

Our Ref. FOL/9104-1 - DOC25/49429
Your Ref. P051.2025



23 June 2025

Cameron Fraser
Murrindindi Shire Council
<https://referral.greenlightopm.com/referral-request/details/324390>

Dear Cameron

PLANNING PERMIT CONDITIONS SECTION 55
COUNCIL REFERENCE: P051.2025
APPLICANT: MURRINDINDI SHIRE COUNCIL C/- NAVY BLUE PLANNING
PROPERTY DESCRIPTION: 18 TWENTY FIRST STREET, EILDON
RES 1, LP129633; VOL 9403, FOL 301; LOT 1, LP129633; VOL 9403, FOL 290;
LOT 2, LP129633; VOL 9403, FOL 291; CA 7 (PART);
PARISH OF ANGLESEY

I refer to your letter request dated 5 June 2025, requesting the Corporation's comments in respect to the proposed development of land for Six (6) dwellings, Six (6) lot subdivision, removal of native vegetation and removal of a reserve status from the land at the above address.

The Corporation has investigated the Planning Permit Application forwarded under Section 55 of the *Planning and Environment Act 1987*, and considers that both water and wastewater facilities should be provided to the proposed development. These services could be satisfactorily provided to this land.

Pursuant to Section 56(1)(B) of the *Planning and Environment Act 1987*, the Corporation does not object to the granting of a permit, providing the following specified conditions are placed on the permit:

- (a) Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;
- (b) Provision of one water tapping per Lot and/or in Common Property with manifold meter assembly to service each Lot at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation;
- (c) Provision of separate manifolded water supply meters to each tenement within the development, located at the property boundary and to the satisfaction of Goulburn Valley Region Water Corporation;
- (d) Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment;
- (e) Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation;
- (f) All structures must be constructed clear of any proposed easement in favour of the Corporation, and one metre laterally clear of proposed Corporation assets. In addition, structure foundations must be appropriate to not impose loads onto Corporation assets and comply with Corporation requirements;

- (g) Provision of sewerage connection points and/or combined sewer drains with an inspection opening to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation;
- (h) Connection of all sanitary fixtures within the development to reticulated sewerage, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation.

All works required are to be carried out in accordance with AS 3500.2 - 'Sanitary plumbing and drainage', and to the satisfaction of the Corporation's Property Services department;

- (i) Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed gravity sewer mains located within private property;
- (j) A notation is to be placed on the plan of subdivision to note that pursuant to Section 12(2) of the *Subdivision Act 1988*, there exists "implied easements" over all of the allotments and the common property within the development;

Alternatively, the developer is to provide a two metre wide sewerage easement over the common portion of the house connection drain, in favour of the benefiting land, to the satisfaction of the Goulburn Valley Region Water Corporation;

- (k) Pursuant to Section 36 of the *Subdivision Act 1988*, if the Corporation considers that, for the economical and efficient subdivision and servicing of the land covered by the Application for Permit, it requires the owner of the land to acquire an easement over other land in the vicinity. That is, any land through which a sewerage extension servicing the development is to be located, easements shall be created in favour of the Corporation;
- (l) The operator under this permit shall be obliged to enter into an Agreement with Goulburn Valley Region Water Corporation relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the Agreement will be provided on request;
- (m) The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to Section 8(1) of the *Subdivision Act 1988*.

If you require any further information regarding this matter please contact Melinda Malcolm on (03) 5832-4677.

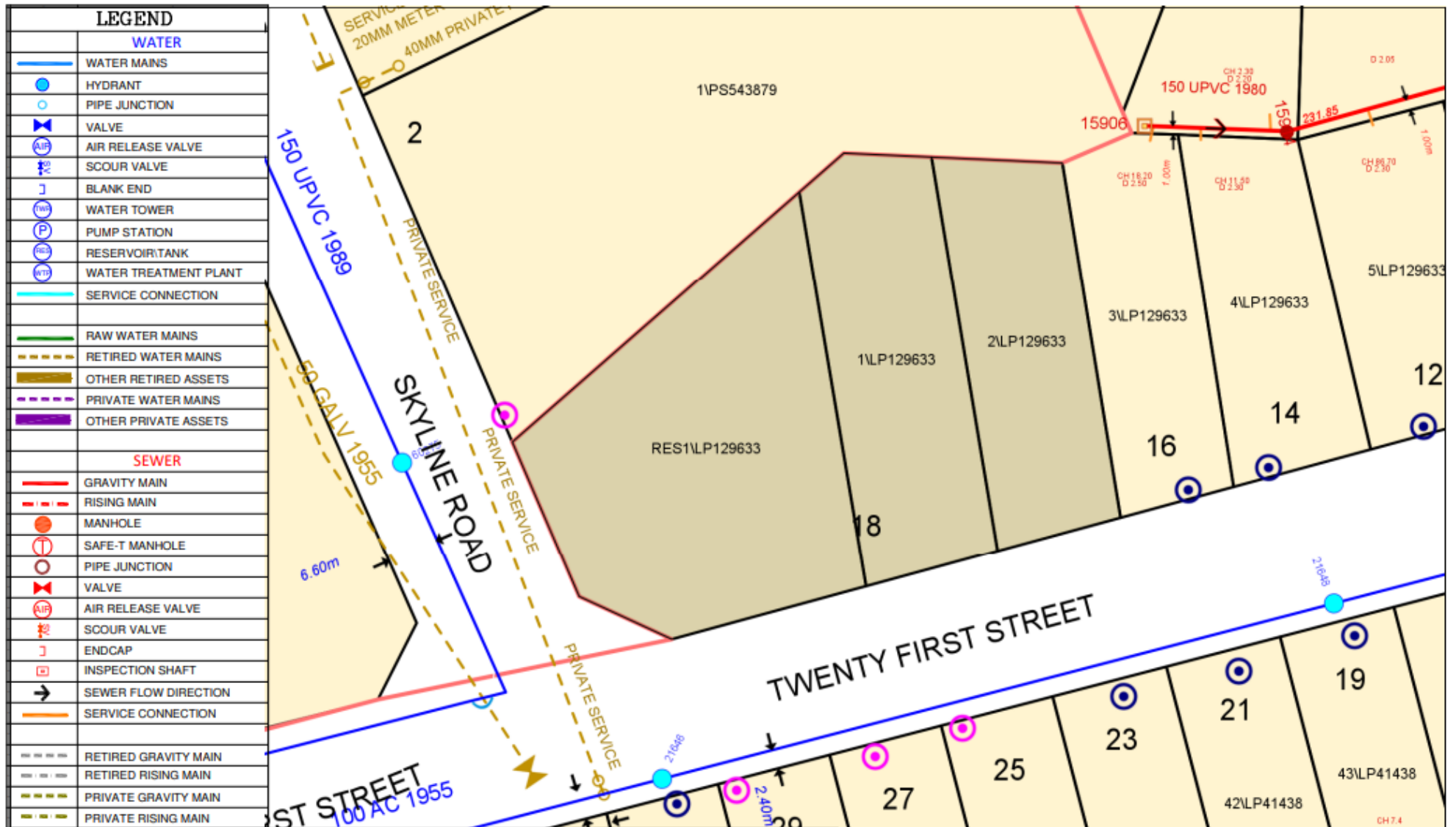
Yours sincerely



Emma Kubeil
MANAGER - LAND DEVELOPMENT

Encl GVW asset plan

Copy Tom Harrington
Navy Blue Planning
admin@navyblueplanning.com.au

**IMPORTANT NOTICE**

All construction works that may impact on the Corporation's assets must be referred to the Corporation for comment and in some cases (e.g. where works are within one metre of the asset), the Corporation's formal consent will be required. Further advice regarding works in the vicinity of Goulburn Valley Water assets can be obtained by calling 1800 454 500 during normal business hours.

Goulburn Valley Water provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. While every effort has been made to ensure the accuracy, correctness and timeliness of the data, Goulburn Valley Water assumes no responsibility for errors or omissions.

18 Twenty First Street, Eildon

23/6/2025

Scale 1:700

