



# **MINUTES**

## **S86 Development Assessment Committee Meeting**

**Wednesday, 21 August 2019**

**Date: Wednesday, 21 August 2019**

**Time: 6.00pm**

**Location: North Wing Meeting Room 2 & 3, Darley Civic Hub**

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**1. OPENING**

Councillor Cr Tatchell as the Chair welcomed all and opened the meeting.

**2. PRESENT AND APOLOGIES**

Cr Paul Tatchell	Councillor – Central Moorabool Ward
Cr John Keogh	Councillor – East Moorabool Ward
Cr Jarrod Bingham	Councillor – East Moorabool Ward
Cr Tonia Dudzik	Councillor – East Moorabool Ward
Cr David Edwards	Councillor – East Moorabool Ward
Mr Henry Bezuidenhout	Manager Strategic Planning & Economic Development
Mr. Robert Fillisch	Manager Statutory Planning and Community Safety
Ms Yvonne Hansen	Manager Governance, Risk & Corporate Planning
Ms. Bronwyn Southee	Coordinator Statutory Planning

**3. APPOINTMENT OF CHAIR**

Nil.

**4. RECORDING OF MEETING**

As well as the Council for its minute taking purposes, the following organisations have been granted permission to make an audio recording of this meeting:

- The Moorabool News; and
- The Star Weekly.

**5. CONFIRMATION OF MINUTES**

**Resolution:**

**Moved: Cr. Keogh**

**Seconded: Cr. Edwards**

That the Minutes of the Section 86 Development Assessment Committee for 17 July 2019 be confirmed as a true and correct record.

**CARRIED**

**6. DISCLOSURE OF CONFLICTS OF INTERESTS**

Nil.

**7. PRESENTATIONS / DEPUTATIONS**

Individuals seeking to make a presentation to the Council on a planning item listed on the agenda for consideration at the meeting will be heard by the Council immediately preceding consideration of the Council Officer's report on the planning item.

<b>Item</b>	<b>Description</b>	<b>Speaker</b>	<b>Position</b>
8.1	PA2019-009 - Development of 6 Dwellings and a 6 Lot Subdivision at 91 Inglis Street, Ballan.	Louise Lagerche	Objector
8.1	PA2019-009 - Development of 6 Dwellings and a 6 Lot Subdivision at 91 Inglis Street, Ballan.	Rodney Knobel	Objector
8.4	PA2016-256 - Application to amend Planning Permit which allowed a 2 Lot Subdivision at 1 Faheys Road, Gordon.	Neil Haydon	Representative of Applicant
8.6	PA2019071 - Construction of nine dwellings and reduction of one visitor car space. Lot 801, 174 Mortons Road, Pentland Hills.	Allan Carlsson	Applicant
8.7	PA2019072 - Construction of ten dwellings and reduction of the two visitor car spaces. Lot S701 174 Mortons Road, Pentland Hills.	Allan Carlsson	Applicant
8.8	PA2019-070 - Construction of one dwelling to the rear of an existing dwelling and vegetation removal. 78 Simpson Street, Ballan.	James Robson	Representative of Applicant
8.8	PA2019-070 - Construction of one dwelling to the rear of an existing dwelling and vegetation removal. 78 Simpson Street, Ballan.	Marrienne and Steven Golding	Objector
8.8	PA2019-070 - Construction of one dwelling to the rear of an existing dwelling and vegetation removal. 78 Simpson Street, Ballan.	Helen Jarvis	Objector
8.8	PA2019-070 - Construction of one dwelling to the rear of an existing dwelling and vegetation removal. 78 Simpson Street, Ballan.	Bev Herd	Objector
8.9	PA2019-012 - Use of the Land for Intensive Animal Production and the Development of a Goat Dairy at 1625 Bamganie Road, Cargerie.	Sandy Cameron	Applicant

## 8. COMMUNITY PLANNING REPORTS

### 8.1 PA2019009 - DEVELOPMENT OF 6 DWELLINGS AND A 6 LOT SUBDIVISION AT 91 INGLIS STREET, BALLAN.

Louise Lagerche addressed Council as an objector to the granting of a planning permit for the application.

Rodney Knobel addressed Council as an objector to the granting of a planning permit for the application.

#### Resolution:

**Moved: Cr. Dudzik**

**Seconded: Cr. Keogh**

That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, issues a Notice of Decision to Grant Planning Permit PA2019009 for the Development of Six (6) Dwellings and a Six (6) Lot Subdivision, removal of native and non-native vegetation and access to a Road Zone Category 1 at 91 Inglis Street, Ballan, otherwise known as Lot 4 on PS 128409, subject to the following conditions:

#### Endorsed plans

1. Before the use and/or development starts, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must show:
  - a) Move unit 4 to the west to increase the setback from 1.58m to 3m from the east side fence and make the necessary related adjustments to unit 5.
  - b) A landscape plan in accordance with condition 5.
  - c) External air-conditioning units must be located where they are not visible from public areas and acoustically screened to minimise adverse impact on neighbouring properties.

Unless otherwise approved in writing by the Responsible Authority, all buildings and works are to be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority prior to the commencement of the use.

#### General conditions

2. Before the statement of compliance is issued under the Subdivision Act 1988, the applicant or owner must pay to the responsible authority a sum equivalent to 5 per cent of the site value of all the land in the subdivision for public open space purposes. The permit holder/developer must pay the reasonable costs of Council in having the land valued for this purpose.

**Telecommunications conditions**

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

**Subdivision condition**

4. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

**Landscape plans**

5. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscape plan must be generally in accordance with the landscape concept plan prepared by Quality Home Design except that the plan must:
  - a) a survey (including botanical names) by a suitably qualified person of all existing vegetation to be retained and/or removed. Where possible existing trees must be retained. Justification for their removal must be provided.
  - b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
  - c) details of surface finishes of pathways and driveways.
  - d) a landscaping and planting schedule prepared by a suitably qualified landscape architect of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant landscaping and planting within all open areas of the site. The applicant is encouraged to consider the recommendations made by two objectors in relation to species suitable to the Ballan climate and the surrounding area.
  - e) A minimum of four (4) canopy trees (minimum two metres tall when planted) in the front setback of the development and at least one (1) canopy tree in the private open space of each dwelling. All species selected must be to the satisfaction of the responsible authority.
6. Before the use/occupation of the development starts or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

8. The height, colour and style of the front fence, the building materials and the colours submitted with the application must be maintained and will form part of the endorsed plans to the satisfaction of the responsible authority.
9. The site must be re-fenced on the west, south and east side boundaries with a 1.8m high timber paling fence to the satisfaction of the responsible authority.

#### **Infrastructure conditions**

10. Prior to the issue of a Statement of Compliance for the subdivision, an urban standard double width vehicle crossing must be constructed to the satisfaction of the Responsible Authority. Any redundant vehicle crossings must be removed, and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority. A vehicle crossing permit must be taken out for the construction of the vehicle crossing.
11. Prior to the issue of a Statement of Compliance for the subdivision, the common property driveway must be constructed in reinforced concrete to a depth of 125mm. The layout of the driveway must be designed and constructed in accordance with Clause 52.06-8 of the Moorabool Planning Scheme.
12. The design of the common property driveway must be modified to provide a passing area, in accordance with CI52.06-9 of the Moorabool Planning Scheme, to the satisfaction of the responsible authority.
13. Prior to the issue of a Statement of Compliance for the subdivision, the development must be provided with a drainage system constructed to a design approved by the Responsible Authority, and must ensure that:
  - a) The development as a whole must be self-draining.
  - b) Volume of water discharging from the development in a 10% AEP storm shall not exceed the 20% AEP storm prior to development. Peak flow must be controlled by the use of a detention system located and constructed to the satisfaction of the Responsible Authority.
  - c) Each lot must be provided with a stormwater legal point of discharge at the low point of the lot, to the satisfaction of the Responsible Authority.
  - d) Stormwater runoff must meet the "Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999)".
14. Prior to the commencement of the development design computations for drainage of the whole site must be prepared and submitted to the Responsible Authority for approval.
15. Storm water drainage from the development must be directed to a legal point of discharge to the satisfaction of the Responsible Authority. A Stormwater Point of Discharge permit must be obtained from the responsible authority prior to the commencement of the works associated with the permit.
16. Sediment discharges must be restricted from any construction activities within the property in accordance with relevant Guidelines including Construction Techniques for Sediment Control (EPA 1991).

17. A landscape plan must be prepared and submitted to the responsible authority for approval detailing all proposed landscaping and proposed tree removal, ensuring that no tree or shrub is planted over existing or proposed drainage infrastructure and easements. The landscape plan must include a plant legend with botanical name, quantity, pot size at time of planting and details of ground treatments.
18. Unless otherwise approved by the Responsible Authority there must be no buildings, structures, or improvements located over proposed drainage pipes and easements on the property.
19. Prior to the commencement of the development and post completion, notification including photographic evidence must be sent to Council's Asset Services department identifying any existing damage to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.
20. Prior to the commencement of the development, plans and specifications of all road and drainage works must be prepared and submitted to the responsible authority for approval, detailing but not limited to the following:
  - a) location of vehicle crossings
  - b) details of the underground drainage
  - c) location of drainage legal points of discharge
  - d) standard details for vehicle crossings and legal points of discharge
  - e) civil notes as required to ensure the proper construction of the works to Council standard.

#### **Central Highlands Water conditions**

21. Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.
22. Reticulated sewerage facilities must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.
23. A reticulated water supply must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.
24. The owner will provide easements to the satisfaction of the Central Highlands Region Water Corporation, which will include easements for pipelines or ancillary purposes in favour of the Central Highlands Region Water Corporation, over all existing and proposed sewerage facilities within the proposal.
25. If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.



**Powercor conditions**

26. 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.
27. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

28. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

**Downer conditions**

The plan of subdivision submitted for certification must be referred to AusNet Gas Services in accordance with Section 8 of the Subdivision Act 1988.

**VicRoads conditions**

29. The crossover and driveway are to be constructed to the satisfaction of the Responsible Authority and at no cost to the Roads Corporation prior to the commencement of the use.
30. All disused or redundant vehicle crossings, line marking, and other existing road furniture must be removed, and the area reinstated to the satisfaction of the Responsible Authority and at no cost to the Roads Corporation prior to the commencement of the use.
31. The crossover and driveway are to be designed to allow vehicles to enter and exit the property in a forward motion.

**Southern Rural Water conditions**

32. The plan of subdivision submitted for certification must be referred to the relevant Water Authority in accordance with Section 8 of the Subdivision Act 1988.
33. Each allotment must be connected to the reticulated sewerage system and stormwater infrastructure.
34. The owner of the land must enter into an agreement with the relevant authority for the provision of water in accordance with the authority's requirements and relevant legislation.

**Permit expiry**

35. This permit will expire if one of the following circumstances applies:
  - a) The development is not started within two years of the date of this permit;
  - b) The development is not completed within four years of the date of this permit;
  - c) The plan of subdivision is not certified within two (2) years of the date of issue of the permit.

Statement of Compliance must be achieved, and certified plans registered at Titles office within five (5) years from the date of certification.

**Permit notes**Central Highlands Water

There is an existing sewer main located along the southern boundary of the property. Central Highlands Water will require a minimum width 3.0m easement to be located over the main.

Strategic and Sustainable Development Department

The existing site and neighbouring sites have extensive canopy coverage. This extensive canopy coverage should be maintained through the proposed new tree planting. Ideally trees should be chosen to reflect the existing neighbourhood character, including species type, canopy coverage and height.

There are a number of trees planted within the adjoining nature strip. If any of these trees are to be removed to accommodate the revised crossover they must be replaced. The applicant should discuss such replacement with Council's Parks and Gardens Department.

Powercor

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

<https://customerportal.powercor.com.au/mysupply/CIAWQuickCalculator>

Queries about this subdivision may be directed to the Customer Requests Team on 1800 771 434 or [crr@powercor.com.au](mailto:crr@powercor.com.au)

**CARRIED**

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**8.2 PA2018217 - USE OF THE LAND FOR ANIMAL KEEPING (5 DOGS) AT 15 DUNCAN STREET, BALLAN****Resolution:**

**Moved: Cr. Dudzik**

**Seconded: Cr. Keogh**

That Council defer consideration of PA2018217 – Use of the Land for Animal Keeping (5 Dogs) at 15 Duncan Street, Ballan to the S86 Development Assessment Committee Meeting to be held in October 2019.

**CARRIED**

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**8.3 PA2018317 - CONSTRUCTION OF TWO DWELLINGS AND ALTERATIONS TO AN EXISTING BUILDING AT 62 GRANT STREET BACCHUS MARSH.****Resolution:****Moved: Cr. Keogh****Seconded: Cr. Edwards**

That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, issue a Notice of Decision to grant a permit for alterations to an existing building and construction of two double storey dwellings at Lot 2 on Plan of Subdivision 318296D otherwise known as 62 Grant Street, Bacchus Marsh, with the following conditions

**Endorsed plans**

1. The demolition and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. All buildings and works must be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority. All buildings and works must be located clear of any easements or water and sewer mains or septic tank and effluent lines unless written approval is provided by the relevant authority.

**Materials**

2. All external walls and roof areas of the proposed building/s are to be clad with non-reflective materials (zincalume prohibited) to the satisfaction of the Responsible Authority.

**Heritage**

3. All nominated external paint colours must be strictly in accordance with the endorsed plan and cannot be altered without consent of the Responsible Authority
4. The external faces of walls on or facing boundaries are to be cleaned and finished to the same standard as such walls within the development site to the satisfaction of the Responsible Authority.
5. No external plant and equipment visible from any street frontage can erected without the written consent of the Responsible Authority.
6. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view to the satisfaction of the Responsible Authority.
7. All building and works must be maintained to the satisfaction of the Responsible authority.

**Amenity**

8. External lighting must be provided with suitable baffles and located so that no direct light is emitted outside the site.

**Car parking**

9. Car spaces, access lanes and driveways shown on the endorsed plan must not be used for any other purpose other than the parking of vehicles, to the satisfaction of the Responsible Authority.

**Infrastructure**

10. The existing vehicle crossing on Sydney Street must be constructed to urban standard to the satisfaction of the Responsible Authority. A vehicle crossing permit must be taken out for the construction of the vehicle crossing.
11. Prior to the commencement of the use of the dwellings, the laneway abutting the length of the eastern boundary of the property must be constructed in reinforced concrete to a depth of 125mm, to the satisfaction of the Responsible Authority.
12. Prior to the development and use commencing, engineering drainage plans and computations must be submitted to the Responsible Authority for approval and shall incorporate the following:
  - a) The development as a whole must be self draining and must be connected to an approved point of discharge in an approved manner to the satisfaction of the Responsible Authority.
  - b) Underground piped drainage for the whole development shall cater for 10% AEP storm.
  - c) Overland 1% AEP flow path(s) for the development must be shown on layout plans and shall ensure that no property is subject to inundation by such a storm to the satisfaction of the Responsible Authority.
13. Storm water drainage from the proposed buildings and impervious surfaces must be directed to the legal point of discharge to the satisfaction of the Responsible Authority. A legal point of discharge permit must be taken out prior to the construction of a stormwater drainage system.
14. Sediment discharges must be restricted from any construction activities within the property in accordance with relevant Guidelines including Construction Techniques for Sediment Control (EPA 1991).
15. Unless otherwise approved by the Responsible Authority there must be no buildings, structures, or improvements located over proposed drainage pipes and easements on the property.
16. Prior to the commencement of the development and post completion, notification including photographic evidence must be sent to Council's Asset Services department identifying any existing damage to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.
17. Prior to the use of the dwellings commencing, the car park areas must be constructed with a sealed surface, line-marking and drainage to the satisfaction of the responsible authority, and shall incorporate the following:
  - a) Parking bays and aisle widths of the car park shall comply with Australian Standard AS 2890.1:2004 Off-Street car parking. Disabled Parking bays shall comply with Australian Standard AS2890.1:2009 Off-Street Parking for People with Disabilities.
  - b) The parking areas shall be provided with an asphalt or concrete surface and associated drainage.
  - c) Concrete kerb of a minimum height of 150mm must be provided between landscaped areas and areas provided for parking and the passage of vehicles

**Department of Health and Human Services**

18. Should any cranes and associated construction equipment be used, prior to the commencement of any development (including any demolition or excavation) or by such time as agreed by the Responsible Authority and Department of Health and Human Services in writing, a flight path construction management plan must be prepared to the satisfaction of the Department of Health and Human Services and be approved by the responsible authority. The flight path construction management plan must include measures to minimise the impact of the construction of the building on the safe and unfettered operation of the Bacchus Marsh Hospital helipad. The management measures incorporated within the plan must be implemented during the construction of the building to the satisfaction of the Department of Health and Human Services and the responsible authority. The flight path construction management plan must identify the location and height of any construction equipment, including cranes.
19. Cranes and other associated construction equipment must be fitted with continuously operated low intensity steady red obstruction lighting in accordance with Chapter 9.4 of the Civil Aviation Safety Authority *Manual of Standards Part 139* at their highest point(s) to ensure that they can be seen within the helicopter flight paths.

**Permit Expiry**

20. This permit will expire if one of the following circumstances applies:
  - a) The development is not started within two years of the date of this permit;
  - b) The development is not completed within four years of the date of this permit.

**CARRIED**

**8.4 PA2016256 - APPLICATION TO AMEND PLANNING PERMIT WHICH ALLOWED A 2 LOT SUBDIVISION AT 1 FAHEYS ROAD, GORDON.**

Neil Haydon addressed Council as a representative of the Applicant to the refusal for the amendment to the Planning Permit.

**Resolution:****Moved: Cr. Keogh****Seconded: Cr. Dudzik**

That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, issue a Notice of Decision to amend Planning Permit PA2016-256 subject to the following conditions:

1. Before the plan of subdivision is certified under the Subdivision Act 1988, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application/other specified plans but modified to show:
  - a) The boundary between Lots 1 and 2 is to have a two (2) meter buffer from the mature tree in the relative centre of the lot, ensuring that a minimum lot size of 800 square meters is maintained.

**Subdivision:**

2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
3. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
4. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

**Telecommunication conditions:**

5. The owner of the land must enter into agreements with:
  - a) A telecommunications network or service provider for the provision of telecommunication service to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
  - b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
6. Before the issue of Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- b) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is an area where the National Broadband Network will not be provided by optical fibre.

**Infrastructure:**

7. Prior to the issue of a Statement of Compliance for the subdivision, proposed Lot 2 must be provided with a standard rural residential vehicle crossing to the satisfaction of the Responsible Authority. A vehicle crossing permit must be taken out for the construction of the vehicle crossing.
8. Prior to the commencement of the development design computations for drainage of the whole site must be prepared and submitted to the Responsible Authority for approval.
9. Storm water drainage from the development must be directed to a legal point of discharge to the satisfaction of the Responsible Authority. A legal point of discharge permit must be taken out prior to the construction of the stormwater drainage system.
10. Sediment discharges must be restricted from any construction activities within the property in accordance with relevant Guidelines including Construction Techniques for Sediment Control (EPA 1991).
11. Unless otherwise approved by the Responsible Authority there must be no buildings, structures, or improvements located over proposed drainage pipes and easements on the property.
12. Prior to the commencement of the development and post completion, notification including photographic evidence must be sent to Council's Asset Services department identifying any existing damage to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.
13. Prior to the commencement of the development, plans and specifications of all road and drainage works must be prepared and submitted to the responsible authority for approval, detailing but not limited to the following:
  - a) location of vehicle crossings
  - b) details of the underground drainage
  - c) location of drainage legal points of discharge
  - d) standard details for vehicle crossings and legal points of discharge
  - e) civil notes as required to ensure the proper construction of the works to Council

**Permit Expiry:**

14. This permit will expire if the plan of subdivision is not certified within two (2) years of the date of issue of the permit. Council may extend the periods referred to if a request is made in writing before the permit expires or in accordance with the timeframes as specified in Section 69 of the Planning and Environment Act 1987. Statement of Compliance must be achieved, and certified plans registered at Titles office within five (5) years from the date of certification.

**CARRIED**

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**8.5 PA2019102 - CONSTRUCTION OF THREE DETACHED AIRCRAFT HANGERS, AERODROME ROAD, PARWAN****Resolution:****Moved: Cr. Edwards****Seconded: Cr. Keogh**

That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, issue a Notice of Decision to grant a planning permit for the construction of three detached aircraft hangers for the land at Lot 1 on Title 847678X otherwise known as Aerodrome Road, Parwan.

**Endorsed plans**

1. Before the use and/or development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application or some other specified plans but modified to show:
  - a) The boundaries of the works area must match the approved sub lease area in accordance with condition 2 and specify setback from all boundaries to the sub lease area.
  - b) Removal of all signage marked on the elevation plans.
  - c) Plans annotated that the buildings comply any noise attenuation measures required by Section 3 of Australian Standard AS 2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, issued by Standards Australia Limited.

Unless otherwise approved in writing by the Responsible Authority, all buildings and works are to be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority prior to the commencement of the use.

**Building**

2. Prior to issue of a Building Permit by the relevant Building Surveyor, all hangers must be contained within the approved sub lease area of the Bacchus Marsh Aerodrome.

**Materials**

3. All external walls and roof areas of the proposed building/s are to be clad with non-reflective materials (zincalume prohibited) to the satisfaction of the Responsible Authority.

**Amenity**

4. The amenity of the area must not be detrimentally affected by the use or development, through the:
  - a) Transport of materials, goods or commodities to or from the land;
  - b) Appearance of any building, works or materials;
  - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
  - d) Presence of vermin;
  - e) Any other way.

5. Noise generated by any air conditioner(s) or other mechanical plant equipment must not cause a nuisance by reason of noise to the occupiers of the subject land or surrounding land.
6. External lighting must be provided with suitable baffles and located so that no direct light is emitted outside the site.
7. The lease area/site shall be maintained in a clean and tidy condition to the satisfaction of the Responsible Authority
8. No form of residential activity is permitted with each aircraft hangers hereby approved.
9. The wastewater management system including all effluent must be wholly contained within the property boundaries at all times.
10. All building must be constructed so as to comply with any noise attenuation measures required by Section 3 of Australian Standard AS 2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, issued by Standards Australia Limited.

### **Infrastructure**

11. The access point to each proposed hangar must be from Skylark Way, to the satisfaction of the responsible authority.
12. The development as a whole must be self draining and must be connected to Bacchus Marsh Aerodrome internal drainage system in an approved manner to the satisfaction of the Responsible Authority.
13. Underground piped drainage for the whole development shall cater for 10% AEP storm.
14. Storm water drainage from the proposed buildings and impervious surfaces must be directed to Bacchus Marsh Aerodrome internal drainage system to the satisfaction of the Responsible Authority.
15. Sediment discharges must be restricted from any construction activities within the property in accordance with relevant Guidelines including Construction Techniques for Sediment Control (EPA 1991).
16. Unless otherwise approved by the Responsible Authority there must be no buildings, structures, or improvements located over proposed drainage pipes and easements on the property.
17. Prior to the commencement of the development and post completion, notification including photographic evidence must be sent to Council's Asset Services department identifying any existing damage to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.
18. Prior to the use commencing, the car park areas must be constructed with a sealed surface, line-marking and drainage to the satisfaction of the responsible authority, and shall incorporate the following:
  - a) Parking bays and aisle widths of the car park shall comply with Australian Standard AS 2890.1:2004 Off-Street car parking. Disabled Parking bays shall comply with Australian Standard AS2890.1:2009 Off-Street Parking for People with Disabilities.
  - b) Designated loading areas shall be shown on layout plans.
  - c) The parking areas shall be provided with a sealed surface and associated drainage.
  - d) Concrete kerb of a minimum height of 150mm must be provided between landscaped areas and areas provided for parking and the passage of vehicles.

**Permit Expiry**

19. This permit will expire if one of the following circumstances applies:
- a) The development is not started within two years of the date of this permit;
  - b) The development is not completed within four years of the date of this permit.

**CARRIED**

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**8.6 PA2019071 CONSTRUCTION OF NINE DWELLINGS AND REDUCTION OF ONE VISITOR CAR SPACE. LOT 801, 174 MORTONS ROAD, PENTLAND HILLS**

Allan Carlsson addressed Council as the applicant to the granting of a planning permit for the application.

**Resolution:****Moved: Cr. Edwards****Seconded: Cr. Keogh**

1. That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, Council defer the item for the construction of nine dwellings at Lot S801, 174 Mortons Road, Pentland Hills to allow further negotiations with Council officers.
2. If negotiations are successful, all Councillors will be provided with a copy of the revised plans reflecting the negotiated outcome and if they have no objections within seven days of circulation agree to a consent order to be issued by VCAT with standard permit conditions.
3. After the revised plans are circulated in accordance with point 2 above any Councillor has seven days to requests the matter be heard at a Council meeting the item will be returned to the next available Council meeting.

**CARRIED**

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At this discretion of the Mayor, Report 8.7 was moved for consideration at the end of the meeting.

**8.8 PA2019070 - CONSTRUCTION OF ONE DWELLING TO THE REAR OF AN EXISTING DWELLING AND VEGETATION REMOVAL. 78 SIMPSON STREET, BALLAN.**

Marriane and Steven Golding addressed Council as an objector to the refusal of a planning permit for the application.

A representative for Bev Herd addressed Council as an objector to the refusal of a planning permit for the application.

Helen Jarvis addressed Council as an objector to the refusal of a planning permit for the application.

James Robson addressed Council as a representative of the applicant to the granting of a planning permit for the application.

**Motion:****Moved: Cr. Edwards**

That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, issues a Notice of Decision to Grant a Planning Permit for this application in accordance with Section 61 of the Planning and Environment Act 1987, subject to the following conditions:

**Endorsed Plans:**

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three A3 size copies must be provided. The plans must be generally in accordance with the plans prepared by Ultimate Design and Drafting P/L, but modified to show:
  - a) Increase the width of the secluded private open space to the existing dwelling by 1 metre achieved by moving Unit 2 and the car spaces to both dwellings 1 metre to the north.
  - b) Increase the western setback to Unit 2 by 450mm to achieve a minimum width of 3 metres to the boundary.
  - c) Plan annotated that the western boundary fence will be replaced at the owner's expense to a minimum height of 1.8 metres and to taper down to a height of 1.2 metres within the front setback area.
  - d) Specify the minimum width of the internal common driveway
  - e) Submit complete elevation plans including the north elevation of the existing dwelling and the south elevation of the proposed dwelling.
  - f) Specify the window sill level to the northern highlight windows to the existing dwelling.
  - g) Show the location of any external air conditioning and heating unit to each dwelling.
  - h) Remove the new pedestrian path to the existing dwelling that connects to the street frontage to provide for a greater landscaped area in the front setback. The new

pedestrian path connecting to the common property driveway will be retained.

- i) A schedule of external building colours and materials, including colour samples.
  - j) Correct the numbering of the bedrooms to the proposed dwelling.
  - k) Submission of a landscape plan in accordance with condition 5 and including:
    - i) A minimum of two canopy trees with a mature height of minimum 5.0m and canopy of minimum 3.0m in the front setback area of the existing dwelling
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. All buildings and works must be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority. All buildings and works must be located clear of any easements or water and sewer mains unless written approval is provided by the relevant authority.

**Amenity:**

3. External lighting must be provided with suitable baffles and located so that no direct light is emitted outside the site.
4. Any security alarm or similar device installed must be of a silent type.

**Landscape Plans:**

5. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscape plan must be generally in accordance with the landscape concept plan dated (insert date) prepared by (specify consultant), except that the plan must show / The plan must show:
  - a) a survey (including botanical names) of all existing vegetation to be retained and/or removed
  - b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
  - c) details of surface finishes of pathways and driveways
  - d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
  - e) landscaping and planting within all open areas of the site
6. Before the occupation of the development starts or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

**Infrastructure:**

8. The existing gravel vehicle crossing must be constructed with concrete to the satisfaction of the Responsible Authority. Any redundant vehicle crossings must be removed, and nature strip reinstated to the satisfaction of the Responsible Authority. A vehicle crossing permit must be taken out for the construction of the vehicle crossing.
9. The common property driveway must be constructed in reinforced concrete to a depth of 125 mm. The layout of the driveway must be designed and constructed in accordance with Clause 52.06-8 of the Moorabool Planning Scheme.
10. The development must be provided with a drainage system constructed to a design approved by the Responsible Authority, and must ensure that:
  - a) The development as a whole must be self draining.
  - b) Volume of water discharging from the development in a 10% AEP storm shall not exceed the 20% AEP storm prior to development. Peak flow must be controlled by the use of a detention system located and constructed to the satisfaction of the Responsible Authority.
  - c) All units must be provided with a stormwater legal point of discharge at the low point of each potential lot, to the satisfaction of the Responsible Authority.
11. Stormwater runoff must meet the “Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999)”.
12. Storm water drainage from the development must be directed to a legal point of discharge to the satisfaction of the Responsible Authority. A legal point of discharge permit must be taken out prior to the construction of the stormwater drainage system.
13. Prior to the commencement of the development, design computations for drainage of the whole site must be prepared and submitted to the Responsible Authority for approval.
14. Unless otherwise approved by the Responsible Authority there must be no buildings, structures, or improvements located over proposed drainage pipes and easements on the property.
15. Sediment discharges must be restricted from any construction activities within the property in accordance with the relevant Guidelines including “Construction Techniques for Sediment Control” (EPA 1991).
16. Prior to the commencement of the development, notification including photographic evidence must be sent to Council’s Asset Services department identifying any existing change to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.
17. Prior to the commencement of the development, plans and specifications of all road and drainage works must be prepared and submitted to the responsible authority for approval, detailing but not limited to the following:
  - a) Location of vehicle crossings.
  - b) Details of the underground drainage.
  - c) Location of drainage legal points of discharge.
  - d) Standard details for vehicle crossing and legal point of discharge.

- e) Civil notes as required to ensure the proper construction of the works to the satisfaction of the responsible authority.

**Southern Rural Water and Western Water:**

- 18. Sediment control measures outlined in the EPA's publication No. 275, Sediment Pollution Control, shall be employed and maintained until the disturbed area has been permanently stabilised and/or revegetated.

**Permit expiry:**

- 19. This permit will expire if one of the following circumstances applies:
  - a) The development is not started within two years of the date of this permit;
  - b) The development is not completed within four years of the date of this permit.

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**Resolution:**

**Moved: Cr. Dudzik**

**Secunder: Cr Keogh**

That Council defer consideration of PA2019070 - Construction of one dwelling to the rear of an existing dwelling and vegetation removal, 78 Simpson Street, Ballan to the S86 Development Assessment Committee Meeting to be held in September 2019.

**CARRIED**

**8.9 PA2019-012 USE OF THE LAND FOR INTENSIVE ANIMAL PRODUCTION AND THE DEVELOPMENT OF A GOAT DAIRY AT 1625 BAMGANIE ROAD, CARGERIE.**

Sandy Cameron addressed Council as the applicant to the refusal of a planning permit for the application.

**Resolution:****Moved: Cr. Bingham****Seconded: Cr. Dudzik**

That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, issues a Notice of Decision to grant the planning permit application PA2019012 for Proposal: Use of the Land for Intensive Animal Production and the Development of a Goat Dairy at 1625 Bamganie Road, Cargerie, subject to the following conditions:

**Endorsed Plans:**

1. The development as shown on the endorsed plans (Plans numbered 1-9) must not be altered without the written consent of the Responsible Authority. All buildings and works must be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority. All buildings and works must be located clear of any easements or water and sewer mains or septic tank and effluent lines unless written approval is provided by the relevant authority.

**Amenity:**

2. The amenity of the area must not be detrimentally affected by the use or development, through the:
  - a) Transport of materials, goods or commodities to or from the land;
  - b) Appearance of any building, works or materials;
  - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
  - d) Presence of vermin;
  - e) Any other way.

**Farm Management Plan:**

3. A Farm Management Plan to the satisfaction of the Responsible Authority must be endorsed as part of this permit, and cannot be varied without the written consent of the Responsible Authority.

**General Conditions:**

4. Nuisance dust and/or nuisance airborne particles must not be discharged or emitted beyond the boundaries of the premises.
5. All animal husbandry practices are to meet the 'Australian Industry Welfare Standards and Guidelines for Goats' dated July 2017, or equivalent successor document.
6. The permitted building(s) must not be used for any habitable purpose.



7. The existing or proposed effluent disposal areas (if applicable) must be kept free from stock, buildings, driveways and service trenching.
8. Stormwater must not be released directly into any waterway and must be directed away from any existing or approved effluent fields.
9. Access to the site and all internal driveways is to be provided by all-weather roads, constructed to a standard to accommodate emergency vehicles in accordance with Clause 53.02 of the Moorabool Planning Scheme
10. As part of the waste management practices on site, any soiled waste proposed to be stockpiled is to be done so in an isolated area more than 100m from any waterway and any surrounding dwelling. The stockpile must be stabilised, and measures imposed to reduce odour.
11. No more than 3,100 goats are to be kept on site at any one time, unless with the prior written consent of the Responsible Authority.
12. Screening and shelter vegetation is to be planted, outside of the bushfire defensible space and at least one row(s) of species that have a mature height of a minimum of 5.5 meters. The screening vegetation is to be planted on all sides of the approved works and maintained to the satisfaction to the responsible authority.
13. An earthen bund wall is to be created and maintained to the satisfaction of the Responsible Authority and all spent animal bedding and animal effluent is to be stored within. The bund wall is to be in an approximate 'U' shape, with the opening facing away from the Waterway. This is to be placed as far away from neighbouring dwellings as practicable.

**Infrastructure:**

14. Storm water drainage from the proposed buildings and impervious surfaces must be retained and disposed of within the boundaries of the subject land to the satisfaction of the Responsible Authority. Overflows from on-site storage systems must be directed away from any waste water disposal areas.
15. Sediment discharges must be restricted from any construction activities within the property in accordance with relevant Guidelines including Construction Techniques for Sediment Control (EPA 1991).
16. Unless otherwise approved by the responsible authority there must be no buildings, structures, or improvements located over proposed drainage pipes and easements on the property.
17. Prior to the commencement of the development and post completion, notification including photographic evidence must be sent to Council's Asset Services department identifying any existing damage to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.

**Environmental Health:**

18. The land application area and all conditions must be in accordance to the Land Capability Assessment prepared by AGR GeoSciences Pty Ltd, reference number 181302LCA, dated 19 October 2018 or any approved amendment are to be strictly adhered to.

19. An onsite wastewater system must be installed on the premises.
20. The wastewater management system including all effluent must be wholly contained within the property boundaries at all times.
21. The effluent disposal area must be kept free of buildings, driveways, vehicular traffic and services trenching.
22. All setback distances must be adhered to as dictated by Table 5 of the Code of Practice, Onsite Wastewater Management, EPA Publication Number 891.4
23. A shallow surface water cut off drain or surface water diversion mound, should be provided on the high side of the disposal areas to divert any surface water flows around the effluent fields.
24. Subsurface Irrigation system needs to be installed to a depth of 150mm in situ or if the soil is of poor quality, imported good quality topsoil may be required, with a 1m spacing in between lines.
25. The owner will maintain all drainage lines at all times to divert surface water and subsurface water clear of the effluent disposal field.

**Country Fire Authority:**

26. The Bushfire Management Plan prepared by Central Highlands Environmental Consultancy (Bushfire Management Statement for (CA 60C) 1625 Bamganie Rd, Cargerie, VIC 3334, dated September 2018) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

**Environmental Protection Agency:**

27. Odours offensive to the senses of human beings must not be discharged, emitted or released beyond the boundaries of the premises.
28. Nuisance dust and/or nuisance airborne particles must not be discharged or emitted beyond the boundaries of the premises.
29. Effective noise levels from the use of the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV; EPA Publication 1411, 2011) or as amended.
30. Surface water discharge from the premises must not be contaminated with waste.
31. A secondary containment system must be provided for liquids which if spilt are likely to cause pollution or pose an environmental hazard, in accordance with the EPA Publication 1698 Liquid Storage and Handling Guidelines, or as amended.
32. Discharge of wastewater to land must not adversely affect the land.
33. Deposit of animal or organic wastes to land must not adversely affect the land.
34. Management of waste at the premises should be in accordance with EPA Publication IWRG641 Farm Waste Management June 2009 or as amended.

**Permit Expiry:**

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

- a) The development and the use are not started within two years of the date of this permit;
- b) The development is not completed within four years of the date of this permit.

**Permit Note:**

**Environmental Health**

A permit to install an onsite wastewater management system must be submitted to Environment Health.

**CARRIED**

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**8.7 PA2019072 - CONSTRUCTION OF TEN DWELLINGS AND REDUCTION OF THE TWO VISITOR CAR SPACES. LOT S701 174 MORTONS ROAD, PENTLAND HILLS**

Allan Carlsson addressed Council as the applicant to the refusal of a planning permit for the application.

**Resolution:****Moved: Cr. Keogh****Seconded: Cr. Dudzik**

That Council, having considered all matters as prescribed by the *Planning and Environment Act 1987*, Council advise VCAT that:

- Council supports the application for the construction of nine dwellings at Lot S701, 174 Mortons Road, Pentland Hills.
- Agrees for a consent order to be issued with the following permit conditions.

**Conditions****Endorsed Plans:**

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three A3 size copies must be provided. The plans must be generally in accordance with the plans with plans submitted but modified to show:
  - a) Floor and elevation plans showing nine dwellings in accordance with plans prepared by MPS Architecture dated 15 August, 2018 with following additional change:
    - i) Introduction of a first floor eastern side setback to the Lot 9 dwelling (eastern most dwelling) providing for improved building articulation to the satisfaction of the Responsible Authority.
  - b) Plans annotated that the visitor car space will be line marked on site for visitors only and will be located within a common property area managed by owner's corporation
  - c) Plan annotated to specify driveway surface treatment.
  - d) All fencing details including height and material. Front fencing is limited to a maximum height of 1.2 metres.
  - e) Landscape plan to include:
    - i) landscaping treatments in the rear secluded private open space to each dwelling in accordance with the advice prepared by Urbis dated 6 August, 2019.

- ii) Front canopy tree within the front setback to each dwelling with a minimum height of 2 metres and a minimum of 40mm capillary width at the time of planting.
  - f) All site services to be marked on the site plan.
  - g) Plan annotated that no air conditioning or heating units are permitted at the front building line of each dwelling.
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. All buildings and works must be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority. All buildings and works must be located clear of any easements or water and sewer mains unless written approval is provided by the relevant authority.

**Amenity:**

- 3. External lighting must be provided with suitable baffles and located so that no direct light is emitted outside the site.
- 4. Any security alarm or similar device installed must be of a silent type.
- 5. Each dwelling will be provided with a clearly identifiable street/unit numbering facing Adelong Way.

**Car Parking:**

- 6. The garage/carport to each dwelling can only be used for the storage of vehicles and cannot be used for any other purpose.

**Landscape Plans:**

- 7. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscape plan must be generally in accordance with the landscape concept plan dated (insert date) prepared by (specify consultant), except that the plan must show / The plan must show:
  - a) a survey (including botanical names) of all existing vegetation to be retained and/or removed
  - b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
  - c) details of surface finishes of pathways and driveways
  - d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
  - e) landscaping and planting within all open areas of the site

8. Before the occupation of the development starts or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
9. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

**Infrastructure:**

10. A standard double width urban residential vehicle crossing must be provided to each dwelling on Marlee Lane to the satisfaction of the Responsible Authority.
11. The development must be provided with a drainage system constructed to a design approved by the Responsible Authority, and must ensure that:
  - a) The development as a whole must be self draining.
  - b) All units must be provided with a stormwater legal point of discharge at the low point of each potential lot, to the satisfaction of the Responsible Authority.
12. Stormwater runoff must meet the “Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999)”.
13. Unless otherwise approved by the Responsible Authority there must be no buildings, structures, or improvements located over proposed drainage pipes and easements on the property.
14. Sediment discharges must be restricted from any construction activities within the property in accordance with the relevant Guidelines including “Construction Techniques for Sediment Control” (EPA 1991) and “Environmental Guidelines for Major Construction Sites” (EPA 1995).
15. Prior to the commencement of the development, notification including photographic evidence must be sent to Council’s Asset Services department identifying any existing change to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.
16. Prior to the commencement of the development, plans and specifications of all road and drainage works must be prepared and submitted to the responsible authority for approval, detailing but not limited to the following:
  - a) location of vehicle crossings
  - b) location of drainage legal points of discharge
  - c) civil notes as required to ensure the proper construction of the works to the satisfaction of the responsible authority.

**Permit expiry:**

17. This permit will expire if one of the following circumstances applies:
- a) The development is not started within two years of the date of this permit;
  - b) The development is not completed within four years of the date of this permit.

**CARRIED**

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**9. UPDATE ON TRENDS, ISSUES AND OTHER MATTERS**

There were no updates provided to the Committee.

**10. DATE OF NEXT MEETING**

Wednesday, 18 September 2019  
6.00pm  
North Wing Room 2 & 3  
Darley Civic and Community Hub, 182 Halletts Way, Darley

**11. MEETING CLOSE**

The Chair thanked all Committee members and attendees and closed the meeting at 7.16pm.

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**CHAIRPERSON**