



Southern Grampians
SHIRE COUNCIL

Planning Committee

Minutes

17 June 2020

Held at 2.30pm
Via teleconference and in the
Martin J Hynes Auditorium

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1. ATTENDANCE

Councillors

Cr Colin Dunkley (Chair)
Cr Mary-Ann Brown

Officers

Mr Andrew Goodsell, Director Planning and Development
Mr David Moloney, Director, Shire Infrastructure

Minutes

Ms Sharon Clutterbuck, Executive Assistant – Director, Planning and Development

Ms Nikki Sutherland, Acting Manager Shire Strategy and Regulation
Ms Roslyn Snaauw, Coordinator Planning

Lee Collins via telephone
Mark Dore via telephone

2. WELCOME – CHAIR

Introductions were made by those present

3. APOLOGIES

4. CONFIRMATION OF MINUTES

Minutes of the Meeting held on 15 April 2020 have been circulated

RECOMMENDATION

That the Minutes of the Planning Committee meeting held on 15 April 2020 be confirmed as a correct record.

Moved: Cr Mary-Ann Brown

Seconded Andrew Goodsell

Carried

5. DECLARATION OF INTEREST

Nil

6. MATTERS FOR DECISION

6.1 TP/30/2020 Seven (7) lot subdivision, Lot: 2 LP: 147662 Par: DUNKELD

Attachments:

1. Application documentation
2. Copy of Objections received
3. Copy of Applicant and Owners response to objections

Executive Summary

Council has received a planning permit application for a seven (7) lot subdivision at Lot 2 on LP147662, Victoria Valley Road in Dunkeld.

A Planning Permit is required to subdivide land pursuant to Clause 32.05-5 of the Township Zone (TZ) and Clause 43.02-3 of the Design and Development Overlay (DDO5) of the Planning Scheme.

The subject site has road frontages on four (4) sides of the existing lot being:

- Dickie Street to the north
- Victoria Valley Road to the east
- Taylor Street to the south and
- Fairburn Street to the west.

Council's Instrument of Delegation requires that the application be referred to the Planning Committee for a decision if 3 – 5 objections have been received.

The first section of this report outlines the proposal and introduces the subject land. The report contains an assessment section that measures the proposal against the planning policy and provisions of the Planning Scheme with the application assessed against the purpose and relevant decision guidelines of the zone and overlay affecting the subject site.

Proposal

An application was lodged on 3 April 2020 with Southern Grampians Shire Council for a seven (7) lot subdivision.

The site will be subdivided as follows:

- Lots 1, 2 & 3 will have a rectangular configuration, with each lot having a proposed lot area of 1297 square metres and access from Victoria Valley Road to the east.
- Lot 4 will have a rectangular configuration with a proposed lot area of 1299 square metres and access from Victoria Valley Road.
- Lot A is located toward the north of the existing lot and will have a proposed lot area of 1.173 hectare with access from Dickie Street to the north and Fairburn Street to the west.

- Lot B is located toward the south of the existing lot and will have a proposed lot area of 1.719 hectare with access from Taylor Street to the south and Fairburn Street to the west.
- Lot 5 is located within the north west corner of the existing lot and will have a rectangular configuration with a proposed lot area of 2166 square metres with access from Dickie Street to the north and Fairburn Street to the west.

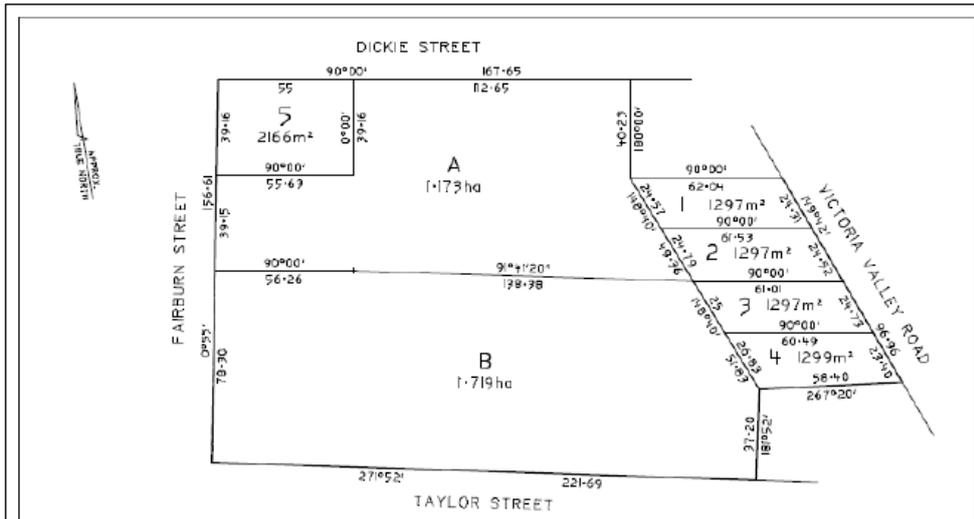


Figure 1 Title Plan



Figure 2 Lot layout as proposed via subdivision application

Subject site and locality

An inspection of the site and the surrounding area has been undertaken.

The subject site has an irregular configuration with a total lot area being 3.628 hectare that is vacant land containing scattered trees with a cluster of trees located toward the south near a dam. The site is relatively flat and is located towards the northern limits of Dunkeld’s Township Zone with clear views to the west of Mt Sturgeon.

As indicated, the land is located within the Township Zone and affected by the Design and Development Overlay and the Vegetation Protection Overlay. Reticulated sewerage, water and electricity supply are currently available from Victoria Valley Road to the east.

Surrounding land contain a mixture of vacant lots, lots developed with dwellings and the Dunkeld Primary School located to the north. Land to the immediate south (with established residential use) and east (subdivided into smaller residential lots) is also located within the Township Zone and affected by the same overlays as the subject site.

Land to the south west is located within the Rural Activity Zone (RAZ2) and affected by the Bushfire Management Overlay (BMO), Environmental Significant Overlay (ESO3) and the Vegetation Protection Overlay (VPO1). Land to the north-west is located within the Rural Living Zone (RLZ2) and is affected by the Bushfire Management Overlay (BMO), Environmental Significant Overlay (ESO3), the Design and Development Overlay (DDO6) and the Vegetation Protection Overlay (VPO1).

Land to the north is located within the Public Use Zone (PUZ2) and is affected by the Environmental Significant Overlay (ESO3) and the Vegetation Protection Overlay (VPO1).

Subject site is highlighted in red below.



Figure 3 Subject land aerial image and cadastral boundaries

Permit/Site History

A search on Council's electronic records show no recent planning approvals for the subject site.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987* by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing four (4) signs on site
- SGSC webpage

The notification has been carried out correctly with four (4) objection being received.

A summary of the objections received and Council response is provided below:

Objection	Council response
Impact on the town and tourist vista of Mount Sturgeon in Dunkeld	<p>Council encourages opportunity for population growth within this zone.</p> <p>The Township Zone allows for future development of this site. Schedule 5 to the Design and Development Overlay which affects this site, has building requirements to ensure that any new development opportunities blend into the backdrop of the Grampians National Park and are of a low profile.</p> <p>Furthermore, the adopted structure plan for Dunkeld (2014) seeks efficient use of land where infrastructure already exists.</p>
Proposed overdevelopment of dwellings	<p>The subject site is located within the Township Zone which allows for subdivision. The proposed lot sizes will be greater in area than what currently exists within this immediate area, enabling diversity of residential use.</p>
Subdivision is too dense for the rural outlook.	<p>The subject site is located within the Township Zone which allows for and encourages subdivision. The proposed lot sizes will be greater in area than what currently exists within this immediate area. The sensitive visual interface is towards the National Park which affects land to the west of the proposed subdivision, not this land as such. DDO5 controls will regulate use and development of the proposed lots to address visual amenity concerns (see response against 'development should be low profile').</p>
Any development should be connected to all reticulated services and be underground	<p>Utilities are available from Victoria Valley Road and will remain underground to service these proposed allotments.</p>
Any development should be low profile	<p>What is proposed is subdivision only. The concern relates to future use and development which is already well covered by the planning scheme.</p> <p>Schedule 5 to the Design and Development Overlay which affects this site provides development restrictions such as building height with low profile buildings, siting, building setbacks, building façade and frontage treatment, building materials and roof form, access and services, sustainability, fencing, landscaping and vegetation. These are all relative to future development to ensure that any new development opportunities blend into the backdrop of the Grampians National Park and are of a low profile.</p>
Impact on the kangaroo corridor	<p>It can be seen that kangaroo's graze on many properties within Dunkeld and the Grampians National Park, noting Dunkeld is surrounded by Farming Zone and extensive areas of well-known kangaroo foraging habitat Any subdivision and subsequent development will not restrict this grazing.</p> <p>Kangaroo grazing within the Township Zone is not a relevant planning issue as this is not the purpose of the Zone. Facilitating kangaroo</p>

	grazing in what is effectively an urban zone is not desirable for a range of reasons, especially where kangaroos traverse high quality agricultural land to access urban areas.
Traffic hazard to pedestrians with more driveways	This proposal is for a seven (7) lot subdivision. The total number of new crossovers could be five (5) in total if or when development occurs. A footpath currently exists along Victoria Valley Road and pedestrians and motor vehicles will continue to consider road regulations to ensure safety. There is no data or evidence to suggest a safety issue will arise from the subdivision as proposed.
Devalue property	This is not a valid planning consideration. Orderly development of land consistent with the zoning facilitates growth and investment and encourages new families to move to Dunkeld. There is no evidence to support the concern raised.

Referrals

Referrals/Notice	Comments
Section 55 Referrals	
Powercor	No objection to the granting of a permit subject to conditions
CFA	No objection to the granting of a permit subject to conditions
Vic Roads	No objection to the granting of a permit subject to a note being included
Wannon Water	No objection to the granting of a permit subject to conditions
Internal Council Referrals	Comments
Section 52 Referrals	
Engineering	No objection to the granting of a permit subject to conditions
Biodiversity Officer	No objection to the proposal

Planning Controls

The proposal is for a seven (7) lot subdivision at the subject site which has been considered alongside the following relevant Planning Policy Framework (PPF), Local Planning Policy Framework (LPPF) and the Municipal Strategic Statement (MSS).

The PPF seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the *Planning and Environment Act 1987*) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The PPF includes a number of policies that apply to this proposal. It seeks to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for 'housing, employment, recreation and open space, commercial and community facilities and infrastructure'.

The proposal has been considered to be consistent with the PPF in the following clauses:

- Clause 11 Settlement

- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Great South Coast
- Clause 11.01-1S Supply of urban land.
- Clause 15 Built Environment and Heritage
 - Clause 15.01-3S Subdivision design
 - Clause 15.01-5S Neighbourhood character
 - Clause 15.02-1S Energy and resource efficiency.
- Clause 19 Infrastructure
 - Clause 19.03-3S Integrated water management
 - Clause 19.03-4S Telecommunications.

The Local Planning Policy Framework (LPPF) – including the Municipal Strategic Statement (MSS) and local planning policies.

The following components of the Southern Grampians Local Planning Policy Framework are relevant to this proposal.

- Clause 21 Municipal Strategic Statement
 - Clause 21.01 Southern Grampians Shire Key Issues and Strategic Vision
 - Clause 21.02 Settlement
 - Clause 21.02-2 Urban growth
 - Clause 21.02-3 Open space, recreation and leisure
 - Clause 21.05 Built Environment and Heritage
 - Clause 21.05-1 Built environment
 - Clause 21.09 Infrastructure
 - Clause 21.09-1 Infrastructure provision
 - Clause 21.10 Local Areas
 - Clause 21.10-3 Dunkeld

Zoning

The subject site is located in the Township Zone (TZ) pursuant to Clause 32.05 of the Southern Grampians Planning Scheme.

Pursuant to Clause 32.05-5 a permit is required to subdivide land. An application to subdivide land into seven (7) lots must meet all of the objective and should meet all of the standards in the following clauses 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.06-2, 56.06-4, 56.06-5, 56.06-7, 56.06-8 to 56.09-4.

Overlays

The subject site is also affected by the Design and Development Overlay (DDO5) pursuant to Clause 43.02 of the Southern Grampians Planning Scheme.

Pursuant to Clause 43.02-3 of this overlay, a permit is required to subdivide land.

The subject site is also affected by the Vegetation Protection Overlay (VPO1) of the Planning Scheme which relates to the removal of any Dunkeld River Red Gums. No vegetation is proposed to be removed and as such no assessment pursuant to Clause 42.02 is required.

Relevant Particular Provisions**Clause 53.01 Public Open Space Contribution and Subdivision**

A person who proposes to subdivide land must make a contribution to Council for public open space in an amount required under section 18(1) (a) of the *Subdivision Act 1988* which is 5 per cent of the land area or 5% of the site value of the land (S18 (1) (b) of the Act.

Clause 56 Assessment**Clause 56 Residential Subdivision**

Pursuant to this clause, an application to subdivide land must meet all of the objectives included in the clauses specified in the zone and should meet all the standards. If the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered. An assessment against *Clause 56* is as follows:

Clause 56 Assessment**Clause 56.01-1 Subdivision site and context description**

A site and context description has been provided with proposed plan of subdivision for lot size, features and location, photographs which document the natural features upon the site including trees and views.

Clause 56.03 Liveable and Sustainable Communities**Clause 56.03-5. Neighbourhood character objective, Standard C6**

Complies. The design of the subdivision responds to the neighbourhood character.

The subdivision is in accordance with the Township Zone (TZ) and Design and Development Overlay (DDO5) with the new lot configuration addressing the existing street patterns and will create a sense of street address by fronting onto existing roads. No lots are proposed to have common property and no battle axe configurations are proposed, thus utilising existing road reserves for access to each new lot.

The existing subdivision pattern within the immediate area and within the Township Zone, ranges in lot sizes of between 1,077 square metres to 1.23 hectare. The proposed subdivision is consistent with the surrounding lot sizes, proposing larger lot sizes with the minimum lot size being 1,297 square metres and the largest being 1.719 hectares.

No vegetation is proposed to be removed as part of this subdivision.

Clause 56.04 Lot Design**Clause 56.04-2. Lot area and building envelopes objective, Standard C8**

Complies. All lots are in excess of 1,200 square metres which will enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

No vegetation is proposed to be removed as part of this subdivision.

Clause 56.04-3. Solar orientation of lots objective, Standard C9

Complies. All lots are able to provide good solar orientation and solar access for future dwellings. The dimensions of all lots are adequate to protect solar access to the lot taking into account likely dwelling size.

Clause 56.04-4. Street orientation objective, Standard C10

Complies. All lots will be able to contribute to community social interaction, personal safety and property security with all lots fronting a road.

Clause 56.04-5. Common area objective, Standard C11

N/A. This Clause is not applicable as no common area is proposed.

Clause 56.05 Urban Landscape

Clause 56.05-1. Integrated urban landscape objectives. Standard C12

N/A. No new streets are being provided.

Clause 56.06. Access and Mobility Management

Clause 56.06-2. Walking and cycling network objectives. Standard C15.

N/A. The proposal does not create any streets or public open space.

Clause 56.06-4. Neighbourhood street network objective. Standard C17.

Complies. The proposal does not create any new neighbourhood street road and the movement through and between the neighbourhood for pedestrians, cyclists, public transport and other motor vehicle using the neighbourhood street network will remain unchanged.

Clause 56.06-5. Walking and cycling network detail objectives. Standard C18.

Complies. The proposal does not require the construction of footpaths, shared paths and cycle path networks.

Clause 56.06-7. Neighbourhood street network detail objective. Standard C20.

N/A. The proposal does not create any new roads with the existing dirt road requiring no carriageways or verges.

Clause 56.06-8. Lot access objective. Standard C21.

Complies. The application will be required to provide for safe vehicle access between roads and the lots as part of a permit condition to the satisfaction of the responsible authority.

The Department of Transport require that a condition be placed in a permit if issued that requires any future access for Lots 1 & 2 and Lots 3 & 4 from Victoria Valley Road should be via a shared access point at their common boundary.

The design and construction of crossovers for the remaining lots will be required to be to the satisfaction of the responsible authority.

Clause 56.07 Integrated Water Management

Clause 56.07-1. Drinking water supply objectives. Standard C22

Complies. The proposed subdivision will be provided with potable water in accordance with the requirements and to the satisfaction of the relevant water authority.

Clause 56.07-2. Reused and recycled water objective. Standard C23.

Complies. The provision of reused and recycled water supply is unconfirmed at this stage however if provided it will be designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority.

Clause 56.07-3. Waste water management objective. Standard C24.

Complies. The proposed subdivision will be connected to reticulated services which will be designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority.

Clause 56.07-4. Stormwater management objectives. Standard C25.

Complies. At the time of future development, the stormwater management system will be designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.

Clause 56.08 Site Management

Clause 56.08-1 Site management objectives. Standard C26

Complies. The development of the site will be managed to protect drainage infrastructure and the site and surrounding area. Recycled materials will be used throughout the development where practicable.

Clause 56.09 Utilities

Clause 56.09-1 Shared trenching objectives. Standard C27.

Complies. Reticulated services for water, electricity and telecommunications will be provide in shared trenching where possible at the time of any construction.

A permit condition requires that all services be placed underground to ensure the retention of views.

Clause 56.09-2 Electricity, telecommunications and gas objectives. Standard C28.

Complies. All lots will be provide with connection to a mains electricity supply and telecommunication services as required. Dunkeld is a fixed wireless area and new infrastructure NBN services will not be required.

Clause 56.09-3 Fire hydrants objective. Standard C29.

Complies. The application was referred to the Country Fire Authority who have required conditions be placed in a permit requiring access to water to enable fire fighters to access water safely, effectively and efficiently.

Clause 56.09-4 Public lighting objective. Standard C30.

N/A. The proposal does not create any new roads.

General Provisions

Clause 65 Decision Guidelines

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 65.02 Approval of an application to subdivide land in which the responsible authority must decide whether the proposal will produce acceptable outcomes.

Relevant incorporated or reference documents

- Dunkeld Structure Plan, January 2014
- Dunkeld Structure Plan, Urban Development Guidelines 'Town Residential' – 2012

Summary of Key Issues

The key issues for consideration are:

- Is the proposed subdivision of the land appropriate?
- How does the subdivision respond to the relevant provisions of the Southern Grampians Planning Scheme including the Planning Policy Framework and Local Planning Policy Framework?
- Does the subdivision of the land meet the objective and standards of Clause 56?
- Have there been any submissions or objections?

Assessment

An assessment of the proposal against the relevant provisions of the Southern Grampians Planning Scheme has been conducted.

This application is for a seven (7) lot subdivision. The subdivision proposal is able to meet the objectives and standards of Clause 56 of the Planning Scheme with the subdivision reflective of the surrounding neighbourhood character which display larger lot sizes.

The proposal will not impact on any native vegetation with the proposal not requiring the removal of vegetation.

The Dunkeld Structure Plan sought to determine the 'pattern' of development in Dunkeld and spell out the manner in which future residential, commercial and industrial and recreational land in Dunkeld should evolve.

Land to the west of Victoria Valley Road was identified in the Structure Plan. As these lots had existing dwellings developed on them and were connected (or able to be connected) to the existing sewer system, that the zoning remain unchanged as Township Zone with the ability to be subdivided and reticulated services provided.

The Dunkeld Structure Plan detailed that it was preferred that underground powerlines be provided, along the key entrances such as Victoria Valley Road and retain low building heights across the township with single storey dwellings preferred. The Design and Development Overlay (DDO5) which was introduced as a result of the Structure Plan requires certain design objectives to be met to maintain the rural town character of residential areas and reinforce the low profile of building within the local streetscapes.

The DDO5 also has the objectives to ensure that building siting, including side and front setbacks allow for garden frontages, layered landscaping and views through to the broader landscape be provided with new development to be subservient to the broad landscape character of the Grampians National Park which is to the north and west of this property. As the proposed subdivision is providing lot sizes in excess of 1,200 square metres in area, any new building will be able to be integrated with their site and the surrounding area.

The future application for development on the site will be required to meet the buildings and works requirements as detailed in schedule 5 to the DDO which relate to building height with low profile buildings, primarily utilising single storey development forms with pitched roofs with the building height no greater than 8 metres above the natural ground level. Further requirements in schedule 5 to this overlay relate to building siting, building setbacks, building façade and frontage treatment, building materials and roof form, access and services, sustainability, fencing, landscaping and vegetation. These are all relative to future development to ensure that any new development opportunities blend into the backdrop of the Grampians National Park. DDO5 also contains controls on the scale (area) and height (max 3m) for outbuildings.

All lots will be connected to reticulated services and will be required to meet the requirements and be to the satisfaction of the relevant authority with Council requiring that all services be underground to ensure that views are not unnecessarily impacted by e.g. above ground powerlines.

The Design and Development Overlay was introduced as a result of the Dunkeld Structure Plan to ensure that the interface with the Grampians National Park allows development opportunities that will have a low profile against this backdrop.

Objections received raised concerns that are presently addressed in building requirements for any dwelling within the Design and Development Overlay and through the provision of proposed permit conditions. In short, appropriate checks and balances exist within the planning scheme for regulating future use and development on all of the proposed subdivided lots. The concerns expressed by objectors are focused on matters not relevant to

the subdivision but the future development of the land once subdivided, a matter outside the scope of the current assessment.

Conclusion

An assessment of the proposal against the relevant provisions of the Planning Scheme has been conducted as above and it is considered that the application for the seven (7) lot subdivision is consistent and an appropriated response to the relevant provisions of the Planning Scheme, the PPF and LPPF and the relevant decision guidelines in Clause 65.

The proposal is considered satisfactory and achieves a high level of compliance with the standards of Clause 56. It is also considered that proposal would not have a significant impact on neighbourhood amenity with any future development to meet the requirements of the Design and Development Overlay (DDO5) and be low profile.

Having reviewed the layout and open space needs of the area, it has been determined that a cash in lieu condition be applied via the recommended permit.

For the reasons discussed above, this proposal is recommended for support subject to conditions as provided below.

Relevant Planning Scheme amendments

VC148 – 31 July 2018 - Amendment changes to Victorian Planning Provisions.

Financial and Resource Implications

Nil

Legislation, Council Plan and Policy Impacts

Planning & Environment Act 1987

Planning Policy Framework and Local Planning Policy Framework of the Planning Scheme (as detailed above in this report).

Environmental and Sustainability Considerations

None

Community Consultation and Communication

Public Notification has been undertaken pursuant to Section 52 of the *Planning and Environment Act 1987* as detailed above in this report.

Disclosure of Interests

All Council Officers involved in preparing this Report affirm that no direct or indirect interests are held in relation to this application.

MEETING PROCESS

The meeting was held in accordance with standard meeting procedures.

Mark Dore was invited to speak first on behalf of the applicant. As there are no objectors to the application following the presentation of the report by the Planning Coordinator a decision is to be made in camera and notification made following that decision.

Applicant

Council has received a planning permit application for a seven (7) lot subdivision at Lot 2 on LP147662, Victoria Valley Road in Dunkeld. Response to objectors has been made in addition to the application.

Owners have been conservative with proposal for generous lots along Victoria Valley Road and owners are willing to conform to all requirements regarding servicing of the proposed lots.

Any concerns about built form on blocks would be guided by Design and Development Overlay (DDO5)

Council

Seven lot subdivision has four street access – Dickie Street, Victoria Valley Road, Taylor Street and Fairburn Street in Dunkeld. Lot sizes 1-4 are under 2000 square metres, with restrictions from VicRoads to two crossovers, rather than four. Lot 4 is proposed to be 2166 square metres and Lots a and b are proposed to be both approximately 1.7 hectares in size.

4 objections received, triggering requirements for a Planning Committee meeting. Objections have been covered in report and relate to the future development of the land, however this would be controlled by the Design and Development Overlay (DDO5).

Objections regarding impact on kangaroo corridor cannot be addressed as this cannot be controlled. Concerns about traffic hazards were addressed by VicRoads with the provision of 2 crossovers.

Comments cannot be made on objections regarding devaluing a property as this is not considered under the Planning Scheme.

Proposal has been deemed to be satisfactory and achieves a high level of compliance with clause 56 of the assessment tool used with subdivisions. Meets the requirements under the DDO for future development of the subdivision but this will require planning approval for that development.

RECOMMENDATION

That Council having caused notice of Planning Application No. TP/30/2020 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit under the provisions of the Southern Grampians Planning Scheme in respect of the land known as Victoria Valley Road, Dunkeld and described as Lot 2: LP: 147662 Par: DUNKELD, for a seven (7) lot subdivision subject to the following conditions.

Conditions:**Endorsed Plan**

1. The layout and site dimensions of the subdivision hereby permitted, as shown on the endorsed plan/s, must not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plan/s.
2. Each lot is to be connected to reticulated services and be underground to the satisfaction of the responsible authority.
3. No vegetation (River Red Gum) is to be removed, destroyed or lopped without the written consent of the responsible authority.

Access

4. New crossovers to Lot 5, Lot A and Lot B.

Before any use and/or development starts, each lot should be provided with all-weather access having dimensions adequate to accommodate emergency vehicles. Any new or otherwise crossover should be designed and constructed to the satisfaction of the responsible authority.

The proposed crossover should be designed and constructed according to the Infrastructure Design Manual (IDM) Standard Drawing.

Lot Drainage

5. All storm water discharge should be retained onsite without causing nuisance to the adjoining properties or discharged to a legal point of discharge to the satisfaction of the responsible authority. Any storm water exceeding allowable flow rate must be retained within the site.

Public Open Space

6. Before the issue of a statement of compliance under the *Subdivision Act 1988*, the applicant or owner must pay to the Responsible Authority a public open space contribution of 5 per cent in accordance with the requirements of Clause 53.01 of the Southern Grampians Planning Scheme and Section 18 of the *Subdivision Act 1988*.

Referral Authority Conditions**Country Fire Authority**

7. Subdivision plan not to be altered.

The subdivision as shown on the endorsed plans must not be altered without the consent of the CFA.

8. 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.

1.1 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.

1.2 The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

Wannon Water

9. The provision, at the developers cost, of the required water supply works necessary to serve each of the lots created by the Plan of Subdivision.
10. The provision, at the developers cost, of the required sewerage works necessary to serve each of the lots created by the Plan of Subdivision.
11. The developer is to enter into an agreement with Wannon Water for payment of the new customer contributions and subdivision fees applicable to the lots created.
12. Easements and/or other notations are to be shown on the endorsed plan to the satisfaction of Wannon Water for the provision of both existing and proposed water and/or sewerage services.
13. The Plan of Subdivision submitted for certification must be referred to Wannon Water in accordance with section 8 of the *Subdivision Act 1988*.

Powercor

14. This letter shall be supplied to the applicant in its entirety.
15. 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.
16. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.
17. 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).

Expiry

18. This permit will expire if one of the following circumstances applies:
 - a. The plan of subdivision is not certified within two years of the date of the permit.
 - b. A statement of compliance is not issued within five years of the date of certification of the Plan.

In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition. The Responsible Authority may extend the time if a request is made before the permit expires, or within six months of the permit expiry date.

Notes:**Starting of a subdivision**

- a. The starting of a subdivision is regarded by section 68(3A) of the *Planning and Environment Act 1987* under section 6 of the *Subdivision Act 1988*. Completion is regarded as registration of the subdivision.

Works within a Road Reserve

- b. It is a requirement of the Southern Grampians Shire Council that Works within Road Reserve must be taken prior to works commencing for any works being conducted within the road reserve.

Country Fire Authority

- c. CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA website (www.cfa.vic.gov.au).

Powercor

- d. 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.
- e. Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.
- f. It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via a Distributor's web portal, 'my Supply' which can be accessed via the following link: <https://customer.portal.powercor.comm.au/mysupply/CIAWQuickCalculator>

Department of Transport

- g. Future access for Lots 1 & 2 and Lots 3 & 4 from Victoria Valley Road should be via a shared access point at their common boundary.

Moved: Cr Mary-Ann Brown

Seconded: David Moloney

Carried

7. CLOSE OF BUSINESS

Meeting closed at 3.10pm