

# Finance and Planning Committee

## Minutes

**Date: Wednesday 19 July 2023**

**Time: 5.30pm**

**Venue: Civic Centre (Council Meeting Room)  
13 Mair Street, Benalla**

In accordance with Rule 6.4 of the *Governance Rules 2020* the Committee meeting will be lived streamed via the Council's website and an audio recording will be made of the proceedings of the meeting.

Members of the public were encouraged to watch the live broadcast of the meeting at [www.benalla.vic.gov.au](http://www.benalla.vic.gov.au)

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# Minutes

<b>Chair</b>	Councillor Justin King (Deputy Mayor)	
<b>Councillors</b>	Cr Danny Claridge (Committee chair on approved leave of absence)	
	Councillor Peter Davis	
	Councillor Don Firth	
	Councillor Bernie Hearn (Mayor)	
	Councillor Punarji Hewa Gunaratne	
	Councillor Gail O'Brien	
<b>In attendance</b>	Dom Testoni	Chief Executive Officer
	Robert Barber	General Manager Corporate
	Nilesh Singh	Manager Development
	Joel Ingham	Planning Coordinator
	Tracey Beaton	Acting Governance Coordinator

## Opening and Acknowledgment of Country

The Chair will open the meeting and recite the following Acknowledgement of Country.

*We, the Benalla Rural City Council, acknowledge the traditional custodians of the land on which we are meeting. We pay our respects to their Elders past and present and to Elders from other communities who may be here today.*

## Apologies

It is noted that Councillor Danny Claridge is on an approved leave of absence.

**Cr Davis / Cr Hearn:**  
**That the apology be accepted.**

**Carried**

**Governance Matters**



This Committee Meeting was conducted in accordance with the *Local Government Act 2020* and the *Benalla Rural City Council Governance Rules 2020*.

**Disclosures of Conflict of Interest**

No conflicts of interest were disclosed to the meeting.

**Confirmation of the previous Meeting Minutes**

The minutes have been circulated to Councillors and posted on the Council website [www.benalla.vic.gov.au](http://www.benalla.vic.gov.au) pending confirmation at this meeting.

**Cr Hearn / Cr Gunaratne:**

**That the Minutes of the Finance and Planning Committee Meeting held on Wednesday 14 June 2023 be confirmed as a true and accurate record of the meeting.**

**Carried**



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**Business****1. Planning application for a Multi Lot Subdivision (48 lots), the creation of easements and the removal of native vegetation at 17 and 37 Olivers Road, Benalla**

This report assesses a planning application received for a Multi lot subdivision (48 lots) in three stages, the removal and creation of easements and the removal of native vegetation at 17 and 37 Olivers Road, Benalla.

It was noted that Jason Schneider-Fuller from Turning Point Property and Projects spoke in favor of the application.

**Cr Davis / Cr Hearn:**

That Council having caused notice of Planning Application No. P0171/22 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit under the provisions of the Benalla Planning Scheme in respect of the land known and described as 17 and 37 Olivers Road, Benalla, for a multi lot subdivision in three stages, the removal and creation of easements and the removal of native vegetation in accordance with the endorsed plans, with the application dated 23 November 2022 and subject to the following conditions:

1. Prior to certification of the plan of subdivision, 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 this 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 Subdivision Plans submitted [Project No. 32924496, Stablewood Estate, date 11/11/2022] but modified to show:
  - a) A fence along the boundary with the Cowan Street retention basin (northern boundary), including fence materials and fence height. The fence must be cream Colorbond to match existing fencing and be no less than 1.8m in height.
2. Prior to certification of the plan of subdivision for Stages 2 and 3, building envelopes for lots 10, 30 and 31 of Stage 2 and Lots 1, 2, 3 and 4 of Stage 3 must be shown as a restriction detailing that dwellings must not be constructed outside of the building envelope shown. The building envelopes for Stage 2 must comply with the garden area requirements of the Benalla Planning Scheme and must be at least 10m x 15m in area.
3. Before certification, or any other such time as agreed by the Responsible Authority, streets within that stage must be named to the satisfaction of the responsible authority in accordance with the Guidelines for Geographic Names 2010.
4. The subdivision and staging as shown on the endorsed plan(s) and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the Responsible Authority.

5. Prior to the issue of a Statement of Compliance for the subdivision, all planning conditions and all other requirements of the responsible authority and the relevant referral authorities must be completed, or satisfactorily provided for, to the satisfaction of the Responsible Authority and the relevant referral authorities.
6. No covenant or restriction of title may be registered on the subject land unless otherwise approved in writing by the Responsible Authority.
7. The owner of the land must enter into an agreement with:
  - (a) a telecommunications network or service provider for the provision of telecommunication services 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.
8. Before the issue of a 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 in an area where the National Broadband Network will not be provided by optical fibre.
9. Prior to issuing Statement of Compliance of the plan of subdivision, and in accordance with the Endorsed Plan, the developer must undertake or cause to be undertaken, full construction of all new roads, paths, drainage, and related infrastructure. All the works must conform to plans and specifications prepared at the expense of the developer by a suitably qualified engineer and endorsed by the Responsible Authority prior to commencement of construction. Unless otherwise agreed in writing, the Authority will only approve plans and specifications complying with Council's Infrastructure Design Manual (IDM) standards. The works must include:
  - a) access street in accordance with IDM Table 2: Urban Road / Street Characteristics
  - b) underground drainage
  - c) stormwater retention and treatment assets
  - d) construction of shared paths and footpaths, as appropriate
  - e) underground conduits for water, gas, electricity, and telecommunications
  - f) landscaping in accordance with the approved landscape plans (incl. street trees)



- g) appropriate intersection and traffic control/mitigation measures
  - h) appropriate street lighting and signage
  - i) high stability permanent survey marks; and
  - j) turning paths to demonstrate access and egress to the subdivision and common property in accordance with the required design vehicle.
10. Prior to issuing consent to certification, the developer must have prepared by a suitably qualified engineer, an earthworks plan showing the depth of cut/fill across the site including but not limited to Existing Surface and Finished Surface levels at the corner of each proposed lot to demonstrate overland flow paths of upstream catchment flows will not be obstructed as a result of the earthworks proposed.
11. Prior to issuing consent to certification, the developer must have prepared a plan with finished floor levels annotated for future dwellings to be endorsed by the responsible authority.
12. Prior to the issue of Statement of Compliance, the developer must construct/provide vehicle crossing to each lot and/or reserves within the subdivision development in accordance with council's Infrastructure Design Manual standards. Alternatively, vehicle crossings are not required to be constructed where modified mountable (SM2-M) kerb and channel is approved to be used.
13. Prior to the issue of a Statement of Compliance, the developer must provide as-constructed information for all infrastructure created by this development and passing into the ownership and control of Council in accordance with council's Infrastructure Design Manual and be submitted to and accepted by the Responsible Authority. The following must be submitted:
- a) 'as - constructed' information for the entire works area as per approved civil construction plans in each development stage detailing information as listed in the council's Infrastructure Design Manual;
  - b) a certified plan showing the extent and depth of fill in excess of 300mm placed on any of the allotments.
  - c) certified as-constructed information presented as being true and correct; and
  - d) information to be presented in pdf., dwg., D, and R SPEC formats, or unless otherwise agreed in writing by the Authority.
14. Before construction begins, a detailed landscape plan, must be prepared by a person suitably qualified or experienced in landscape design, and must be submitted to and approved by Council.
15. The plan must show:
- (a) new plantings to be provided in any road reserves and municipal reserves
  - (b) a detailed planting schedule of all proposed trees, shrubs and ground-covers
  - (c) paths, paved areas, structures and street furniture
  - (d) detailed planting and construction layout drawings, including site contours
  - (e) any changes to existing levels, including elements such as retaining walls

- (f) certified structural designs or building forms where required
- (g) removal of existing infrastructure or stockpiles and weed eradication
- (h) fencing of all Reserves to be handed over to the Council.

Prior to the issue of a statement of compliance for each stage of the subdivision all works shown on the landscape plan for that stage must be completed to the satisfaction of Council.

15. Prior to the issue of Statement of Compliance, the developer must provide Street trees as shown on the Endorsed Plan(s) and must include the planting of one (1) MATURE (2 – 3 metres high) street tree per lot (of an approved species and location), or to such higher standards by agreement and must be selected and planted by a qualified Horticulturist / Arborist. Unless otherwise agreed in writing, the Authority will only approve plans and specifications complying with Council's Infrastructure Design Manual and as appropriate. Street trees must be maintained for a period of twelve (12) months, or until the developer can demonstrate that the plantings have become established from the date of acceptance of the works, to the satisfaction of the responsible authority. Any dead, dying or diseased trees are to be replaced within twelve (12) months of the date of acceptance of the works.
16. Prior to the issue of a Statement of Compliance, the nature-strip and all disturbed areas are to be topsoiled and seeded to establish grass cover. Alternative finishes may be approved by written agreement.
17. Prior to commencement of works, a Construction Site Management Plan in accordance with Council's Infrastructure Design Manual must be prepared, approved and implemented to the satisfaction of the Responsible Authority. The plan must show:
  - a) measures to control erosion and sediment and sediment laden water runoff, including the design details of structures
  - b) measures to retain dust, silt and debris onsite, both during and after the construction phase
  - c) locations of any construction wastes, equipment, machinery and/or earth storage/stockpiling during construction
  - d) where access to the site for construction vehicle traffic will occur
  - e) tree protection zones
  - f) the location and details of a sign to be erected at the entrance(s) of the site advising contractors that they are entering a 'sensitive site' with prescribed tree protection zones and fences
  - g) the location of trenching works, boring, and pits associated with the provision of services
  - h) the location of any temporary buildings or yards; and
  - i) other as specified by the Responsible Authority.
18. Prior to the commencement of any works associated with the development or subdivision, the following items must be satisfied:
  - a) certification of the Plan of Subdivision
  - b) approval of the construction plans; and



- c) an on-site meeting be undertaken with officers of the Responsible Authority, the contractor and the developer and/or developer's consultant to discuss, amongst other things, roadside management, construction techniques, vegetation clearing controls and vegetated areas to be barricaded off prior to and during construction must have taken place.
19. Prior to commencement of works, the developer must supply an asset statement to the responsible authority. This statement must outline existing council infrastructure and assets prior to works being conducted. Care must be taken to preserve the condition of existing infrastructure adjacent to the site. If any damage to existing infrastructure occurs as a result of this development, the affected infrastructure must be replaced, and the full cost met, by the developer, to the specification and satisfaction of the Responsible Authority.
20. Unless otherwise stated in this Planning Permit, all infrastructure created by this development, and passing into the ownership and control of Council, must be maintained by the developer for a period of three months following practical completion, and the developer must thereafter accept liability for correcting defects that become evident during the following nine months in accordance with council's Infrastructure Design Manual standards and to the satisfaction of the Responsible Authority.
21. If the works will be completed in stages, construction plans and specifications for each stage must be submitted to and approved by the Responsible Authority. The applicant must construct, or cause to be constructed, the works to the satisfaction of the Responsible Authority and any temporary works required to facilitate traffic movements after each stage has been completed.
22. If the works are to be completed in stages, the staging of works must accord with the staging plan endorsed by this permit. For example, Stage 3 construction works must not commence until the completion of Stage 2 construction activities.
23. All construction plan approvals will lapse at the time of a request to extend this Planning Permit.
24. The removal of native vegetation must only occur to the extent permitted as shown on the endorsed plan/s (whether to comply with any statute, statutory rule or regulations or for any other reason), except with the formal written consent of the Responsible Authority. The removal must not cause damage to other native vegetation to be retained and to drainage lines, waterways and/or watercourses.
25. Prior to the issue of a Statement of Compliance, the applicant must provide Council a payment of Drainage Headworks of \$3.10 per square meter of the land area as contribution towards the cost of existing works for the acceptance of surface and stormwater from the buildings, whether or not such works have been or will be situated within the boundaries of the land.
- In the event the payment is made after 30 June 2019 the rate will be indexed by CPI. This condition relates to allotments discharging into the Benalla Urban Growth Project Area.
26. Prior to the issue of a Statement of Compliance for each stage of the subdivision:
- a) the permit holder must provide Council with a maintenance bond equal to five per cent of the approved civil construction costs for the current stage.

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This bond will be held by the Council until any and all defects notified to the applicant before or during the maintenance and defects liability period have been made good to the satisfaction of the Council.

- b) the permit holder must pay to Council plan checking fees equal to 0.75 per cent, and works supervision fees equal to 2.5 per cent, of the approved civil construction costs for that stage
- c) the Applicant or Owner must pay to the Council a sum equivalent to five per cent of the undeveloped site value of all land in the subdivision in lieu of open space.

#### Department of Energy, Environment and Climate Change

##### Notification of permit conditions

27. Before works start, the permit holder must advise all persons undertaking the vegetation removal works on site of all permit conditions pertaining to native vegetation protection.

##### Protection of native vegetation to be retained

28. Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:

- a) A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
- b) Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.

The fence must be constructed of star pickets and paraweb or similar, to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the department.

29. Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:

- a) vehicular or pedestrian access
- b) trenching or soil excavation
- c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- d) construction of entry and exit pits for underground services; or
- e) any other actions or activities that may result in adverse impacts to retained native vegetation.

##### Native vegetation offsets

30. The total area of native vegetation permitted to be removed is 0.634 hectares, as identified in Native Vegetation Removal Report LRV\_2022\_029, comprised of:
- a) 0.484 hectares of patch native vegetation including two (2) large trees, with a strategic biodiversity value of 0.980
  - b) Zero (0) scattered large trees
  - c) Six (6) scattered small trees.



31. To offset the removal of 0.634 hectares of native vegetation the permit holder must secure a native vegetation offset(s) that meets all the following:
- a general offset of 0.211 general habitat units located within the Goulburn Broken Catchment Management Authority boundary or Benalla Rural City Council municipal district
  - have a Strategic Biodiversity Value score of at least 0.676
  - provide protection for at least two (2) large trees
  - must be in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017).

**Offset evidence**

32. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be an established first party offset site. This must include:

- a) a security agreement signed by both parties, and
- b) a management plan detailing the 10-year management actions and ongoing management of the site

to the satisfaction of the Department of Energy, Environment and Climate Action and approved by the Responsible Authority.

Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan, to the department. An offset site condition statement, including photographs must be included in this notification

and/or

- c) credit extract(s) allocated to meet the requirements of the permit from the Native Vegetation Credit Register.

A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit.

33. Within 30 days of endorsement of the offset evidence by the responsible authority, the permit holder must provide a copy of the endorsed offset evidence to the Department of Energy, Environment and Climate Action at [p&a.north@delwp.vic.gov.au](mailto:p&a.north@delwp.vic.gov.au)

**Country Fire Authority**

Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

**34. Hydrants**

- Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
- The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

**\*\*Note – CFA’s requirements for identification of hydrants are specified in “Identification of Street Hydrants for Firefighting Purposes” available under**



publications on the CFA web site ([www.cfa.vic.gov.au](http://www.cfa.vic.gov.au))

**35. Roads**

Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable width:

- Proposed roads must have a suitable trafficable width to allow the unimpeded access of emergency fire fighting vehicles (notwithstanding any parking restrictions that Council may apply) to the satisfaction of CFA.
- Dead-end roads and cul-de-sacs more than 60mts in length from the nearest intersection must have a turning circle with a minimum radius of 8mts (including roll-over kerbs if provided); T or Y heads of dimensions specified by CFA may be used as alternatives.
- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50mts. Dips must have no more than a 1 in 8 (12%0 (7.1 degrees) entry and exit angle.
- Curves must have a minimum inner radius of 10mts.

**North East Water**

**36.** The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed, and other requirements to be met, necessary for the provision of reticulated water supply to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:

- (a) where the development is staged, a number of agreements may be required for separate stages; and
- (b) each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.

**37.** The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed and other requirements to be met, necessary for the provision of reticulated sewerage services to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:

- (a) where the development is staged, a number of agreements may be required for separate stages; and
- (b) each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.

**38.** Where the development (including any subdivision) occurs in stages the availability of water supply and sewerage services may be delayed having regard to NEW system capacity, conditions in relation to which shall be detailed in the relevant agreement for water supply and/or sewerage services.

**39.** The works required to be constructed for the provision of water supply and sewerage services must include, where so required by and to the satisfaction of, North East Water:

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- (a) works external to the subject land to allow connection to the North East Water water supply and sewerage systems
  - (b) the vesting at no cost of such of those works required by North East Water, to North East Water (“Developer Works”); and
  - (c) works to ensure compatibility with and allowance for, other developments being served through existing and future North East Water infrastructure, including the Developer Works
  - (d) internal or private works within the development, in accordance with applicable plumbing standards and providing adequate pressure and service levels.
40. Any modification to the development approved under this permit, including an increase or decrease in the number of dwellings or lots (or both) or the inclusion of additional land, requires the further consent of and may be subject to modified conditions, to the satisfaction of, North East Water.
41. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East Water’s policy for development charges applicable to the water supply system currently servicing the area in which the subject land is located.
42. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East Water’s policy for development charges applicable to sewers and disposal systems currently servicing the area in which the subject land is located.
43. The applicant must create easements to the satisfaction of and in favour of North East Water, over all existing and proposed sewerage facilities within the proposed subdivision.
44. The applicant must ensure that private water services do not traverse property boundaries and are independently supplied from a point of supply approved by North East Water.
45. The applicant must provide easements through other land, to the satisfaction of North East Water, if such easements are considered necessary for the efficient and economic servicing of the subject land.
46. That the applicant pays applicable charges determined in accordance with North East Water’s policy for development charges, applicable from time to time towards North East Water’s sewers and disposal systems servicing the area to which the permit applies.
47. Where the subject land is developed in stages, the North East Water conditions will apply to any subsequent stage of the subdivision.
48. Where an easement created in favour of North East Water is located within a proposed road reserve in a future stage, prior to the certification of the plan of subdivision for that stage, the applicant must formally remove the easement from the title to the land.
49. North East Water’s consent to the issue of a Statement of Compliance under the *Subdivision Act 1988* is conditional upon completion of all works, and meeting all requirements set out in this permit and any relevant agreement with, North East Water.
50. The plan of subdivision for certification must be referred to North East Water in accordance with Section 8 of the *Subdivision Act 1988*.



**Ausnet Services**

51. The Plan of Subdivision submitted for certification must be referred to AUSNET ELECTRICITY SERVICES PTY LTD in accordance with Section 8 of the *Subdivision Act 1988*.
52. The applicant must:
- Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.
  - Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.
  - Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AUSNET ELECTRICITY SERVICES PTY LTD.
  - Provide easements satisfactory to AUSNET ELECTRICITY SERVICES PTY LTD for the purpose of “Power Line” in the favour of “AUSNET ELECTRICITY SERVICES PTY LTD” pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AUSNET ELECTRICITY SERVICES PTY LTD electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
  - Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.
  - Adjust the position of any existing AUSNET ELECTRICITY SERVICES PTY LTD easement to accord with the position of the electricity line(s) as determined by survey.
  - Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.
  - Provide survey plans for any electric substations required by AUSNET ELECTRICITY SERVICES PTY LTD and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AUSNET ELECTRICITY SERVICES PTY LTD requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the *Transfer of Land Act* prior to the registration of the plan of subdivision.
  - Provide to AUSNET ELECTRICITY SERVICES PTY LTD a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
  - Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AUSNET ELECTRICITY SERVICES PTY LTD. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the *Electricity Safety Act 1998*.
  - Ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.



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**Permit Expiry**

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

- a) Stage 1 of the plan of subdivision is not certified within two years of the date of this permit
- b) Stage 2 of the plan of subdivision is not certified within four years of the date of this permit; or
- c) Any further stage of the plan of subdivision is not certified within six years of the date of this permit; or
- d) Each stage of the plan of subdivision is not registered at Land Registration Services within five years of the certification of the respective stage.

The Responsible Authority may extend the time for the completion of part (a) and/or (b) if a request is made in writing before the permit expires or within six months afterwards.

**Advice Notes:**

1. The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority under any act, regulation or local law.
2. An asset protection permit is required prior to the commencement of any works on site.
3. Before undertaking any works that cross onto public land or roads, the permit holder must obtain a permit from the relevant authority giving Consent to Work within a Road Reserve.
4. This permit does not authorise the commencement of any demolition works. Before any such development may commence, the applicant must apply for and obtain appropriate building permit approval.

**Department of Energy, Environment and Climate Change Note:**

5. Offset requirements are determined in accordance with DELWP (2017) Guidelines for the removal, destruction or lopping of native vegetation. Proposed offset sites must meet eligibility requirements including land use, bushfire risk, quality of vegetation and size of revegetation site. Please visit <https://www.environment.vic.gov.au/native-vegetation/native-vegetation> for further information.

**Carried**

It is recorded that the vote was tied, and the Chair used his casting vote. The motion was Carried.

**2. Building and Planning Approvals – June 2023**

The report details planning permit applications and building approvals for June 2023.

**Cr Hearn / Cr Firth:**

**That the report be noted.**

**Carried**

**3. 2023/24 Quick Response Grants Program**

The report presents funding applications for 2023/24 Quick Response Grants.

**Cr Gunaratne / Cr Davis:**

**That a \$500 grant from the 2023/2024 Quick Response Grant program be allocated to the Swanpool Community Cinema.**

**Carried**

**4. Urgent Business**

No urgent business was submitted to the meeting.

**Closure of Meeting**

The Committee meeting closed at 6.10pm.

**Confirmed this twenty-third day of August 2023.**

**Signed:**



**Cr Danny Claridge (Chair)**