition to a pole sign at the front of the site. The signage reads 'Fur Life Vet' and 'Grampians Animal Health'.

The layout and design of the proposed buildings and the use of the building are considered modern and provide an appropriate site response for the French Street property, without adversely impacting any other property or person.

On balance, it is determined that the proposal would be a positive addition to the Hamilton CBD on an underutilised site as it has appropriate regard to the relevant requirements of the Southern Grampians Planning Scheme, namely policies relating to development within the commercial centre as well as economic development policies. It is therefore recommended that the application be approved subject to permit conditions.

Context

The site is located on French Street which has great exposure to traffic within a prime location of the Hamilton CBD. The site is surrounded by other properties within the Commercial 1 Zone. The site is approximately 100 metres from the intersection of Cox Street and Ballarat Road to the east.

The surrounding development is mixed, with either service industries or retail. The site is opposite AWM Electrical Data Supplies and Aldi, and adjoins Hamilton PK Bearings and Beaurepairs.

French Street contains a pedestrian footpath on both sides of the road and the occasional street tree. Powerlines are overhead and a bus stop is located on the front of the site. On-street parking is time restricted and parallel.

Figure 1: Subject site and surrounding context

Site History

Planning permit TP/82/2022 was issued on 3 October 2022 for the re-subdivision of land from three (3) lots into two (2) lots. Plans were endorsed at the same time. The subdivision is currently being acted upon.

Planning policy

The following clauses within the Southern Grampians Planning Scheme within the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) are the most relevant to the proposal:

MPS

- Clause 02.01 Context
- Clause 02.02 Vision
- Clause 02.03 Strategic Directions
- Clause 02.04 Southern Grampians Strategic Framework Plan

PPF

- Clause 11.01-1S Settlement
- Clause 11.03-1S Activity centres
- Clause 11.03-6S Regional and local places
- Clause 11.03-6L Hamilton
- Clause 15.01-1S Urban design
- Clause 15.01-1L Sign design
- Clause 15.01-2S Building design
- Clause 15.03-1S Heritage conservation
- Clause 17.01-1S Diversified economy
- Clause 17.02-1S Business
- Clause 17.02-1R Business – Great South Coast
- Clause 17.02-1L Business in small and large towns
- Clause 18.02-1S Walking
- Clause 18.02-4S Roads
- Clause 19.03-2L Infrastructure design and provision

Figure 2: Hamilton City Centre Urban Design Framework (Clause 11.03-6L)

Planning requirements**Commercial 1 Zone**

The site is within the Commercial 1 Zone in the Hamilton CBD. The purpose of the zone includes creating vibrant mixed uses for commercial centres for retail, office, business, entertainment and community uses.

A planning permit is required to use the land for a Veterinary Centre under Clause 34.01-1 and to develop the land under Clause 34.01-4.

The provisions of this zone include application requirements such as information to describe the proposed land use and a detailed set of plans to support development. A brief town planning report accompanied the application.

Heritage Overlay

The rear part of the site is located within Heritage Overlay 346 – Hamilton CBD Precinct. Pursuant to Clause 43.01-1 a planning permit is required to demolish buildings, construct a building, or carry out works.

The shed to the rear of the site is within the Heritage Overlay and requires permission for its removal. A permit is also required for the construction of the proposed new shed.

Design and Development Overlay

The site is part of the Design and Development Overlay – Cox Street Entry Precinct. The objectives of this overlay include:

- To create a landmark entry into the central business district area and a strong, active urban edge to Cox Street.

- To promote opportunities for large format retail/bulky goods development along Cox Street and promote infill development in the blocks immediately behind Cox Street.
- To consolidate lots on Cox Street north of Gray Street, providing a key location for a Discount Department Store development.
- To establish through block laneways, creating a permeable pedestrian framework and connecting car parks behind.
- To improve active frontages and retail potential along French Street and Station Street.
- To promote mixed use development along the eastern side of Cox Street.
- To promote mixed use infill development in the street block between Sedgewick Street and Finders Street.
- To manage urban form on Cox Street to protect views to the Hamilton College tower to the north and Mt Pierrepont to the south by maintaining heights and setbacks to preserve the view corridor.
- To implement the Cox Street Masterplan, 2011.

Requirements for buildings includes the following:

Height and scale

- Buildings should not exceed a maximum building height of 3 storeys.
- The scale of buildings should relate to abutting development, wherever possible.

Building setbacks and form

- All new buildings should have a zero front setback from Cox Street.
- Buildings should be built to side boundaries, unless a side setback is required as a display area for outdoor trading.
- Active frontages should be provided along all street edges.
- Development at the Ballarat/French/Cox street intersection should be visually interesting and addresses the gateway location and existing important views.

Building façade and frontage treatments

- Buildings with a frontage to Cox Street should incorporate large glazed openings for access and egress and display areas. If a large format store is proposed, at least 50 percent of the street frontage should be transparent.
- Bulky goods developments should be designed to include a skin of active frontage, and fenestration and openings to any upper levels or mezzanines.
- Cantilevered awnings should be provided along Cox Street to mitigate the appearance of large shed forms.

Building materials

- Traditional building materials, including masonry, render, metallic sheeting and large areas of glazing should be used in an innovative manner.
- Building material colours should complement those found in the local landscape and/or streetscape.
- Highly reflective textures or colours should be avoided.

Car parking and access

- Vehicle access to development on Cox Street should be provided by rear laneways.
- Car parking should be located to the rear of buildings or in underground basement car parks.

Parking Overlay and Clause 52.06 Car parking

The parking overlay specifies that for Veterinary Centres there is a requirement of 3.5 spaces to each 100 square metres of leasable floor area. The leasable floor area of the proposal is approximately 800 square metres and therefore the required number of spaces is 28.

28 car parking spaces are provided on site, with some designated as staff parking only. The application was accompanied by a traffic engineering assessment, prepared by Traffix Group.

Clause 52.05 Signage

Within the Commercial 1 Zone, a planning permit is required for business identification signage greater than 8 square metres in size. Commercial areas are classed as Category 1 signage, which has minimum limitations and seeks to provide for identification and promotion signs and signs that add vitality and colour to commercial areas.

In addition to the considerations under this clause, the proposal must also consider the signage requirements under the Design and Development Overlay as well as local policy at Clause 15.01-1L Sign design.

Clause 53.18 Stormwater management in urban development

This clause aims to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Standard W2 and W3 are applicable to the planning application, which relate to how stormwater is managed for the new development as well as how the environment is protected during the construction period.

The application was accompanied by Water Sensitive Urban Design report (stormwater report), prepared by Frater Consulting Services.

Discussion**Is the proposal consistent with policy within the MPS and PPF?**

The planning application responds well to the intent of both state and local planning policy.

The site is well located within Hamilton which is nominated as the regional centre of Southern Grampians Shire, providing for the commercial and service needs of the municipality. These types of uses should be located in activity centres and away from residential areas to reduce any amenity impacts upon the locality. Given the context of the site and the surrounding businesses already, this proposal is compatible in this location.

The central location of the site will be convenient for much of the community wishing to use the Vet services and there is plenty of car parking on site.

With respect to Clause 11.03-6L Hamilton and the City Centre Urban Design Framework, the site is designated as a 'bulk goods precinct' due to its proximity to Cox Street. Given that a veterinary centre has been given its own land use category within the planning scheme, as it does not fit neatly into any other commercial category, the use is relatively inconsequential to this precinct, which seeks to encourage bulky goods and services to Cox Street.

The land is currently underutilised and the proposal brings the opportunity to see the site developed and activated on French Street. The proposal will provide for employment and economic benefit to the municipality through the creation of an additional business within the Hamilton CBD.

In terms of the design, the proposal gives due consideration to its surroundings and provides for a single storey built form and the use of appropriate signage and colours and materials. The façade provides for adequate articulation and does not overwhelm French Street.

Is the proposal consistent with the zone?

The proposal appropriately responds to the Commercial 1 Zone – by providing a specific use that can meet the community's needs for animal health care. The development is unlikely to cause impacts on neighbouring properties via overshadowing or overflow in car parking. The site layout has provided car parking, bin storage and adequate room for loading and unloading. Further, the proposal seeks to replace the existing hardstand within the frontage setback with a reasonable level of landscaping. The use and development of this land for a veterinary centre is also compatible with the surrounding land uses and developments.

Is the proposal consistent with the applicable overlays?

Heritage Overlay:

The Heritage Overlay is only applicable to the rear portion of the site. An existing building is to be demolished but is considered acceptable given that it does not comprise heritage significance. A new shed is also proposed in this location but it is low in scale and will ultimately not cause a negative impact upon the broader Hamilton CBD heritage precinct. The proposal is therefore considered to respond well to the Heritage Overlay.

Design and Development Overlay:

This design and development overlay is primarily relevant to those properties facing Cox Street or are at the intersection with Cox Street and Ballarat Road; however, with respect to the Cox Street precinct, this proposal is an addition that provides for a modern, yet modest approach to development on the site. The proposal does not exceed the height limit of 3 storeys and provides for a satisfactory level of glazing to the streetscape elevation, allowing for an active frontage and passive surveillance. The design is visually interesting and combines the built form with a mix of colours, materials and signage to add vibrancy and complement the streetscape. The proposal provides for a footpath and landscaping within the front setback which will allow for a positive interaction with the streetscape for people, whilst adding some garden areas to assist with stormwater runoff, site permeability and urban cooling.

Parking Overlay:

The proposed development has provided for a satisfactory level of car parking which is also supported by a traffic engineering report. It is uncommon for CBD sites to provide for all of the required car parking on site due to site constraints – often relying upon the on-street car parking provided within road reserves. In this instance, it is considered a good car parking outcome, where both staff and customers have the opportunity to park on-site, relieving pressure on the number of on-street spaces.

Is the proposal consistent with the signage and stormwater provisions?

Signage:

The proposed signage is reasonable and respects the scale of the proposed building as well as the design of the building (two facades). The signage effectively communicates the business identification without excessive placement of signage. There is an existing pole sign located at the front of the site that is currently in poor condition. The proposed signage is unlikely to impact traffic safety or the amenity of any other person as it is not proposed to be flashing or animated. The illuminated box sign in combination with the new development will add a sense of vibrancy and colour to the streetscape.

Stormwater:

Stormwater requirements can be met as demonstrated by the accompanying Water Sensitive Urban Design report. Any given planning permit can ensure that a stormwater management plan is endorsed under the permit and that the recommended initiatives within the WSUD report are shown on the site plan. Given the existing hardstand on the site, the overall stormwater response is not a drastic change and is not expected to place undue pressure on the capacity of the existing infrastructure systems.

MEETING PROCESS

The meeting was held in accordance with standard meeting procedures.

Anita Collingwood Senior Statutory Planner

The matter for consideration is a proposal for the use and development of land for a Veterinary Centre at 109 French Street, Hamilton. The proposal is also for the display of signage and the demolition of existing buildings towards the rear of the site which is situated in the heritage overlay.

The proposed Veterinary Centre is proposed on Lot 1 which is approximately 2193 square metres in size and has frontage to French Street. The building is approximately 810 square metres in size and contains entry and reception, surgery rooms, consulting rooms, offices and the like. The building is to have a maximum height of 5.5 metres and comprises mixed

materials, including finishes in light grey paint and the use of Colorbond monument. Some feature stone work will help define the façade and entry.

There will be 28 car parking spaces provided,

There is no impact expected on neighbours and the building is proposed to be single storey which is in keeping with surrounding businesses.

Officers are recommending that the application be approved with conditions

Mr Adrian Mosca, Applicant.

Business will service large and small animals with only small animals attending on site. There is no expectation that large animals will be floated through the CBD to the business. The proposed business will be larger than traditional vet premises.

Question from Cr Calvano re laneway onto French Street was clarified

Cr Calvano questioned how many parking spaces encroached onto the easement and this was clarified (three)

Cr Calvano requested that it be stipulated in the minutes that there was no requirement for community engagement during permit application process

Cr Calvano questioned when the proposed development was expected to be finished and the applicant advised that it was expected to be in the 1st half of 2024 (towards the second quarter)

RECOMMENDATION

That the Committee decide to issue a planning permit for planning application TP/31/2023 for the use and development of land for a veterinary centre, associated demolition and the display of business identification signage at 109 French Street, Hamilton subject to the following conditions:

Endorsed Plans

1. Before the commencement of the development, amended plans 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 and dimensioned and must be generally in accordance with the plans submitted with the application, but modified to show:
 - a. An amended car parking layout that avoids overlap with the existing carriageway easement. Car parking spaces 19, 20 and 21 are to be relocated. The total number of car parking spaces provided must remain at 28 and have regard to the swept path diagrams provided within Traffic Engineering Assessment (Traffix Group, June 2023).
 - b. An amended site plan which nominates the water sensitive urban design initiatives identified within the Water Sensitive Urban Design report Frater Consulting Services, 14 June 2023).

Development not altered

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
4. No goods, equipment or materials may be stored outside of the building, unless allowed for on the endorsed plan.

Waste

5. Waste and recycling storage areas must be provided on the site, to the satisfaction of the Responsible Authority. In this regard, a sufficient number of watertight receptacles with close fitting lids for the reception of garbage and reuse arising from the premises must be provided. This area must be screened from public view. The contents of such garbage receptacles are to be disposed of at least once in every seven consecutive days. The proprietor must not allow the garbage or refuse to become a nuisance at any time.
6. All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Responsible Authority.

Landscaping

7. Within 1 month of occupation, or within the next applicable planting season, whichever is the earlier; the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping must thereafter be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Stormwater

8. Before any works commencing on the development hereby permitted a detailed Stormwater Management Plan is to be submitted to, and endorsed by, the Responsible Authority. The works must be designed in accordance with the current Responsible Authority's Design Guidelines (Infrastructure Design Manual), the endorsed application plans and must include:
 - a. Identification of any existing drainage on the site;
 - b. Details of how the works on the land are to be drained and/or retarded;
 - c. Computations of the existing and proposed drainage;
 - d. The storm water discharge from this development for a (specify) year ARI storm event must be contained on site;
 - e. A (specify) on-site retention facility for the development;
 - f. Underground stormwater network to the legal point of discharge;
 - g. Demonstrate storm water run-of resulting from a 1 in 100 year storm event is able to pass through the development via reserves and/or easements, or be retained within development; and
 - h. Where drainage is required to be conveyed across privately owned land, demonstration of the consent of the landholder and/or easements must be provided to the satisfaction of the Responsible Authority.

The endorsed Stormwater Management Plan is to be implemented prior to use or occupation of the development.

Construction Management Plan

9. Before the commencement of any works for each stage of the development (including any preliminary site preparation and establishment works, demolition or material removal) a Construction Management Plan must be submitted to and endorsed by the Responsible Authority.

The Construction Management Plan must include and address the following:

- a. Measures to control noise, dust and water
- b. Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
- c. The location of where building materials are to be kept during construction;
- d. Site security
- e. Construction program
- f. Maintenance of safe movements of vehicles to and from the site during the construction phase
- g. On-site parking of vehicles associated with construction of the development.
- h. Wash down areas for trucks and vehicles associated with construction activities
- i. Cleaning and maintaining surrounding road surfaces
- j. A requirement that construction works must only be carried out during the following hours:
 - i. Monday to Friday (inclusive) – 7.00am to 6.00pm
 - ii. Saturday – 9.00am to 1.00pm
 - iii. Saturday – 1.00pm to 5.00pm (only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery).
- k. details of Public Safety, Amenity Considerations and Site Security
- l. Traffic Management Plan
- m. Environmental Management Plan (EMP) in accordance with the Environment Protection Authority document Environmental Guidelines for Major Construction Sites, February 1996 or its successor document, including:
 - i. Operating hours, noise and vibration controls
 - ii. Air and dust management
 - iii. Stormwater and sediment control and
 - iv. Waste and materials reuse management
- n. Evidence of Responsible Authority approvals and insurance required to undertake works.
- o. Asset Condition Report, with photos and assessment of any prior damage to public infrastructure and identified actions to minimise damage to infrastructure during construction.

The endorsed Construction Management Plan will form part of this permit.

Car parking

10. Before any works commencing on the development hereby permitted, a car parking plan shall be prepared and submitted to the Responsible Authority for approval, clearly showing the layout, the proposed method of surfacing, and delineation of spaces, and how the car parking area will be landscaped.

This plan, when approved, shall be endorsed as forming part of the Permit and the parking area shall be constructed, maintained, drained and delineated in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

11. Prior to the occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:-
 - a. Constructed to the satisfaction of the Responsible Authority
 - b. Properly formed to such levels that they can be used in accordance with the plans;
 - c. Surfaced with an all-weather seal coat or surfaced with crushed rock or gravel and treated to the satisfaction of the Responsible Authority to prevent dust;;
 - d. Drained;
 - e. Line-marked to indicate each car space and all access lanes (for seal finish) OR marked to indicate each car space (for other surface finish);
 - f. Clearly marked to show the direction of traffic along access lanes and driveways;
 - g. properly illuminated with lighting designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land; to the satisfaction of the Responsible Authority.

Car spaces, access lanes must be maintained and kept available for these purposes at all times.

The areas must be constructed, and drained to prevent diversion of flood or drainage waters, and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.

Loading and unloading

12. The loading and unloading of goods from service vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land to the satisfaction of the Responsible Authority.

Access

13. Before occupation of the development, the applicant must provide vehicle access at the proposed location(s) by provision of a vehicle crossing(s) to the satisfaction of the Responsible Authority, and:
 - a. Prior to works commencing a Works within Road Reserve Permit application must be submitted and granted;
 - b. Existing redundant crossings shall be removed and kerb and channel (or gutter, or open drains) and the nature strip shall be reinstated at the applicant's expense; and
 - c. Satisfactory clearance shall be provided to any stormwater pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be at the applicants expense.

The proposed driveway must be upgraded to comply with Infrastructure Design Manual (IDM) Standard Drawing (SD) 260 with a minimum width of 7m at roadway interface, can taper back to 6m at property line. This will required a combination of Infrastructure Deign Manual (IDM) Standard Drawing (SD) 260 (for layout) & SD250 (for concrete strength, thickness and steel reinforcing).

Signage

14. The location, size, material of construction and details of the signage and any supporting structures, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
15. The sign(s) hereby permitted must not be animated or contain any flashing or intermittent lighting.
16. The signage must not be illuminated by external or internal light except as approved within the endorsed plans with the written consent of the Responsible Authority.

Expiry

17. This permit will expire if one of the following circumstances applies:
 - a. The use of land has not commenced within four (4) years of the date of this permit; or
 - b. The approved development does not start within two (2) years of the issue of the permit; or
 - c. The approved development is not completed within four (4) years of the issue of the permit; or
 - d. The erection or display of the signage is not started within two (2) years of the date of this permit.
 - e. The erection or display of the signage is not completed within four (4) years of the date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

Notes:

- The permitted use/development must be located wholly within the boundaries of the subject site.
- This permit does not authorise the commencement of any building works. Building approval must be obtained prior to the commencement of any approved works.
- A Road Reserve Works permit must be obtained before undertaking any works to crossovers within the French Street Road Reserve
- Unless a permit is not required under the provisions of the Southern Grampians Planning Scheme, no other signs are permitted to be constructed or displayed without the written consent of the Responsible Authority.

COMMITTEE RESOLUTION

That the Committee decide to issue a planning permit for planning application TP/31/2023 for the use and development of land for a veterinary centre, associated demolition and the display of business identification signage at 109 French Street, Hamilton subject to the following conditions:

Endorsed Plans

1. Before the commencement of the development, amended plans 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 and dimensioned and must be generally in accordance with the plans submitted with the application, but modified to show:
 - a. An amended car parking layout that avoids overlap with the existing carriageway easement. Car parking spaces 19, 20 and 21 are to be relocated. The total number of car parking spaces provided must remain at 28 and have regard to the swept path diagrams provided within Traffic Engineering Assessment (Traffix Group, June 2023).
 - b. An amended site plan which nominates the water sensitive urban design initiatives identified within the Water Sensitive Urban Design report Frater Consulting Services, 14 June 2023).

Development not altered

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
4. No goods, equipment or materials may be stored outside of the building, unless allowed for on the endorsed plan.

Waste

5. Waste and recycling storage areas must be provided on the site, to the satisfaction of the Responsible Authority. In this regard, a sufficient number of watertight receptacles with close fitting lids for the reception of garbage and reuse arising from the premises must be provided. This area must be screened from public view. The contents of such garbage receptacles are to be disposed of at least once in every seven consecutive days. The proprietor must not allow the garbage or refuse to become a nuisance at any time.
6. All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Responsible Authority.

Landscaping

7. Within 1 month of occupation, or within the next applicable planting season, whichever is the earlier; the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping must thereafter be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Stormwater

8. Before any works commencing on the development hereby permitted a detailed Stormwater Management Plan is to be submitted to, and endorsed by, the Responsible Authority. The works must be designed in accordance with the current Responsible Authority's Design Guidelines (Infrastructure Design Manual), the endorsed application plans and must include:
 - a. Identification of any existing drainage on the site;
 - b. Details of how the works on the land are to be drained and/or retarded;
 - c. Computations of the existing and proposed drainage;
 - d. The storm water discharge from this development for a (specify) year ARI storm event must be contained on site;
 - e. A (specify) on-site retention facility for the development;
 - f. Underground stormwater network to the legal point of discharge;
 - g. Demonstrate storm water run-of resulting from a 1 in 100 year storm event is able to pass through the development via reserves and/or easements, or be retained within development; and
 - h. Where drainage is required to be conveyed across privately owned land, demonstration of the consent of the landholder and/or easements must be provided to the satisfaction of the Responsible Authority.

The endorsed Stormwater Management Plan is to be implemented prior to use or occupation of the development.

Construction Management Plan

9. Before the commencement of any works for each stage of the development (including any preliminary site preparation and establishment works, demolition or material removal) a Construction Management Plan must be submitted to and endorsed by the Responsible Authority.

The Construction Management Plan must include and address the following:

- a. Measures to control noise, dust and water
- b. Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
- c. The location of where building materials are to be kept during construction;
- d. Site security
- e. Construction program
- f. Maintenance of safe movements of vehicles to and from the site during the construction phase
- g. On-site parking of vehicles associated with construction of the development.
- h. Wash down areas for trucks and vehicles associated with construction activities
- i. Cleaning and maintaining surrounding road surfaces
- j. A requirement that construction works must only be carried out during the following hours:
 - i. Monday to Friday (inclusive) – 7.00am to 6.00pm
 - ii. Saturday – 9.00am to 1.00pm

- iii. Saturday – 1.00pm to 5.00pm (only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery).
- k. details of Public Safety, Amenity Considerations and Site Security
- l. Traffic Management Plan
- m. Environmental Management Plan (EMP) in accordance with the Environment Protection Authority document Environmental Guidelines for Major Construction Sites, February 1996 or its successor document, including:
 - i. Operating hours, noise and vibration controls
 - ii. Air and dust management
 - iii. Stormwater and sediment control and
 - iv. Waste and materials reuse management
- n. Evidence of Responsible Authority approvals and insurance required to undertake works.
- o. Asset Condition Report, with photos and assessment of any prior damage to public infrastructure and identified actions to minimise damage to infrastructure during construction.

The endorsed Construction Management Plan will form part of this permit.

Car parking

10. Before any works commencing on the development hereby permitted, a car parking plan shall be prepared and submitted to the Responsible Authority for approval, clearly showing the layout, the proposed method of surfacing, and delineation of spaces, and how the car parking area will be landscaped.

This plan, when approved, shall be endorsed as forming part of the Permit and the parking area shall be constructed, maintained, drained and delineated in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

11. Prior to the occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:-
- a. Constructed to the satisfaction of the Responsible Authority
 - b. Properly formed to such levels that they can be used in accordance with the plans;
 - c. Surfaced with an all-weather seal coat or surfaced with crushed rock or gravel and treated to the satisfaction of the Responsible Authority to prevent dust;;
 - d. Drained;
 - e. Line-marked to indicate each car space and all access lanes (for seal finish) OR marked to indicate each car space (for other surface finish);
 - f. Clearly marked to show the direction of traffic along access lanes and driveways;
 - g. properly illuminated with lighting designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land; to the satisfaction of the Responsible Authority.

Car spaces, access lanes must be maintained and kept available for these purposes at all times.

The areas must be constructed, and drained to prevent diversion of flood or drainage waters, and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.

Loading and unloading

12. The loading and unloading of goods from service vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land to the satisfaction of the Responsible Authority.

Access

13. Before occupation of the development, the applicant must provide vehicle access at the proposed location(s) by provision of a vehicle crossing(s) to the satisfaction of the Responsible Authority, and:
 - d. Prior to works commencing a Works within Road Reserve Permit application must be submitted and granted;
 - e. Existing redundant crossings shall be removed and kerb and channel (or gutter, or open drains) and the nature strip shall be reinstated at the applicant's expense; and
 - f. Satisfactory clearance shall be provided to any stormwater pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be at the applicants expense.

The proposed driveway must be upgraded to comply with Infrastructure Design Manual (IDM) Standard Drawing (SD) 260 with a minimum width of 7m at roadway interface, can taper back to 6m at property line. This will required a combination of Infrastructure Deign Manual (IDM) Standard Drawing (SD) 260 (for layout) & SD250 (for concrete strength, thickness and steel reinforcing).

Signage

14. The location, size, material of construction and details of the signage and any supporting structures, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
15. The sign(s) hereby permitted must not be animated or contain any flashing or intermittent lighting.
16. The signage must not be illuminated by external or internal light except as approved within the endorsed plans with the written consent of the Responsible Authority.

Expiry

17. This permit will expire if one of the following circumstances applies:
 - f. The use of land has not commenced within four (4) years of the date of this permit; or
 - g. The approved development does not start within two (2) years of the issue of the permit; or
 - h. The approved development is not completed within four (4) years of the issue of the permit; or
 - i. The erection or display of the signage is not started within two (2) years of the date of this permit.

- j. The erection or display of the signage is not completed within four (4) years of the date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

Notes:

- The permitted use/development must be located wholly within the boundaries of the subject site.
- This permit does not authorise the commencement of any building works. Building approval must be obtained prior to the commencement of any approved works.
- A Road Reserve Works permit must be obtained before undertaking any works to crossovers within the French Street Road Reserve
- Unless a permit is not required under the provisions of the Southern Grampians Planning Scheme, no other signs are permitted to be constructed or displayed without the written consent of the Responsible Authority.

Moved: Cr Calvano
Seconded: Rory Neeson

Carried

7. NEXT MEETING

It is proposed to hold the next meeting on Monday 18 September at 10am. Details of the items for consideration will be provided and it is was agreed that members could undertake their own site inspections prior to the meeting

8. CLOSE OF BUSINESS

Meeting closed at 10.55am