



# Planning PERMIT

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Planning scheme: **SURF COAST PLANNING SCHEME**  
Responsible authority: **SURF COAST SHIRE COUNCIL**

Permit number:  
**15/0372**

Address of the land: **69B HARVEY ST, ANGLESEA.**  
**LOT: 120 LP: 20002**

Property number: **74580**

The permit allows: **Resubdivision of the Land into 10 Lots and Removal of Native Vegetation in accordance with the endorsed plan/s.**

## The following conditions apply to this permit:

### Plans for Approval

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 but modified to show:
  - a) A subdivision layout generally in accordance with the plan submitted to the responsible authority dated 29<sup>th</sup> February 2016 but including dimensioned building envelopes for each lot (lot 1 – 10) and lot sizes;
  - b) Amend the rear boundaries of lots 3-10 to provide for easements;
  - c) Dimensioned side and rear setbacks from building envelopes to property boundaries for each lot (lot 1 – 10);
  - d) All bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements;
  - e) Easements in favour of the responsible authority to the satisfaction of the responsible authority;
  - f) 1.5m exposed aggregate concrete footpath on the northern side of Harvey Street, located to avoid removal of native vegetation within the street verge (including the road reservation located at the intersection of Parker and Harvey Street) and designed to meander to meet town character objectives;
  - g) 1.5m exposed aggregate concrete the Sparrow Avenue open space reserve to the east of the site.
  - h) Driveway locations for each lot, situated to avoid and minimise native vegetation removal within the street reserve.
  - i) All native vegetation to be removed and retained' (including the reserve located at the intersection of Harvey and Parker Street, if vegetation removal is required to facilitate the proposed footpath.
  - j) The Otway Grey gum located on Harvey Street marked 'to be retained'.

**Date Issued:**

**Signature of the responsible authority:**

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

## Landscaping Works

2. Before landscape works commence, a detailed 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 form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
  - a) Street tree planting on Harvey and Parker Street adjacent to the site, generally spaced according to mature width of proposed species;
  - b) A planting schedule of all proposed street trees including botanical names, common names, pot sizes at maturity and quantities of each plant. ;
  - c) Species are to be indigenous to Anglesea with a height and spread at maturity of a maximum of 6m. A single species is to be selected for each street to the satisfaction of the responsible authority. Trees must be offset accordingly from all existing or proposed infrastructure and services.
  - d) A planting schedule of all proposed trees and landscaping within the Sparrow Ave open space reserve, including botanical names, common names, pot sizes at maturity and quantities of each plant.
  - e) Specifications for park bench to central reserve
  - f) Location of all pathways and connections to existing pathways must be shown including proposed materials.

## Construction Management Plan

3. Before the development starts a construction management plan (three copies) 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 address the following matters:
  - a) Measures to minimise the impact of construction vehicles arriving at, queuing, and departing from the land;
  - b) Measures to accommodate the private vehicles of workers/ tradespersons;
  - c) Details of the location of all construction equipment and facilities, including delivery points, storerooms, toilets, temporary offices and workers' facilities;
  - d) Noise attenuation measures to be put in place to protect the amenity of nearby residents during construction having regard to the EPA Guidelines on Construction and Demolition Noise;
  - e) Measures to minimise the generation and dispersal of dust;
  - f) Details of a 24 hour hotline for access to a contact person or project manager accountable for the project and compliance with the CMP;
  - g) Arrangements for waste collection and other services to be provided during construction;
  - h) Measures to control dust, water and sediment laden runoff;
  - i) The location of stockpiles;
  - j) Details of the haul route for transport of excess materials removed from the site and delivery of materials to the site;

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- k) Inspection and documentation of haul route with a representative of the Responsible Authority to audit condition of haul route prior to the commencement of construction works and post construction works with any damage identified to be rectified by the contractor at their expense.

### **Stormwater Management Plan**

4. Before the development starts, a stormwater management plan (three copies) 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 ensure that stormwater and drainage discharge from the development site meets current best practice performance objectives for stormwater (Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999)) and must include:
  - a) A construction site plan that incorporates the stormwater management measures to be implemented during the construction phase of the development and outlines in detail how stormwater is to be managed, including sediment controls, during both the land development phase and the building phase. The plan should have regard to the Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995). The management controls are to be regularly monitored and maintained;
  - b) Methods of treatment of the stormwater runoff from this stage prior to the construction of the full treatment facilities for the estate.

### **Road, Footpath and Drainage Plans**

5. Before any road and drainage works associated with the subdivision start, detailed construction 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 include:
  - a) Vehicle crossing to all lots;
  - b) 1.5m wide exposed aggregate concrete footpath on Harvey Street;
  - c) 1.5m exposed aggregate concrete footpath through the Sparrow Avenue open space reserve;
  - d) Underground drains and stormwater infrastructure as required under the endorsed Stormwater Management Plan;

All works constructed or carried out must be in accordance with those plans.

### **Endorsed Plans**

6. The layout and site dimensions of the proposed subdivision as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

### **Section 173 Agreement**

7. Before a statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority made pursuant to section 173 of the Planning

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and Environment Act 1987, and make application to the Registrar of Titles to have the agreement registered on title to the land under section 181 of the Act, which provides for the following:

- a) All costs associated with the removal of the carriageway within Sparrow Avenue and rehabilitation of the site including installation of a 2.5m wide shared footpath, removal of all environmental weeds and landscaping of the site with a mixture of shade indigenous trees and landscaping.

The owner must pay the reasonable costs of the preparation, execution and registration of the section 173 agreement.

#### **Requirements to be satisfied before Statement of Compliance**

8. Before a statement of compliance is issued under the Subdivisions Act 1988, the applicant must provide:
  - a) footpaths;
  - b) Drainage;
  - c) Optical fibre conduits;
  - d) Landscaping;
  - e) Street lighting;
  - f) Park furniture;
  - g) All vehicle crossings where shown on the endorsed plans to be constructed;
  - h) Asset information in digital format to include drainage data as per "D-Spec" the Consultant/Developer Specifications for the delivery of drainage data to Local Government;

#### **Commencement of landscaping works**

9. The Shires Parks and Open Space Coordinator is to be contacted prior to commencement of any:
  - a) Street tree planting (for confirmation of and approval of set out of the location of the street trees);
  - b) Planting within the proposed reserve and
  - c) Planting of the first street tree within the streetscape (for inspection of the installation hole).

A minimum of 48 hours' notice is required prior to all meetings listed above.

#### **Landscape Maintenance**

10. All hard and soft landscape works forming part of the endorsed landscaping plans must be maintained for a minimum of 24 months (two summers), to the satisfaction of the Responsible Authority. A log book is to be kept during the maintenance period of what maintenance work has been done, what materials including toxic materials that have been used. This log book should be available upon request by the Responsible authority unless otherwise agreed in writing by the Responsible Authority. The maintenance period will commence from for a minimum period of 2 summers from the agreed date of practical completion by Council's Parks and Open Space Coordinator.

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11. Prior to handover of the works following completion of the 2 summers maintenance period Council's Parks and Open Space Coordinator is to be contacted for an inspection 3 months prior to the expected handover date. Defects are to be agreed and documented. Defects are to be rectified and a minimum 48 hours' notice given to the Parks and Open Space Coordinator for attendance at the final handover meeting following the 2 summers maintenance period.

**Compliance with plans**

12. The layout and site dimensions of the proposed subdivision, development of works and content of restrictions as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

**Drainage**

**13. Authority Conditions**

**14. Conditions required by Barwon Water**

**Conditions required by Powercor**

**Conditions required by Tenix**

**Expiry of Permit**

15. This permit will expire if one of the following circumstances applies:
- The plan of subdivision is not certified under the Subdivision Act 1988 within two years of the date of this permit
  - Five years after the certification of the plan of subdivision under the Subdivision Act 1988.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards.

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