### PA2015228 Development of three (3) dwellings and three (3) lot subdivision on Lot 1 on PS025453, 23 Stead Street, Ballan VIC 3342.

<table>
<thead>
<tr>
<th>Application Summary:</th>
</tr>
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<tbody>
<tr>
<td>Permit No:</td>
</tr>
<tr>
<td>Lodgement Date:</td>
</tr>
<tr>
<td>Planning Officer:</td>
</tr>
<tr>
<td>Address of the land:</td>
</tr>
<tr>
<td>Proposal:</td>
</tr>
<tr>
<td>Lot size:</td>
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<tr>
<td>Why is a permit required?</td>
</tr>
<tr>
<td>Restrictions registered on title</td>
</tr>
</tbody>
</table>

### Public Consultation:

| Was the application advertised? | Yes. After the plans were amended the application was re-advertised. |
| Number of notices to properties: | Ten (10) |
| Notices on site: | One (1) |
| Notice in Moorabool Newspaper: | None. |
| Number of Objections: | One (1) plus a petition with 110 signatures. |
| Consultation meeting: | Not held. |

### Policy Implications:

<table>
<thead>
<tr>
<th>Key Result Area</th>
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<tbody>
<tr>
<td>Objective</td>
</tr>
<tr>
<td>Strategy</td>
</tr>
<tr>
<td>Enhanced Infrastructure and Natural Built Environment. Effective and efficient land use planning and building controls. Implement high quality, responsive, and efficient processing systems for planning and building applications. Ensure that development is sustainable, resilient to change and respects the existing character.</td>
</tr>
</tbody>
</table>
In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer’s Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

Manager – Robert Fillisch

In providing this advice to Council as the Manager, I have no interests to disclose in this report.

Author – Victoria Mack

In providing this advice to Council as the Author, I have no interests to disclose in this report.

Executive Summary:

<table>
<thead>
<tr>
<th>Application referred?</th>
<th>The application was referred to Central Highlands Water, Southern Rural Water, Western Water, Melbourne Water, Downer (Gas) and Powercor; and was referred internally to Council’s Infrastructure Department.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any issues raised in referral responses?</td>
<td>No.</td>
</tr>
<tr>
<td>Preliminary Concerns?</td>
<td>A number of Rescode standards not being adequately met.</td>
</tr>
<tr>
<td>Any discussions with applicant regarding concerns.</td>
<td>The officer sought further information from the applicant in relation to a number of Rescode standards, and amended plans were provided.</td>
</tr>
<tr>
<td>Any changes made to the application since being lodged?</td>
<td>Amended site plan and dwelling plans to address Rescode issues.</td>
</tr>
<tr>
<td>VCAT history?</td>
<td>None.</td>
</tr>
<tr>
<td>Previous applications for the site?</td>
<td>Nil.</td>
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</tbody>
</table>

General summary

The proposal is for development of three (3) dwellings and a three (3) lot subdivision in Ballan.

The Central Highlands Regional Growth Plan (Victorian Government 2014) identifies Ballan as regionally significant in terms of its role as a key service centre and location for increased population growth, partly due to high volume passenger road and rail links between Ballarat and Melbourne.

The proposal if approved would increase housing choice and more diverse and affordable housing in an area of Ballan within walking distance of the town’s core commercial area and approximately.
The section of Stead Street that runs north from Inglis Street is a Category 2 road and provides access from Inglis Street to the Ballan-Greendale Road. The subject land is located at the end of Stead Street adjacent to the roundabout intersection at Simpson Street.

The site is also close to the Hudson Great Western Hotel to the south and St Brigid’s School to the east across Stead Street. The Hotel and school both generate additional traffic loads at various times of the day in this section of the street.

The objector to the application has raised concerns that allowing the development of multiple dwellings on this site would increase the risk of complaints from future residents of the dwellings to the normal operations of the Hotel.

However, it is also considered that the proposal would facilitate consolidated growth within the existing township, take advantage of existing infrastructure and services and reduce pressure on outward growth.

While the proposal results in a higher dwelling density, it draws on a number of similarities with the surrounding built form including Rescode compliant front/side setbacks, walls and heights on boundaries, adequate room for appropriate landscaping and single width vehicle crossovers.

Officers consider the design response to be generally in keeping with the existing neighbourhood character and the proposal responds to the features of the site/surrounds, whilst allowing for an incremental change in dwelling density. In the context of key elements of neighbourhood character being compliant, the design response is considered appropriate and supportive of a range of relevant policy objectives.

Summary Recommendation:

It is recommended that Council issue a Notice of Decision to Grant a permit for this application in accordance with Section 61 of the Planning and Environment Act 1987, on land at 23 Stead Street, Ballan otherwise known as Lot 1 on PS025453 subject to conditions detailed at the end of this report.

Public Notice

The application was advertised to adjoining and nearby landowners by mail on 24 November 2015 and a sign placed on site from 13 to 27 October 2015. One (1) objection was received and also a petition containing 110 signatories.

The plans were subsequently amended due to Rescode concerns and the application was re-advertised.
Summary of Objections

The objections received are detailed below with officer’s comments accompanying them:

<table>
<thead>
<tr>
<th>Objection</th>
<th>Any relevant requirements</th>
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<tbody>
<tr>
<td>The owner operator of the Hudson Great Western Hotel seeks assurance that if the development of multiple dwellings is approved that there will not be any future complaints about the operations of the Hotel by future residents including but not limited to complaints about hours of operation, noise levels including outdoor music and traffic impacts from Hotel patrons.</td>
<td>Current regulations that apply to the operation of a Hotel.</td>
</tr>
</tbody>
</table>

**Officer’s response** – it is unlikely that such assurance can be given without impacting on the common law rights of future residents. The Hotel must operate in accordance with its licence and current regulations. Future purchasers of these dwellings would be fully aware that there is a Hotel adjacent to the site.

Proposal

It is proposed to develop three (3) dwellings and subdivide the land into three (3) lots.

All three dwellings would be constructed with a composite of weatherboard cladding and brick walls with Colorbond steel roofing. The materials selected would have neutral earth toning’s. All garages would have roller doors. The windows would be powdercoated aluminium.

**Dwelling 1** would be a single storey dwelling constructed at the southern side of the site with the front entrance facing Stead Street and with vehicle access to the dwelling from Stead Street. The dwelling would consist of two bedrooms, a separate family bathroom, a separate laundry, an open plan kitchen, meals and living area, a separate lounge and an attached single car space garage.

The garage would be constructed on the south side boundary for 6.88m. Access would be via a crossover from Stead Street.

Dwelling 1 would have a front setback of 4m. The front of the dwelling would have a veranda which would encroach into the front setback by 1.5m.

The dwelling would have a total floor area including garage and veranda of 132.22sqm including the garage and veranda; and 45.63sqm of north facing secluded private open space with a minimum width of 3m with a total area of private open space of 64.75sqm. There is provision for landscaping within the front and rear setbacks which have good solar orientation.

**Dwelling 2** would be constructed on the north-west corner of the site. The dwelling would comprise 2 bedrooms, a separate family bathroom, a separate laundry an open plan kitchen, meals/living and lounge room and an attached single car space garage.

The garage would be constructed on the west side boundary for 6.88m. Access would be via a crossover from Simpson Street.

The orientation of this dwelling would be north-south with a front setback of 4m from Simpson Street. The front of the dwelling would have a veranda which would encroach into the front setback by 1.5m.
The dwelling would have a total floor area including garage and veranda of 129.61sqm including the garage and veranda; and 41.12sqm of south side secluded private open space with a width of 4.8m which exceeds the minimum width of 4.43m in this location being on the south side of the dwelling. The total area of private open space would be 73.99sqm. There is provision for landscaping within the front and rear setbacks which have acceptable solar orientation.

Dwelling 3 would be a single storey dwelling constructed north-east corner of the site with the front entrance facing Simpson Street and with vehicle access to the dwelling from Stead Street. The dwelling would consist of two bedrooms, a separate family bathroom, a separate laundry, an open plan kitchen, meals/living and lounge area and an attached single car space garage.

The garage would be constructed on the south side of the dwelling. Access would be via a crossover from Stead Street.

Dwelling 3 would have a front setback of 4.5m. The front of the dwelling would have a veranda which would encroach into the front setback by 1.5 metre.

The dwelling would have a total floor area including garage and veranda of 128.85sqm including the garage and veranda; and 28.91sqm of secluded private open space with a minimum width of 3 metres, with a total area of private open space of 48.04sqm. There is provision for landscaping within the front and rear setbacks which have good solar orientation.

Major reticulated services are available to the site.

The development plans are included at Attachment 1.

Site Description

The land is known as Lot 1 on PS025453, otherwise known as 23 Stead Street, Ballan. It is currently vacant land. The dwelling previously on the land was partially destroyed by fire and has since been demolished.

The land is located in the south-west corner of the intersection of Simpson Street and Stead Street.

Stead Street is a Category 2 Road and runs north south. The short section of Stead Street that runs between Simpson Street and Inglis Street has roundabouts at both ends.

Simpson Street runs east west. The eastern extension of Simpson Street leads into Blackwood Street where it crosses the Werribee River and further out of the Ballan township becomes the Ballan-Greendale Road.

To the south of the site is the Hudson Great Western Hotel, and to the west of the site is vacant land also owned by the Hotel. Across Stead Street to the east is St Brigid’s Primary School. To the north of the site is St John’s Anglican Church and two single detached dwellings.

There is also a school crossing approximately half down this part of the street.
The site is rectangular in shape with the following dimensions:
- A south street boundary of 20.447 metres;
- An east side frontage to Stead Street of 35.052 metres;
- A north side boundary to Simpson Street of 20.498 metres;
- A west side boundary of 35.077 metres; and
- Overall site area of 718 square metres.

There are no easements registered on the title to the property.

The subject site and surrounding land to the north, east and west is in the General Residential Zone with an Environmental Significance Overlay Schedule 1. The land to the south including the hotel is located within the Commercial 1 Zone.

The site is within walking distance of the commercial core of Ballan (330 metres), Ballan train station (750 metres), Ballan Primary School (650 metres); and 3.5km from the Western Freeway providing access to Ballarat and Melbourne.
Locality Map

The map below shows the location of the subject site and the zoning of the surrounding area.

Planning Scheme Provisions

Council is required to consider the Victoria Planning Provisions and give particular attention to the State Planning Policy Framework (SPPF), the Local Planning Policy Framework (LPPF) and the Municipal Strategic Statement (MSS).

The relevant clauses are:

11 – Settlement.
11.05-2 – Melbourne’s hinterland areas.
11.06-1 – Planning for growth.
15.01-5 – Cultural identity and neighbourhood character.
16.01-1 – Integrated housing.
16.01-2 – Location of residential development.
16.01-4 – Housing diversity.
16.01-5 – Housing affordability.
21.03-2 – Urban Growth Management.
21.03-3 – Residential Development.
21.03-4 – Landscape and Neighbourhood Character.
21.08 – Ballan.

The proposal generally complies with the relevant sections of the SPPF and LPPF.
Zone

General Residential Zone

The subject site is in the General Residential Zone, Schedule 1 (GRZ1), and the provisions of Clause 32.08 apply.

The purpose of the zone is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Encourage development that respects the neighbourhood character of the area.
- Implement neighbourhood character policy and adopted neighbourhood character guidelines.
- Provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
- Allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08-2 of the General Residential Zone of the Moorabool Planning Scheme, a permit is required to subdivide land.

Pursuant to Clause 32.08-4 of the General Residential Zone of the Moorabool Planning Scheme, a permit is required to construct more than one dwelling on a lot.

The development must meet the requirements of Clause 55 for Two or More Dwellings on a Lot and Residential Buildings.

Before deciding on an application to develop two or more dwellings on a lot, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider the following relevant decision guidelines:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone.
- The objectives, standards and decision guidelines of Clause 55.

Overall, the proposed development is considered to be consistent with the purpose and decision guidelines of the GRZ1, as discussed below.

Overlays

The subject site is affected by the Environmental Significance Overlay – Schedule 1 (ESO1) at Clause 42.01 of the Moorabool Planning Scheme.

Pursuant to Clause 42.01-2, a permit is required to subdivide land.
Relevant Policies

Council’s Urban Growth Policy, 2012, forecasts Ballan will become home to up to 4,500 residents by 2041. The policy promotes well designed and located infill development:

As unconstrained land in Bacchus Marsh becomes scarce Ballan and Gordon have the potential to accommodate further growth, which could absorb some of the pressure from Bacchus Marsh, and address the imbalance in growth, which is occurring in the municipality.

The Ballan Structure Plan should plan for initial development pressure and have an indicative urban growth boundary to provide certainty to 2041.

Council’s Ballan Structure Plan still in draft form nominates the subject site as being within the yellow ‘town centre infill’ area encouraging good urban design.

Particular Provisions

Clause 52.01 Public Open Space Contribution

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

As the proposal does not comply with the class exemptions, a requirement will be made for 5% public open contribution fee based on the additional population generated by the development of three dwellings and the greater demand public open space for recreational purposes.

Clause 52.06 Car Parking

The proposal includes the required number of resident car spaces, being one space for each two bedroom dwelling.

The minimum 3 metre width of the accessway meets the standard, as do the carport and garage dimensions under Clause 52.06-8 Design standards for car parking.

Clause 55 Two or more dwellings on a lot and residential buildings

Clause 55 provides objectives and standards for residential development of two or more dwellings on a lot. This clause requires the submission of detailed information. Residential development must meet all of the objectives and should meet all of the standards of this clause.
The proposal complies with ResCode (Clause 55) except for the following comments:

<table>
<thead>
<tr>
<th>Clause ResCode</th>
<th>Title</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>Neighbourhood character objectives</td>
<td>The proposed development is bordering on an overdevelopment of the site. However, changes made to the plans has improved the overall layout and achieved compliance with Rescode Standards. The site is located at a busy intersection in Ballan where traffic, including trucks, use Stead Street from Inglis Street to access the Ballan-Greendale Road. The site is also close to a busy Hotel and close to a busy school. Positively, the site is close to the centre of the township and services and the frontage of the site is screened by established street trees. It is considered that the proposal would provide compact housing close to services and would provide residential choice.</td>
</tr>
<tr>
<td>B10</td>
<td>Energy efficiency</td>
<td>Windows should be added to the north side wall of dwelling 1 to provide for appropriate solar access.</td>
</tr>
<tr>
<td>B30</td>
<td>Storage</td>
<td>The storage areas in all dwellings need to be relocated particularly in dwellings 1 and 2.</td>
</tr>
<tr>
<td>B32</td>
<td>Site services</td>
<td>Bin and recycling enclosures need to be marked on the site plan.</td>
</tr>
</tbody>
</table>

Discussion

The proposal complies with state and local planning policies. The *Central Highlands Regional Growth Plan* (Victorian Government 2014) identifies Ballan as regionally significant in terms of its role as a key service centre and location for increased population growth, partly due to high volume passenger road and rail links between Ballarat and Melbourne.

The proposal would facilitate consolidated growth within the existing township, take advantage of existing infrastructure and services and reduce pressure on outward growth. The proposal makes a contribution to housing choice and affordability. Growth must be balanced with the need for new development to respond positively to neighbourhood character.

While the proposal results in a higher dwelling density, it draws on a number of similarities with the surrounding built form including ResCode compliant front/side setbacks, walls and heights on boundaries, room for appropriate landscaping and single/shared vehicular crossovers.

Officers consider the design response to be generally in keeping with the existing neighbourhood character and responding to the features of the site/surrounds, whilst allowing for an incremental change in dwelling density. In the context of key elements of neighbourhood character being compliant, the design response is considered appropriate and supportive of a range of relevant policy objectives.
General Provisions

Clause 65 – Decision Guidelines have been considered by officers in assessing this application.

Clause 66 – Referral and Notice provisions have been considered by officers in assessing this application.

Referrals

The following referrals were made pursuant to s.55 of the Planning and Environment Act 1987 and Council departments were provided with an opportunity to make comment on the proposed development plan.

<table>
<thead>
<tr>
<th>Authority</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Highlands Water</td>
<td>No objection subject to five (5) conditions</td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>No objection subject to one (2) conditions</td>
</tr>
<tr>
<td>Southern Rural Water</td>
<td>No objection subject to three (3) conditions</td>
</tr>
<tr>
<td>Western Water</td>
<td>No objection no conditions</td>
</tr>
<tr>
<td>Powercor</td>
<td>No objection subject to two (2) conditions</td>
</tr>
<tr>
<td>Downer Utilities (Gas)</td>
<td>No objection subject to one (1) condition</td>
</tr>
<tr>
<td>Council’s Infrastructure</td>
<td>No objection subject to ten (10) conditions</td>
</tr>
</tbody>
</table>

Financial Implications

The recommendation of an approval of this development and subdivision would not represent any financial implications to Council.

Risk and Occupational Health and Safety Issues

The recommendation of an approval of this development does not implicate any risk or OH & S issues to Council.

Communications Strategy

Notice was undertaken for the application, in accordance with s.52 of the Planning and Environment Act 1987, and further correspondence is required to all interested parties to the application as a result of a decision in this matter. The submitter and the applicant were invited to attend this meeting and address Council if desired.

Options

An alternative recommendation would be to refuse the application on the grounds that the proposal is not appropriately responsive to the existing site constraints and is an over-development of the site.

Refusing the application may result in the proponent lodging an application for review of Council’s decision with VCAT.
Conclusion

It is considered that the application is generally consistent with the relevant State and local planning policies, the General Residential Zone, and the relevant Particular and General Provisions of the Moorabool Planning Scheme.

It is therefore recommended that the application be supported by Council.

Recommendation:

That, having considered all matters as prescribed by s.60 of the Planning and Environment Act 1987, Council issues a Notice of Decision to Grant a Planning Permit for the Development of three (3) dwellings and three (3) lot subdivision on Lot 1 on PS025453, 23 Stead Street, Ballan VIC 3342 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 submitted with the application but modified to show:
   a) Landscape plan in accordance with Condition 17.
   b) The provision of appropriate lighting to the access way and garages for all dwellings.
   c) Appropriate windows on the north facing wall of dwelling 1 in accordance with Rescode standard B10.
   d) Dimensioned an appropriately located storage areas in accordance with Rescode standard B30 for each dwelling.
   e) Bin and recycling enclosures need to be added for each dwelling in accordance with Rescode standard B34.
   f) Plans annotated that no front fencing is proposed.
   g) Subdivision plan prepared by Beveridge Williams amended to accord with site plan prepared by Stephen Cornish Drafting & Design.

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

Building and works:

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

3. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise emanating from the site.

4. All pipes, fixtures, fittings and vents servicing any building on the site, other than storm water down pipes, must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.
Landscape plans:

5. Before occupation of the development or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans required at Condition 17 of this permit must be carried out and completed to the satisfaction of the responsible authority.

6. 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.

Subdivision:

7. 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.

8. 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:

9. 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 provide by optical fibre.

10. 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 conditions:

11. Prior to the issue of a Statement of Compliance for the subdivision, the vehicle crossings must be fully constructed to urban residential standard 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.

12. The vehicle crossings must be located as shown on the endorsed plan to the satisfaction of the responsible authority. The vehicle crossings servicing dwellings One and Two must be located on Stead Street, and the vehicle crossing servicing dwelling Three must be located on Simpson Street.

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; and
   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 legal point of discharge permit must be taken out prior to the construction of the stormwater drainage system.

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; and
e) civil notes as required to ensure the proper construction of the works to Council
standard.

Melbourne Water:

21. Pollution and sediment laden runoff shall not be discharged directly or indirectly into
Melbourne Water’s drains or waterways.

22. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in
accordance with Section 8 of the Subdivision Act 1988.

Southern Rural Water:

23. All lots must be connected to Central Highlands Water reticulated sewerage system
and the towns stormwater drainage system.

24. The plan of subdivision submitted for certification must be referred to Southern Rural
Water in accordance with Section 8 Subdivision Act 1988.

25. Sediment control measures outlined in EPA’s publication No 275, Sediment Pollution
Control, shall be employed during construction works and maintained until disturbed
areas have regenerated.

Central Highlands Water:

26. 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.

27. 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.

28. 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.

29. 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.

30. If the land is developed in stages, the above conditions will apply to any subsequent
stage of the subdivision.

Downer conditions

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

32. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.

33. The applicant shall:
   a) Provide an electricity supply to all lots in the subdivision in accordance with Powercor’s requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required);
   b) Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor;
   c) Any construction work must comply with Energy Safe Victoria’s “No Go Zone” rules.
   d) Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision;
   e) Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for “Power Line” pursuant to Section 88 of the Electricity Industry Act 2000;
   f) Where buildings or other installations exist on the land to be subdivided connected to supply prior to 1992 and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor and provide to Powercor Australia Ltd a completed Electrical Safety Certificate in accordance with Electricity Safe Victoria’s Electrical Safety System. The requirements for switchboard and cable labelling contained in the Electricity Safety (Installations) Regulations are to apply;
   g) Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots;
   h) Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey;
   i) Obtain Powercor Australia Ltd’s approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area; and
   j) Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

Expiry condition

34. 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; and
   c) 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.

Permit Notes:

Powercor

It is recommended that, at an early date, the applicant commences negotiations with Powercor for supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued once all electricity works are completed (the release to the municipality enabling a Statement of Compliance to be issued).

Prospective purchasers of lots in this subdivision should contact Powercor Australia Ltd to determine the availability of a supply of electricity. Financial contributions may be required.

Melbourne Water

If further information is required in relation to Melbourne Water’s permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water’s reference 276895.

Report Authorisation

Authorised by:  
Name:  Satwinder Sandhu  
Title:  General Manager Growth and Development  
Date:  20 October 2016
UNIT 1 FLOOR PLAN
1 : 100

AREA SCHEDULE

<table>
<thead>
<tr>
<th>Area</th>
<th>m²</th>
<th>sq</th>
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<tbody>
<tr>
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PLANNING PERMIT ISSUE

Project Description: Unit Development
Project Address: 23 Stead Street, Ballan
Client Name: EDQ
Date: 19/09/2016

Drawing: Floor Plan
Scale: 1 : 100
Sheet Size: A3

REGISTRATION NO. DP-AD 254
Phone: (03) 5334 1545
Fax: (03) 5334 3914
Email: sc_draftingdesign@hotmail.com
UNIT 2 FLOOR PLAN
1 : 100

AREA SCHEDULE

<table>
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PLANNING PERMIT ISSUE

Project Description: Unit Development
Project Address: 23 Stead Street, Ballan
Client Name: EDQ
Date: 19/09/2016

Drawn By: T.Cornish
Drawing: Floor Plan
Scale: 1 : 100
Sheet Size: A3

REGISTRATION NO. DP-AD 264
Phone: (03) 5333 1545
Fax: (03) 5333 3914
Email: sc_draftingdesign@hotmail.com

19/09/2016
UNIT 3 FLOOR PLAN
1 : 100

AREA SCHEDULE

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PLANNING PERMIT ISSUE

Project Description: Unit Development
Project Address: 23 Stead Street, Ballan
Client Name: EDQ
Date: 19/09/2016

Drawn By: T.Cornish
Drawing: Floor Plan
Scale: 1 : 100
Sheet Size: A3

stephen cornish
drafting and design
REGISTRATION NO. DP-AD 264
Phone: (03) 5334 1545
Fax: (03) 5334 3814
Email: sc_draftingdesign@hotmail.com
UNIT 2 ELEVATION A
1:100

UNIT 2 & 3 ELEVATION B
1:100

UNIT 2 ELEVATION C
1:100

UNIT 2 ELEVATION D
1:100

PLANNING PERMIT ISSUE

Project Description: Unit Development
Project Address: 23 Stead Street, Ballan
Client Name: EDQ
Date: 19/09/2016

Drawn By: T.Cornish
Drawing: Elevations
Scale: 1:100
Sheet Size: A3