

PLANNING PERMIT

Permit No. PInA00038/19
Planning scheme Casey Planning Scheme
Responsible authority City of Casey

ADDRESS OF THE LAND:

70S Smiths Lane CLYDE NORTH VIC 3978 Lot B PS 826172P

THE PERMIT ALLOWS:

Multi Lot Subdivision in Stages, Removal of Easements, Creation of Restrictions and Buildings and Works within a Land Subject to Inundation Overlay

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions: 1-89 and Notes (Inclusive)

Subdivision Master Plan

1. Prior to the certification of the first plan of subdivision, an amended subdivision layout plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and submitted electronically as a PDF. The plan must be generally in accordance with the Subdivision Master Plan prepared by Tract (Plan Ref: Precinct 1 – Concept Plan, Project No: 0316-0434-02 D006, Revision 19, Dated 17/04/2019, Sheet 1 of 1) submitted with the application but modified to show:
 - (a) The provision of a ‘key plan’ illustrating the overall subject site and the Precinct 1 permit area.
 - (b) The Precinct 1 permit area amended to reflect the current copy of title (i.e. exclude the ‘non-government school site’).
 - (c) The roads immediately abutting the government school site identified as being contained within Stage 6B with a notation confirming that these roads are only to be constructed as part of this permit in the event that the Department of Education (or other similar State Authority) acquires the ‘government school site’ or in a future permit application to the satisfaction of the Responsible Authority.
 - (d) The ‘residential lot mix’ table illustrating length and width of lots deleted and replaced with the ‘residential lot mix’ table from the Precinct 1 Lot Diversity Plan submitted with this application.
 - (e) The ‘Yield by Stage’ table renamed ‘Stage Sequencing’ with this table updated to reflect the revised stages illustrated on the plan as well as including a cumulative total of lots on a stage by stage basis.
 - (f) All Small Lot Housing Code Type A or Type B lots nominated throughout the subdivision master plan with different colours used to identify these lots.
 - (g) The ‘potential government school site’ and ‘Smiths Lane road widening’ stages amended accordingly.

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- (h) Deletion of lot size and dimensions from individual lots.
- (i) The provision of an off-road shared path nominated along the southern side of Road '07' (i.e. the northern boundary of the non-government school site excised from the parent title), with notation confirming the specific design of this shared path to be addressed through detailed engineering design. This path is to connect across Road '06' to the future Active Open Space / Sports Field on the east side of Road '06'.
- (j) A shared path connection within the 16 metre wide road reserve identified along the west side of Road '11' over the drainage corridor with a suitable connection provided to LP-04 subject to detailed engineering.
- (k) Deletion of the future shared path along Alexandra Boulevard and Hardys Road.
- (l) The section of road to the north of LP-04 increased to 14.5 metres in width.
- (m) The following notations included on the plans:
 - (i). All off-road two-way bicycle paths are to be provided with dedicated priority crossings at Local Streets.
 - (ii). The lots immediately adjoining the High Voltage Transmission Easement and LP-04 nominated as being provided with a suitable restriction on title which addresses boundary fencing and integration to these abutting land uses to the satisfaction of Council.
 - (iii). Road '09' to be provided with a suitably wide carriageway constructed of a different pavement material to discourage through traffic. Details to be confirmed via the detailed engineering plans approved under this permit.
 - (iv). All court bowls to be designed in accordance with the VPA Engineering Design and Construction Manual Figure 005 or to the satisfaction of the Responsible Authority.
 - (v). All utility service substation / kiosk sites must not be located on any land identified as public open space or to be used for any Municipal purpose, unless otherwise agreed by the Responsible Authority.

Public Infrastructure Plan

- 2. Prior to the certification of the first plan of subdivision or at such other time which is agreed by responsible authority, a Public Infrastructure Plan must be submitted addressing the following to the satisfaction of the responsible authority and the Development Agency. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and submitted electronically as a PDF. The plan must address the following:
 - (a) The following specific changes illustrated unless otherwise agreed:
 - (i). The current property boundaries of the site.
 - (ii). The individual lot layout removed.

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- (iii). All of the works external to the subject site to be delivered by the developer as generally illustrated in the PIP-EXT dated 19/11/19 prepared by Echelon Planning.
- (iv). Removal of Project 'K' and 'SR-01' from the PIP.
- (v). The road immediately abutting the government school site identified as to be delivered in Precinct 1, 2 or 3 subject to acquisition of the school site by State Government.
- (vi). All temporary drainage assets on the site or on adjoining site, timing for delivery and timing for removal of temporary assets.
- (vii). Timing for ultimate drainage assets.
- (b) The identification of all Inner Public Purpose Land which is required for any infrastructure project set out in the Cardinia Creek South Infrastructure Contributions Plan applying to the land;
- (c) For the purpose of section 46GV(3)(b) of the Planning and Environment Act 1987, if a time other than those set out in the section 46GV(3) (a) is proposed, the alternative time by which each parcel of Inner Public Purpose Land must be set aside on a plan under the Subdivision Act 1988.
- (d) What other land may be affected or required for the provision of infrastructure works.
- (e) The provision staging and timing of stormwater drainage works;
- (f) The provision staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
- (g) The landscaping of any land.
- (h) What, if any, infrastructure set out in the Cardinia Creek South Infrastructure Contributions Plan is proposed to be provided in part of full satisfaction of the monetary component of an infrastructure contribution payable by the applicant under section 46GV(3) of the Planning and Environment Act 1987 subject to the consent of the collecting agency;
- (i) What, if any, infrastructure set out in the Precinct Infrastructure Plan in Appendix A of the Cardinia Creek South Precinct Structure Plan that is not funded in the Cardinia Creek South Infrastructure Contributions Plan is proposed to be provided;
- (j) The provision of public open space which is not Inner Public Purpose Land; and
- (k) Include the following notation:
 - (i) The permit applicant acknowledges to Council that the approval of the Permit PIP by Council is being done by Council in its capacity as the Responsible Authority and does not provide any indication or advice as to whether Council, acting in its capacity as the Collecting Agency under the relevant Contributions Plan, will approve a proposal to carry out any infrastructure projects as works in kind. The permit applicant acknowledges that a separate and formal request to carry out

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infrastructure projects as a works in kind project is required.

- (l) Any other relevant matter related to the provision of infrastructure reasonably required by the responsible authority.

The Public Infrastructure Plan may be amended with the consent of the Responsible Authority.

Street Tree Landscape Master Plan

3. Prior to the certification of the first plan of subdivision (unless otherwise agreed to by Council), a Street Tree Master Plan for the permit area prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions submitted electronically as a PDF. The plan must show:
- (a) Vegetation that is approved to be removed / retained. Retention of vegetation is subject to assessment and approval by Council's Arborist;
 - (b) Buildings and trees (including botanical names) on neighbouring properties where impacted on by the proposed subdivision;
 - (c) The proposed road reserve widths including proposed areas within the road reserves set aside for the retention of existing vegetation;
 - (d) The general layout of street tree plantings including the proposed tree species which must be selected to be consistent with the following principles/outcomes:
 - (i) A diverse and future climate suitable range of species that will achieve a long-term green asset 50+ years, with canopy cover of at least 30 percent (to be demonstrated graphically on plan to scale).
 - (ii) Species nominated must not generally be greater than 30% from a particular botanical Family, greater than 20% from a particular botanical Genus, and no greater than 10% for a particular botanical Species, within the development.
 - (iii) Mature tree sizes generally in accordance with road cross sections nominated in the relevant PSP prepared by the Victorian Planning Authority.
 - (iv) Preference for the provision of Deciduous tree species on East/West aligned streets, & Evergreen tree species on North/South aligned streets.
 - (v) Planting of trees in vicinity of shared user paths that will provide a minimum of 50% shade cover to the shared paths at tree maturity.
 - (e) The indicative location of paths and trails as per both the relevant PSPs and approved subdivision master plan;
 - (f) The location of fencing including tree, walkway and vehicle exclusion fencing;

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- (g) Indicative road reserve cross-sections with street tree planting illustrated;
- (h) Consistency of streetscape planting where streets continue from adjoining developments into the subject site. Note: It is the developer's responsibility to liaise with adjoining developer(s) to ensure planting consistency.
- (i) All species selected must be to the satisfaction of the Responsible Authority.

Open Space Landscape Master Plan

4. Prior to the certification of the plan of subdivision for a stage which creates an open space reserve (unless otherwise agreed to by Council), an open space landscape master plan for the respective reserve prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and submitted electronically in PDF. The plan must show:
- (a) Vegetation that is approved to be retained, removed and/or lopped. Retention of vegetation is subject to assessment and approval by Council's Arborist;
 - (b) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - (c) Site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
 - (d) The area and dimensions of the open space reserve.
 - (e) The general layout of reserve plantings including the proposed location of evergreen and deciduous tree species, and an indicative species list of all proposed planting
 - (f) The proposed location of structures and furniture items.
 - (g) The proposed location of paths, trails and any other pavement areas.
 - (h) The proposed location of playgrounds including a list of proposed play elements and age groups of play.
 - (i) The location of fencing including tree, walkway, vehicle exclusion and open space reserve fencing.
 - (j) Retention of existing vegetation within public open space is at the discretion of Council and is subject to provision of appropriate arboricultural assessment / reporting and inspection.
 - (k) Provision of appropriate understorey planting, to achieve a target of 50% ground coverage at maturity, underneath canopy trees, (note lawn is not considered as understorey planting), within open space reserves that utilises sustainable species, provides for connectivity for fauna, assists in mitigation of urban "heat island" impacts, and is designed in accordance with Safety by Design & WSUD Principles, to the satisfaction of the

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- (l) The greening of easements where possible, utilising appropriate sustainable species which are compliant with requirements of and to the approval of the vested Easement Authority and the Responsible Authority.

All species selected must be to the satisfaction of the Responsible Authority.

Drainage and Wetland Reserve Landscape Master Plan

- 5. Prior to the certification of the plan of subdivision for a stage which creates a drainage corridor or wetland area (unless otherwise agreed to by Council), a Landscape Master Plan for the entire drainage / wetland area prepared by a person suitably qualified or experienced in landscape design to the satisfaction of Melbourne Water and the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and submitted electronically as a PDF. The plan must show:
 - (a) Vegetation that is approved to be retained, removed and/or lopped.
 - (b) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - (c) Site contours, 1:10 & 1:100 flood levels, and any proposed changes to existing levels including any structural elements such as retaining walls.
 - (d) The area and dimensions of the drainage and wetland reserve.
 - (e) The general layout of reserve plantings including the proposed location of evergreen and deciduous tree species, and an indicative species list of all proposed planting.
 - (f) The proposed location of structures and furniture items.
 - (g) The proposed location of paths, trails and any other pavement areas including built edge / urban edge treatments including indicative cross-sections.
 - (h) The location of fencing including tree, walkway, vehicle exclusion and open space reserve fencing.

All species selected must be to the satisfaction of the Responsible Authority.

The master plan must incorporate all land forming part of the wetland / drainage reserve as well as consider immediately adjoining land (i.e. the future active open space to form part of Precinct 2).

Stormwater Management Plan

- 6. Prior to certification of the plan of subdivision, a Stormwater Management Plan must be submitted to and approved by the Responsible Authority. The strategy must include:

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- (a) Catchment characteristics including a catchment plan showing the subject site and any contributing upstream catchments
- (b) Stormwater management requirements outlining the legislative requirements for managing stormwater at the site
- (c) Stormwater Quantity Analysis including a functional layout plan showing the proposed alignment of drainage infrastructure that will convey the 20 percent annual exceedance probability (AEP) flows and the designated overland flow paths that will convey the 1 percent AEP gap flows
- (d) Calculations showing that any road or access way intended to act as an overland flow path satisfies the floodway safety criteria
- (e) Stormwater Quality treatment outlining how water quality targets will be met
- (f) Any outfall arrangements or staging of infrastructure to support the development
- (g) Details on how stormwater from the site will be managed with temporary treatment prior to the ultimate infrastructure being completed.

The stormwater drainage system on the site must be designed such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).

Stormwater must be managed so that stormwater runoff exiting the land meets the State Environmental Protection Policy Schedule F8 water quality targets for Western Port.

In lieu of meeting the above standard on site, the stormwater quality objectives may be achieved by demonstrating to the satisfaction of the Responsible Authority, that the intended outcomes of clause 56.07-4 of the Planning Scheme have been met.

Integrated Water Management Plan

7. Prior to certification of the first plan of subdivision (unless otherwise agreed to by Council), an Integrated Water Management Plan for the whole of the estate prepared by a person suitably qualified or experienced consultant must be submitted to and approved by the Responsible Authority. When approved, the IWMP will be endorsed and will then form part of the permit. The IWMP must be in accordance with Clause 56.01-2 and Clause 56.07 and include the following:
- (a) The plan must consider all aspect of the water cycle by addressing the following principles:
 - (i). Safe, secure and affordable supplies in an uncertain future.
 - (ii). Effective and affordable wastewater systems.
 - (iii). Opportunities are sought to manage existing and future flood risks and impacts.
 - (iv). Healthy and valued waterways and marine environments.

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- (v). Healthy and valued urban, rural, agricultural and green landscapes.
- (vi). Community values are reflected in place based planning.
- (vii). Jobs, economic growth and innovation.
- (b) Consideration of a requirement that each new dwelling is to install a minimum 3000 litre rainwater tank. The tank must be connected to supply water to all toilets and the laundry within the dwellings to the satisfaction of the Responsible Authority.
- (c) Consideration of the provision of a stormwater harvesting system to be used for irrigation of active and passive open space areas.
- (d) Identification of any other initiative proposed by the developer for the overall estate (i.e. passive irrigation of street trees).
- (e) Details including clearly documenting the works required to achieve any proposed water management initiatives (i.e. passive street tree irrigation system to be documented through the civil engineering plans to be approved by Council).

Bulk Earthworks

8. Prior to commencement of any works on site, a suitable earthworks plan for the permit area must be submitted to and approved by Council. The plans must show:
- (a) The subdivision layout generally in accordance with Condition 1 of this permit.
 - (b) The outline of the area where works are proposed to be conducted (no detail of the works to actually be shown).
 - (c) The extent of proposed cut / fill throughout the site at 250mm intervals.
 - (d) Suitable levels / contours of finished surface levels to Australian Height Datum.
 - (e) Details of any batters within the subject site or consents from adjoining property owners to batter into adjoining properties.
 - (f) The location of any temporary stockpiling.
 - (g) Suitable tapering of the land to the property boundaries and the Transmission Easement (or consent from the relevant authority)
 - (h) Suitable cross-sections throughout; and
 - (i) Documentation confirming how drainage will be managed as part of the cutting / filling operations.
 - (j) A notation stating that this plan does not constitute engineering approval for civil infrastructure and that approval of details engineering plans is required prior to the installation of any civil infrastructure.

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9. Before any works for bulk earthworks (cutting / filling) start:
- (a) Any site remediation works required by this permit must be conducted to the satisfaction of Council.
 - (b) A Site EMP for bulk earthworks (filling) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority in accordance with the relevant conditions of this permit. The Site EMP for bulk earthworks (filling) must consider temporary drainage arrangements to ensure there is no adverse impact on neighbouring properties as a result of the bulk earthworks (filling) prior to the carrying out of works for the ultimate drainage infrastructure under the permit.
10. While bulk earthworks (cutting / filling) are occurring on site, the following conditions must be complied with to the satisfaction of the Responsible Authority:
- (a) Civil infrastructure which requires approval of detailed engineering plans by Council and / or supervision by Council contractors must not be installed without the written consent of the Responsible Authority.
 - (b) The proposed cut and fill works on this property must not impede the natural flow of water through any existing watercourses where such a blockage would create any additional flooding that will be detrimental to the properties surrounding this site or deprive any surrounding properties from a reasonable flow of water through the watercourse. Stormwater must continue to flow through the site.
 - (c) Conditions 22, 23, 44, 67, 68, 69, 70, 71 and 72 of this permit.

Miscellaneous

- 11. The subdivision master plan and any other documentation endorsed to form part of the permit must not be altered or modified without the prior written consent of the Responsible Authority.
- 12. The subdivision must proceed in the order of stages shown on the endorsed Subdivision Master Plan unless otherwise agreed in writing by the Responsible Authority.

Small Lot Housing Code

- 13. Prior to the certification of the Plan of Subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 72.04 of the Casey Planning Scheme.
- 14. The plan of subdivision submitted for certification must identify whether Type A or Type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

Section 173 Agreement

- 15. Prior to the certification of a plan of subdivision or at such other time which is agreed between

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Council and the owner, if required by Council or the owner, the owner must enter into an agreement or agreements under section 173 of the Planning and Environment Act 1987 which provides for the implementation of the Public Infrastructure Plan approved under this permit.

Infrastructure Contributions

16. The Monetary Component and the Land Equalisation Amount of the infrastructure contribution required by the incorporated Cardinia Creek South Infrastructure Contributions Plan must be paid to the Collecting Agency in the manner specified by the Collecting Agency before the earliest of the following:

- (a) If the development of the land involves a plan under the **Subdivision Act 1988**, then not more than 21 days prior to the issue of a statement of compliance with respect to that relevant plan of subdivision;
- (b) If the development of the land requires a building permit, then prior to the issue of the building permit -

or at such other time which is set out in an agreement between the Owner and Council in its capacity as responsible authority and collecting agency.

Where the land is to be developed in stages, prior to the issue of a statement of compliance in respect of any stage after the first stage, a schedule of infrastructure contributions must be submitted with each stage of the plan of subdivision. The schedule of infrastructure contributions must show the amount of the infrastructure contributions payable for each future stage and the value of contributions paid for prior stages to the satisfaction of the collecting agency.

17. If the land to which this planning permit applies includes any Inner Public Purpose Land, that Inner Public Purpose Land must be provided:

- (a) in the case of Inner Public Purpose Land required for a road, the Development Agency responsible for the use and development of the land for the road; and
- (b) in any other case, to the Collecting Agency –

by

- (c) setting aside on a plan under the **Subdivision Act 1988** the Inner Public Purpose Land required for a road so as to vest in the Development Agency responsible for the use and development of that land as a road; and
- (d) setting aside on a plan under the **Subdivision Act 1988** any other Inner Public Purpose Land so as to vest in the Collecting Agency.

18. The plan referred to in Condition 17 above must be lodged for registration under Section 22 of the Subdivision Act 1988 within the time specified in the endorsed Public Infrastructure Plan or at a time agreed between the Owner of the land, the responsible authority and the collecting agency.

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Actions Prior to Works and/or Certification

19. Prior to the certification of any plan of subdivision (or a relevant stage of a subdivision), or otherwise as agreed by the Responsible Authority, building envelopes in accordance with Part 4 of the Building Regulations must be submitted to the Responsible Authority for approval for lots of between 250 square metres and 500 square metres where the Small Lot Housing Code is not applied, all to the satisfaction of the Responsible Authority. Once approved the plans will be endorsed and form part of the permit. The building envelopes must be designed to consider the provision of solar access and any other requirements provided on the plans endorsed to the permit as relevant, and must show:
- (a) At least a 4 metre front setback to all lots, unless otherwise agreed to by Council.
 - (b) At least a 1 metre offset from any boundary abutting a reserve.
 - (c) At least a 2 metre offset from any boundary abutting a side street.
 - (d) A Build to Boundary Zone must only apply to one side boundary. This can be shown on both side boundaries with a notation stipulating that only one of these zones can be utilised per lot in relation to the location of the crossover provided to that lot.
20. Prior to the certification of any plan of subdivision (or a relevant stage of a subdivision), or otherwise as agreed by the Responsible Authority, any restrictions on the plan of subdivision including relevant "Design Guidelines" and / or Memorandum of Common Provisions must be submitted to the Responsible Authority for approval and applied to all lots to the satisfaction of the Responsible Authority. Once approved, the restrictions and associated documentation will be endorsed and form part of the permit. The Restrictions / Design Guidelines / Memorandum of Common Provisions must include (unless otherwise agreed to by Council or unless the Small Lot Housing Code is to apply):
- (a) A restriction that does not allow garage openings to occupy more than 40% of the width of the primary frontage, unless the dwelling is to be two or more storeys.
 - (b) A restriction that does not allow garages or carports to be setback less than 5.5 metres from the primary frontage.
 - (c) Differentiation of fencing restrictions for corner lots as opposed to standard lots in relation to fencing of a side boundary, acknowledging that corner lots should address both the primary and secondary street frontage.
 - (d) A consent mechanism with respect to building outside of a building envelope with the written consent of the Responsible Authority.
 - (e) A requirement / restriction which requires each dwelling on each lot to be provided with a minimum 3000 litre rainwater tank which is connected to all toilets and the laundry within the dwelling.
 - (f) A requirement / restriction which requires the planting of a minimum one suitably sized canopy tree within the front of each dwelling / lot.

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- (g) Expiry clauses to all restrictions.
21. Unless with the written consent of the Responsible Authority, prior to the certification of the first plan of subdivision, the following works must have been completed:
- (a) Thompsons Road west of DCP Project IN-53-06 to the existing sealed section of Thompsons Road (east of its intersection with Bells Road), identified in part as DCP Project RD-53-01B in the *Clyde Development Contributions Plan* (and inclusive of bridge / culvert works identified as BR-53-04) must have reached a stage of practical completion to urban standards and provide a sealed road connection to Smiths Lane to the satisfaction of the Responsible Authority and VicRoads.
 - (b) The Thompsons Road / North-South Connector (East of Bells Road {Smiths Lane}) intersection, identified as DCP Project IN-53-06 in the *Clyde Development Contributions Plan*, must have reached a stage of practical completion to the satisfaction of the Responsible Authority and VicRoads.
 - (c) Smiths Lane from DCP Project IN-53-06 in the Clyde Development Contributions Plan to the south-west corner of the subject site and inclusive of access to Lot A on PS826172P, must have reached a stage of practical completion to the satisfaction of the Responsible Authority.
22. Prior to the commencement of any works within Stage 5, Stage 6 or Lot A on PS826172P, a Construction Environment Management Plan (CEMP) within the main activity area and the filled area (shown on Figure 5) of the Preliminary Soil Contamination Report must be submitted to the Responsible Authority. The CEMP is required to:
- (a) Ensure that potential aesthetic issues associated with shallow concrete footings, brick, bluestone and underground services are removed appropriately, preferably under environmental supervision
 - (b) Ensure that building demolition materials as well as redundant farm equipment and waste buildings materials are removed from site adequately.
 - (c) Ensure that the building contractor is made aware of the offsite soil classification of the soils with the main activity area (EPA Category C Contaminated Soil) should soil require disposal offsite. In addition, procedures should be included in the CEMP to allow for soil within the main activity area to be stockpiled and re-classified separately by a suitably qualified environmental professional in accordance with EPA Industrial Waste Resource Guidelines (621 and 702).
 - (d) That asbestos containing materials which are noted/suspected to be present in some farm sheds are investigated and removed in accordance with Worksafe and EPA regulations
23. Prior to the certification of Stage 5 or Stage 6 or prior to the commencement of any filling works within Stage 5, Stage 6 or Lot A on PS826172P (whichever comes first), confirmation must be provided by a suitably qualified environmental consultant that the site remediation works as identified in the Preliminary Soil Contamination report submitted with this application has been conducted. This confirmation must be in the form of a suitable written submission with accompanying technical assessment / documentation (including testing data if necessary) and

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must state that the site is clear of contamination and suitable for residential purposes and other sensitive land uses such as a school site.

If the environmental consultant recommends any further remediation works or testing be conducted, these must be conducted prior to certification of any plan of subdivision and before commencement of works associated with the subdivision for any stage.

24. Before any plan of subdivision is certified under the *Subdivision Act 1988*, for each stage of the subdivision, a schedule of lots created and housing densities, must be submitted to Council showing the number of lots created in the stage together with cumulative totals of any lots created and housing densities in earlier stages of the subdivision, to the satisfaction of the Responsible Authority.
25. Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.
26. Prior to the certification of the relevant plan of subdivision, streets must be named to the satisfaction of the Responsible Authority.
27. Prior to the certification of any plan of subdivision, the plan must be referred to the following authorities (as relevant) under Section 8 of the *Subdivision Act 1988*:
 - (a) APA Group (APT O&M Services Pty Ltd);
 - (b) AusNet Transmission Group;
 - (c) AusNet Electricity Services Pty Ltd;
 - (d) Country Fire Authority;
 - (e) Melbourne Water;
 - (f) Transport for Victoria;
 - (g) South East Water; and
 - (h) VicRoads.

Certification Plans

28. The plans submitted for certification must be in accordance with the endorsed plans but modified to show to the satisfaction of the Responsible Authority and relevant servicing authorities:
 - (a) All easements required by servicing authorities as well as any easements required by the Responsible Authority over any temporary drainage assets which are to be managed by the Responsible Authority.
 - (b) Building envelopes and the creation of restrictions to accord with those identified on plans / documents endorsed to the permit.

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- (c) Unless otherwise agreed in writing by the responsible authority, road reserve and court head dimensions in accordance with the Growth Area Authorities standard drawings.
- (d) Any land required to be set aside for the purpose of road widening and to be vested in Council in accordance with any relevant condition of this permit.
- (e) Any tree reserves to be vested with the City of Casey.
- (f) All bearings, distances, street names, lot numbers, lot sizes, reserves and easements.

Functional Layout Plans

- 29. Prior to the submission of engineering plans, a functional layout plan for the development must be submitted to and approved by the Responsible Authority. The plan must be in accordance with the Surface/Stormwater Management Strategy, Alluvium, April 2019. The plan must show the provision for management of the minor and major flow, the proposed alignment for pipes conveying the 20 percent annual exceedance probability (AEP) flows and the overland flow paths for the 1 percent AEP storm event. Any road or access way intended to act as a stormwater overland flow path must be shown to meet the floodway safety criteria to the satisfaction of the Responsible Authority. The floor level of each new lot/dwelling must be in accordance with the requirements of the Responsible Authority.

Actions Prior to Construction

- 30. Fourteen (14) days before the development starts a site specific Environmental Management Plan (Site EMP) must be submitted to and approved by the Responsible Authority. The Site EMP must be prepared in accordance with Council's 'Site EMP Kit' to the satisfaction of the Responsible Authority. No alterations to the Site EMP may occur without the consent of the Responsible Authority. All works must be undertaken in accordance with the approved Site EMP to the satisfaction of the Responsible Authority.

In preparation of the Site EMP, the applicant must use the environmental protection measures as set out in EPA's publication 480 "Environmental Management Guidelines for Major Construction Sites" unless it can be demonstrated that alternative techniques can fulfill the specified site requirements.

- 31. Before any road/drainage works associated with each stage of the subdivision start, detailed construction plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and submitted electronically as a PDF. The plans must include, as relevant:
 - (a) Fully sealed pavements with kerb and channel (or rollover kerbs where appropriate) to dimensions generally in accordance with the relevant road cross-sections in the incorporated Cardinia Creek South Precinct Structure Plan applying to the land but including approximately 30% of local street cross sections (including connector streets) varying from the relevant 'standard' cross section contained within the incorporated Cardinia Creek South PSP including through variations to:
 - (i) traffic management devices;

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- (ii) street tree placement;
- (iii) footpath or carriageway placement;
- (iv) create a boulevard effect;
- (v) carriageway or parking bay pavement; and
- (vi) tree outstand treatments.

For the purposes of this requirement, changes to street tree species between or within streets do not constitute a variation. Alternative cross sections must ensure that:

- (vii) minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets with minimal trafficable widths of:
 - 7.3 metres where cars park on both sides;
 - 5.4 metres where cars may park on one (1) side; and,
 - 3.5 metres where no parking, along with 0.5 metre clearance to structures on either side. If this width applies there must be passing bays of at least 20 metres long and 6 metres wide located not more than 200 metres apart,unless otherwise agreed by the Country Fire Authority.
- (viii) the performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained.
- (ix) relevant minimum road reserve widths for the type of street as identified in the Cardinia Creek South PSP are maintained, unless otherwise approved by the Responsible Authority.

- (b) Traffic management devices;
- (c) Vehicle exclusion fencing where necessary;
- (d) Where a detailed construction plan contains a road identified as a bus route within the Cardinia Creek South PSP applying to the land, the cross section of the road must comply with the Cardinia Creek South PSP and be to the satisfaction of Public Transport Victoria;
- (e) Corner splays, as required, to suit the road function;
- (f) Driveway links designed to provide one (1) visitor space per lot served by the link;
- (g) Concrete footpaths and/or shared paths in accordance with the Cardinia Creek South PSP and the amended subdivision layout plan endorsed under the permit on both sides of each roadway with the exception of the side of a road that abuts a public open space;
- (h) A vehicular crossing to each lot, except those nominated as a medium density lot or

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superlot on the endorsed plan, designed in accordance with the Growth Areas Authority Standard Drawings unless otherwise agreed. Unless an alternative treatment is approved by the Responsible Authority, crossovers on lots with frontages of 10 metres or less must abut a crossover on an abutting lot to create a combined crossover of no more than 7 metres in width (excluding splays) at the kerb. Crossovers should be:

- (i) located on the long side of corner sites where roundabout splitter islands will hinder access.
 - (ii) located a minimum of 1 metre from any service facilities.
 - (iii) offset a minimum of 6 metres from the tangent point of any side streets (refer to Australian Standards, Parking Facilities, Part 1: Off-street car parking).
- (i) Temporary turnaround areas within the site for waste collection vehicles (8.8 metres in length) at the dead end of any road;
- (j) Drainage systems in accordance with the approved drainage FLP and calculations, including:
- (vi) all aspects of the stormwater drainage system including drainage reserves and retarding basins, wetlands, stormwater connections and outfalls and any Water Sensitive Urban Design Measures (if relevant);
 - (vii) features to prevent litter, sediment and oils from entering the drainage system and/or cut-off drains to intercept stormwater run-off from adjoining properties. Such features may be suitably sized litter traps for surface rubbish, oil and sediment. These devices must be constructed within the works upstream of the outfall drain for the subdivision;
 - (viii) measures to satisfy the objectives of “Best Practice Environmental Management Guidelines” (CSIRO 1999) to reduce or retain in total 80% of suspended solids, 45% phosphorus, 45% nitrogen; and 70% litter/ gross pollutants larger than 5mm” and meet the intended outcomes of Clause 56 of the planning scheme to the satisfaction of the Responsible Authority; and
 - (ix) construction details of any temporary drainage works approved by Melbourne Water and the Responsible Authority, along with details of any safety measures, edge treatments and separation distances between those works and the land being subdivided;
- (k) Permanent survey marks, levelled to the Australian Height Datum and coordinated to the Australian Map Grid;
- (l) The location of street lighting;
- (m) Any water sensitive urban design features;
- (n) Details of any cut and fill;

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- (o) Services located in shared trenches wherever possible,
- (p) Fibre optic conduit network throughout the subdivision;
- (q) All concrete and construction materials used on site must comply with AS 2159-2009 and AS 3600-2009;
- (r) All shared paths / off-road bike paths as required by the Cardinia Creek South PSP and as illustrated on the endorsed subdivision master plan; and
- (s) In locations identified where groundwater will interact with underground infrastructure, engineering plans are to be accompanied by a suitable supplementary hydro-geological assessment which provides advice with respect to the design and installation requirements for all deep sub-surface infrastructure prior to the installation of such infrastructure. The engineering plans are to incorporate any recommendations of the supplementary advice.

The detailed construction plans must include, at the relevant stage as identified on the public infrastructure plan endorsed under this permit, any lot or reserve previously created from the parent title that has yet to be embellished/serviced in accordance with the requirements of this permit.

Detailed Landscape Construction Plans

32. Before the start of any landscaping works for any stage of the subdivision, unless otherwise agreed by the Responsible Authority, a detailed landscape plan and plant schedule for that stage prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must show the proposed landscape and plant schedule for all public open space areas, including streetscapes, parkland water retention areas, buffer zones, service corridors and community uses. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and submitted electronically as a PDF. The landscaping plan must be generally in accordance with the landscape master plan approved under the relevant condition of this permit, except that the plan must show (unless otherwise agreed):
- (a) Existing vegetation that is approved to be retained;
 - (b) New plantings including their layout to be provided in all road, open space, plantation and municipal reserves; Street trees must not be planted within 3 metres of any existing or proposed vehicle crossover unless otherwise agreed.
 - (c) A detailed plant schedule including all proposed tree, shrub, groundcover and climbing plant species;
 - (d) The proposed location and final set out of paths, areas of pavement, playgrounds, play items, structures and street furniture;
 - (e) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;

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- (f) Additional supporting information, such as certified structural designs or building forms;
- (g) A-Spec digital documentation for open space assets must be provided at Practical Completion stage of landscape construction in a format consistent with other conditions of this permit.
- (h) All species selected must be to the satisfaction of the Responsible Authority.

Note: Before the issue of Practical Completion for any landscape works required to be completed by the developer, the developer must provide to the Responsible Authority A-Spec digital documentation for open space assets in a format consistent with the street tree master plan and/or open space landscape master plan endorsed under this permit.

All species selected must be to the satisfaction of the Responsible Authority.

- 33. The developer must notify the Responsible Authority a minimum of seven (7) days prior to commencing street tree planting and landscaping so that surveillance of the works can be undertaken.

Engineering Fees

- 34. Before approval of the engineering plan/s submitted under Section 15(1) of the *Subdivision Act* 1988, the developer must pay Council an amount equivalent to 0.75% of the estimated cost of constructing the works proposed on the engineering plan.
- 35. Before the issue of a Statement of Compliance for the plan of subdivision under the *Subdivision Act* 1988, the developer must pay Council an amount equivalent to 2.5% of the estimated cost of the works which are subject to supervision in accordance with Section 17(2)(b) of the *Subdivision Act* 1988.

Growth Areas Infrastructure Contribution

- 36. Before the issue of a Statement of Compliance for any plan of subdivision under this permit which proposes to vest land in Council, the owner must provide Council with written evidence from the State Revenue Office or Victorian Planning Authority which demonstrates that there will be no Growth Areas Infrastructure Contribution liability in respect of any land to be vested in Council on that plan, or alternatively evidence of payment of that Contribution to the satisfaction of the Responsible Authority must be provided prior to the issue of a Statement of Compliance for the relevant stage in which the land will be embellished/serviced in accordance with the endorsed public infrastructure plan.

Actions prior to the issue of a Statement of Compliance

- 37. Prior to the issue of a Statement of Compliance for the first stage of the subdivision under the *Subdivision Act* 1988, sealed road access must be available to the site from Thompsons Road to the satisfaction of the Responsible Authority.

This includes the construction of all intersections required under this permit to the Satisfaction of the Responsible Authority.

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38. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the developer must construct in accordance with the approved detailed construction plan/s and to the satisfaction of the Responsible Authority:
- (a) Roads, including traffic management devices, kerb and channel, footpaths, shared foot/cycle paths and vehicular crossings to each lot;
 - (b) Drainage and any water sensitive urban design features;
 - (c) Fibre optic conduits;
 - (d) Permanent survey marks, levelled to the Australian Height Datum and coordinated to the Australian Map Grid;
 - (e) Temporary turnaround areas;
 - (f) Any tree protection fencing; and
 - (g) Lighting of roads and pedestrian/cycle paths designed and provided in accordance with *Australian Standard 1158.1*.
39. Before the issue of a Statement of Compliance under the *Subdivision Act 1988* the stormwater drainage must be:
- (a) Constructed in accordance with the stormwater drainage design approved by Council; and
 - (b) Provide a legal point of stormwater discharge for each allotment,
- all to the satisfaction of the responsible authority and any relevant other drainage authority.
40. Prior to the issue of Statement of Compliance, a Maintenance Management Plan must be submitted to and approved by Council where appropriate for all Water Sensitive Urban Design infrastructure (including but not limited to wetlands, sediment basins, retarding basins, swales, bioretention basins, GPT's). The Maintenance Management Plan must include:
- (i) A schedule of assets including both temporary and long-term measures.
 - (j) A maintenance regime for the maintenance period which is the life of the development or 2 years, whichever is greater.
 - (k) A record of the maintenance works undertaken during the maintenance period must be submitted to Council prior to handover.
 - (l) The On-going Council maintenance responsibilities, once Final Completion is issued.
41. Prior to the issue of a Statement of Compliance, each lot in the relevant stage must be drained to the satisfaction of the Responsible Authority.
42. Any temporary drainage works must be installed to the satisfaction of the Responsible Authority before the issue of a Statement of Compliance for the relevant stage.

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43. Prior to the issue of a Statement of Compliance, or such later date as approved in writing by the Responsible Authority, all public open space areas, including, parklands, water retention areas, buffer zones, service corridors, community use areas and all streetscapes including road and plantation reserves must be landscaped and planted as shown on the approved landscape construction plans, or bonded, to the satisfaction of the Responsible Authority.
44. All filling on the site over 300mm must be carried out, supervised, completed and recorded in accordance with AS 3798 - 2007 (Guidelines on earthworks for commercial and residential developments) to specifications to the satisfaction of the Responsible Authority. The geotechnical authority responsible for supervision and testing under this condition must be independently engaged by the applicant and not be engaged by the contractor carrying out the works. Before the issue of a Statement of Compliance unless otherwise agreed in writing by the Responsible Authority, compaction test results and a report shall be provided to the satisfaction of the Responsible Authority.
45. Before the issue of any Statement of Compliance for a plan of subdivision, or, the final statement of compliance for a plan of subdivision if the land is to be developed in stages, all existing above ground electricity cables of less than 66kv voltage must be placed underground as part of the upgrade of existing roads at the cost of the developer and to the satisfaction of the Responsible Authority and relevant authority.
46. Prior to the issue of a Statement of Compliance, all new electricity supply infrastructure (excluding substations and cables of a voltage 66kv or greater) must be provided underground.
47. Prior to the issue of a Statement of Compliance for the relevant stage, fees must be paid to the Responsible Authority to cover the costs of ten (10) years of maintenance of the traffic signals associated with any signalised intersection with Thompsons Road (i.e. DCP Project IN-53-06), if these signals are to be delivered as part of the approved subdivision. The applicable fee is to be in line with VicRoads "*Standard Requirements — Developer Funded Projects*," to the satisfaction of the Responsible Authority.
48. Before the issue of a Statement of Compliance for any plan of subdivision, the developer must provide to the Responsible Authority:
 - (a) Copies of the "as constructed" engineering roads and drainage drawings in the format of one A1 tracing per drawing.
 - (b) Survey enhanced "as constructed" digital data for all assets that will become the responsibility of Council, in accordance with the relevant current A-Spec specification. These specifications and supporting information are available from www.dspeg.com.au. Council's preferred format for the submission of the data is "MapInfo Native Format". A secondary format is "MapInfo MID/MIF". Grid Coordinates must be MGA Zone 55 (GDA94).
 - (c) Sketches of the details of the permanent survey marks.
49. Unless otherwise agreed by Public Transport Victoria, prior to the issue of a Statement of Compliance for any subdivision stage that includes a bus stop, bus stops must be constructed, at full cost to the permit holder, as follows:

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- (a) Generally in the location identified by Public Transport Victoria;
- (b) In accordance with the Public Transport Guidelines for Land Use and Development with a concrete hard stand area and access path;
- (c) Be compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002; and
- (d) Be provided with direct and safe pedestrian access to a pedestrian path.

All to the satisfaction of Public Transport Victoria and the responsible authority.

Mandatory Conditions for Subdivision Permits – Clause 66.01-1

50. 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.
51. Before the issue of a Statement of Compliance for the plan of 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.

Title Office Plans

52. The applicant must within four (4) weeks of the registration of the plans at the Land Titles Office send to the Responsible Authority:
- (a) A Certificate of Title for all land vested in the Responsible Authority on the plan of subdivision.
 - (b) A clear A3-size photocopy of the Title Office approved Plan of Subdivision.

Flora and Fauna

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53. The salvage and translocation of flora and fauna must be undertaken in the carrying out of works to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.
54. The removal, destruction or lopping of native vegetation and scattered trees as shown on Plan 6 – Native Vegetation Retention and Removal in the Cardinia Creek South Precinct Structure Plan must be undertaken in accordance with the ‘Final approval for urban developments in south-eastern growth corridor under the Melbourne urban growth program strategic assessment’ pursuant to Section 146B of the Environment Protection and Biodiversity Conservation Act 1999 (Cth).

Public Open Space & Reserves

55. Land required for public open space as a local or district park, as set out in the Cardinia Creek South Precinct Structure Plan or the Cardinia Creek South Infrastructure Contribution Plan, must be transferred to or vested in Council at no cost to Council unless the land is funded by the Cardinia Creek South Infrastructure Contribution Plan.
56. Where a tree reserve is required to be created, the tree reserve must be shown as vesting in Casey City Council by a registered plan of subdivision at no cost to Council.
57. The developer must construct and paint or suitably finish all fences along the common boundary between any tree/plantation reserves and the abutting lots to the requirements and satisfaction of the Responsible Authority.
58. The landscaping constructed in accordance with the endorsed approved landscape construction plans must be maintained to the satisfaction of the Responsible Authority, for a period of 24 months, (or other period as approved in writing by the Responsible Authority), following the granting of Practical Completion of landscape construction works.
59. Before the issue of Practical Completion for any landscape works required to be completed by the developer, the developer must provide to the Responsible Authority A-Spec digital documentation for open space assets in a format consistent with the street tree master plan and/or open space landscape master plan endorsed under this permit.

Roads and Traffic

60. The developer must provide the allocated street number on the kerb in front of each lot. The kerbside numbers must be 100mm white lettering on a black background located on the front of the kerb at the property frontage to the satisfaction of the Responsible Authority.
61. Unless otherwise agreed in writing by the Responsible Authority, access to each lot created must be provided via a sealed road.
62. Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed local road must be transferred to or vested as ‘road’ in the Roads Corporation (in the case of land for arterial roads under the Road Management Act 2004) or in Casey City Council (in the case of other roads) at no cost to the acquiring agency unless funded by the Cardinia Creek South Infrastructure Contribution Plan or unless that land

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is included within a Public Acquisition Overlay in the scheme. For the purpose of this clause road widening includes the widening of the road reserve required to provide right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road to the satisfaction of the Roads Corporation.

Temporary Turning Areas

63. Any temporary turning areas to the land must be constructed in accordance with engineering construction plans approved by the Responsible Authority and maintained to the satisfaction of the Responsible Authority.
64. If the temporary turning area is to be retained after the relevant Statement of Compliance is issued, a bond of sufficient value to cover all reinstatement works must be lodged with the Responsible Authority before the Statement of Compliance is issued.
65. All works undertaken for a temporary turning area must be removed and all affected road pavement, concrete works, nature strips and other land must be reinstated to the satisfaction of the Responsible Authority when the turning area is no longer required.
66. A sign of at least 1 square metre in area must be displayed in a prominent position near the temporary turning area whilst the temporary turning areas are in operation advising that they are temporary turning areas only. The sign must be removed after the temporary turning areas are removed.

Environment Management

67. The land must be filled and constructed in a manner that does not:
 - (a) Cause an unreasonable amount of dust to be carried onto nearby land; and
 - (b) Adversely affect the drainage of adjacent land.
68. Appropriate sediment control measures must be undertaken during construction to ensure that the development site is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
69. All works must be undertaken in a manner that minimises soil erosion and adhere to Construction Techniques for Sediment Pollution Control, EPA 1991, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Responsible Authority.
70. All construction activities associated with the subdivision must be managed by the owner/developer so as to limit any inconvenience to existing residents in the vicinity of the works to the satisfaction of the Responsible Authority. The matters to be considered include but are not limited to site access, times of operation, dust, vibration, stormwater runoff etc.
71. The works must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) Transport of materials, goods or commodities to and from the land.

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- (b) Appearance of any building, works or materials.
- (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

72. All green waste generated from the clearing of land during the construction phase must be mulched or transported from the site as appropriate. Green waste must not be burnt on site.

Stormwater

- 73. Storm water must not be discharged from the site other than by means of an underground pipe drain discharged to an approved outlet to the satisfaction of the Responsible Authority.
- 74. Polluted drainage must not be discharged beyond the boundaries of the lot from which it emanates, or into a watercourse or easement drain, but must be treated and/or absorbed on that lot to the satisfaction of the Responsible Authority.

Reticulated Services

- 75. Reticulated water supply, drainage, sewerage facilities and underground electricity, gas and telecommunication services including fibre optic cable conduits must be provided to each lot shown on the endorsed plan.
- 76. Where a conduit crosses private land, an easement may be required in favour of the relevant authority.
- 77. Subject to South East Water agreeing to do so, the developer must enter into an agreement with South East Water requiring the subdivision to be reticulated with a dual pipe recycled water system to provide for the supply of recycled water from a suitable source or scheme to all lots and open space reserves within the subdivision.
- 78. Irrespective of whether the relevant water authority has entered into an agreement as contemplated, connection points for the third pipe are to be provided by the developer/landowner to all public open space at no cost to the relevant water authority or Council to facilitate irrigation of public open space using recycled water if it is to become available.

Aboriginal Cultural Heritage

- 79. The recommendations within approved Cultural Heritage Management Plan No. 12430 as approved by Aboriginal Affairs Victoria on 29th January, 2016 or any subsequent approved Plan, must be undertaken, prior to and during the construction of the subdivision hereby approved.

Substation / Kiosk Sites

- 80. Utility service substation/kiosk sites must not be located on any land identified as public open space or to be used for any Municipal purpose, unless otherwise agreed by the Responsible Authority.

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Referral Authority Conditions

81. **APA Group** conditions require:

- (a) Easements in favor of "Australian Gas Networks (VIC) Pty Ltd" must be created on the plan to the satisfaction of APT.
- (b) The plan of subdivision submitted for certification must be referred to APT O&M Services Pty Ltd, in accordance with Section 8 of the Subdivision Act 1988.

82. **AusNet Electrical Services Pty Ltd** conditions require:

- (a) 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.
- (b) The applicant must –
 - (i) Enter in an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.
 - (ii) Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.
 - (iii) 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.
 - (iv) 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.
 - (v) 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.
 - (vi) Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.
 - (vii) 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

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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.

- (viii) 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.
- (ix) 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.
- (x) 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.

83. AusNet Transmission Group conditions require:

- (a) Written agreement to the final plan of subdivision must be obtained from AusNet Transmission Group prior to certification.
- (b) The plan of subdivision must show the AusNet Transmission Group easement fully dimensioned on all affected lots.
- (c) The position of the easement must be adjusted where necessary to accord with the position of the existing transmission lines as determined by survey.
- (d) Approval must be obtained from AusNet Transmission Group as to the position of lot boundaries within the easement. Lot boundaries must have a minimum clearance of 10 metres from the nearest tower steelwork.
- (e) Approval must be obtained from AusNet Transmission Group as to the position and/or suitability of any roads that are proposed within the AusNet Transmission Group easement.
- (f) Details of proposed road construction and the installation of services within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.
- (g) Gates must be installed in any new boundary fences that cross the easement to enable access for AusNet Transmission Group vehicles.
- (h) Vehicles and equipment exceeding 3 metres operating height are not permitted on the easement during construction without prior written approval from AusNet Transmission Group.
- (i) All trees and shrubs planted on the easement must not exceed 3 metres maximum mature growth height.

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- (j) Natural ground surface levels on the easement must not be altered by the stockpiling of excavated material or by landscaping without prior written approval from AusNet Transmission Group.
- (k) Details of all future works within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

84. Country Fire Authority conditions require:

Hydrants

- (a) 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:
 - (i) 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.
 - (ii) 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)

Roads

- (b) 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 road width.
 - (i) 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 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
 - (ii) Curves must have a minimum inner radius of 10 metres.
 - (iii) Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

85. Melbourne Water conditions require:

- (a) Prior to the issue of a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water’s drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.

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- (b) Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to the issue of a Statement of Compliance for the subdivision, a Site Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.
- (c) Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.
- (d) Prior to endorsement of the Public Infrastructure Plan and prior to Certification of any Plan of Subdivision associated with the application, a stormwater management strategy including associated modelling must be submitted and approved by Melbourne Water and Casey City Council. The strategy must demonstrate the following:
 - (i) The proposed alignment for any 1 in 5 year drainage infrastructure and any associated overland flow paths directions for the 1 in 100 year ARI flood event;
 - (ii) That the lot layout adequately accommodates the overland flows and the current layout and/or number of lots may need to change.
 - (iii) The details of the outfall/s for the development and calculates the appropriate flow volumes and flood levels for the 100-year ARI storm event within the property;
 - (iv) The details of interim arrangements to mitigate risk to other landowners in the catchment prior to ultimate development of the catchment.
- (e) Prior to the endorsement of the Public Infrastructure Plan, Melbourne Water requires consultation into the delivery and staging of Development Services Scheme assets.
- (f) Prior to the Certification of any Plan of Subdivision associated with the application, a free draining outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s). The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property(s). Written acceptance from downstream landowner(s) and Council is to be forwarded to Melbourne Water for our records. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
- (g) Prior to endorsement of the Estate Subdivision and Staging Plan and prior to Certification of any Plan of Subdivision associated with the application, the drainage reserve allocation must be in accordance with the Cardinia Creek South Precinct Structure Plan unless otherwise agreed in writing by Melbourne Water.
- (h) Prior to endorsement of the Estate Subdivision and Staging Plan and prior to Certification of any Plan of Subdivision associated with the application Active edge treatment is required adjacent to the Melbourne Water waterway reserve. This includes any medium density sites as outlined in the Precinct Structure Plan. There are to be no lots directly abutting the waterway reserve.
- (i) Prior to Certification of any Plan of Subdivision associated with the application any interim treatment assets to be located external to precinct 1, must have in place a mechanism by which this area is to be appropriately identified for this purpose until the ultimate assets

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are finalised, to the satisfaction of Melbourne Water and Casey City Council.

- (j) Development must not increase flood levels on any other properties. Prior to endorsement of the Estate Subdivision Plan and prior to Certification of any Plan of Subdivision associated with the application an interim strategy is to be submitted to and accepted by Melbourne Water and Council which demonstrates that filling on site will be appropriately managed until the ultimate developed conditions for the whole of catchment. Melbourne Water may require amendments to the Estate layout for endorsement to reflect the accepted approach.
- (k) Prior to the Certification of any Plan of Subdivision associated with the application a functional design of works on any Development Services Scheme asset to be constructed in association with this permit must be submitted by application to Melbourne Water.
- (l) By compliance with Melbourne Water's Development Services Scheme, Stormwater runoff from the subdivision must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
- (m) Prior to the issue of a Statement of Compliance for the subdivision, engineering plans of the subdivision (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event.
- (n) All new lots are to be filled to a minimum of 300mm above the 1 in 100 year flood levels associated with any existing or proposed Melbourne Water underground drainage asset and all new lots are to be filled to a minimum of 600mm above the 1 in 100 year flood level associated with any existing or proposed Melbourne Water waterway, wetland and floodplain.
- (o) Prior to the issue of a Statement of Compliance for the subdivision, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records.
- (p) Alignment of roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
- (q) The subdivision is to make provision for overland flows from the upstream catchment utilising roads and/or reserves. Prior to commencement of works documentation must be submitted to demonstrate that the subdivision is appropriately catering for overland flows from the upstream catchment under current and future development scenarios.
- (r) Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
- (s) Easements or reserves shall be created over existing and proposed Melbourne Water assets on the Plan of Subdivision to the satisfaction of Melbourne Water.

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- (t) Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s). Temporary assets must be constructed, maintained and remediated at the cost of the Owner.
- (u) Prior to the issue of a Statement of Compliance for the subdivision, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.
- (v) Prior to the issue of a Statement of Compliance for any Plan of Subdivision associated with this application, Melbourne Water requires evidence demonstrating that appropriate interim drainage solutions have been implemented to mitigate the risk to downstream landowners. Council acceptance of any temporary drainage infrastructure should be forwarded to Melbourne Water.

86. **South East Water** conditions require:

Potable Water

- (a) The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.

Recycled Water

- (b) The owner of the subject land must enter into an agreement with South East Water for the provision of recycled water supply and fulfil all requirements to its satisfaction.

Sewer

- (c) The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.

General Conditions

- (d) All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply, recycled water supply and sewerage systems.
- (e) Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the Subdivision Act 1988.
- (f) The certified Plan of Subdivision will need to show sewerage supply easements over all existing and/or proposed South East Water sewer mains located within the land, to be in favour of South East Water Corporation pursuant to Section 12(1) of the Subdivision Act.

87. **Transport for Victoria** conditions require:

- (a) Prior to the issue of a Statement of Compliance for the stage of subdivision constructing Smiths Lane abutting the potential non-government school site a pair of indented bus stops with concrete pads must be constructed (Disability Discrimination Act compliant) to the satisfaction of Public Transport Victoria at the full cost to the permit holder.

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- (b) Any roundabouts constructed on roads designated a future public transport route within the subdivision, must be designed to accommodate ultra-low floor buses, to the satisfaction of the Head, Transport for Victoria. The use of speed humps, raised platforms, one-way road narrowing and 'weave points' must not be constructed on any portion of a road identified as a potential bus route.

88. VicRoads conditions require:

- (a) Unless otherwise agreed in writing by the Roads Corporation (VicRoads), before the certification of the plan of subdivision under the Subdivision Act 1988 by the Responsible Authority, the following must be submitted and approved to the satisfaction of VicRoads:
 - (i) Functional layout plan and traffic signal plan for the signalised intersection (IN-53-06) at the Thompson Road/Smiths Lane intersection as per the Clyde DCP.
- (b) Unless otherwise agreed in writing by VicRoads, prior to the issue of a Statement of Compliance for the relevant stage, the signalised treatment IN-53-06 as per the Clyde DCP, must be constructed to the satisfaction of and at no cost to VicRoads in accordance within VicRoads' approved functional layout plans.

Permit Expiry

89. This permit will expire if:

- (a) The subdivision is not started within two years of the date of this permit; or,
- (b) The subdivision is not completed within five years from the date of starting.

Where the subdivision is to be developed in stages, the time specified for the commencement of the first stage is two years from the date of this permit. The time specified for the commencement of any subsequent stage is ten years from the date of this permit and the time specified for the completion of each stage is five years from the date of its commencement.

The Responsible Authority may extend the commencement periods referred to if a request is made in writing before the permit expires or within six months after the expiry date.

NOTES:

- **Aboriginal Cultural Heritage:**
 - The applicant must comply with the requirements of the *Aboriginal Heritage Act 2006* at all times during the construction hereby approved,
- **AusNet Electrical Services:**
 - It is recommended that, at an early date the applicant commences negotiations with AUSNET ELECTRICITY SERVICES PTY LTD for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with

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the conditions to be issued).

Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.

Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.

- **AusNet Transmission Group:**

- It should be noted there are restrictions on development within the AusNet Transmission Group easement including roads, buildings, structures, earthworks, services and trees, and that vehicle access is required by AusNet Transmission Group at all times.
- Details of any proposed use of the AusNet Transmission Group easement must be submitted to and approved by AusNet Transmission Group before work is commenced on site. Information brochures are available from AusNet Transmission Group on request.

- **City of Casey Council:**

- The Site EMP Kit is available on the City of Casey's website, www.casey.vic.gov.au

- **Department of Environment, Land, Water and Planning:**

- On 5 September 2013 and 11 September 2014, approvals under Part 10 of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) were granted. The approvals apply to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013).
- The Commonwealth approvals have effect until 31 December 2060. The approvals are subject to conditions specified at Annexure 1 of the approvals. Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

- **South East Water:**

- The owner of the subject land is required to obtain a 'Notice of Agreement' from South East Water. All requirements must be fulfilled to its satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.
- AGREEMENT OPTIONS: The following South East Water agreement options are available:
 - 1) Application to enter into a Development Agreement-Works – If South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development
 - 2) Application For Notice of Agreement Subdivision-Non Works – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the

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development and the owner only requires Statement of Compliance to release the titles (i.e. subdivision prior to building)

- 3) Plumbing Industrial, Commercial, Units & Private Water application – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner wishes to commence construction of the building/s (i.e. building prior to subdivision)

To lodge an application please visit our website: www.southeastwater.com.au.

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

Applicant's Name & Address: Mirvac Victoria Pty Ltd
C/- Echelon Planning Pty Ltd
3 Prentice St
BRUNSWICK VIC 3056

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(NOTE: This Is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A Permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:-
 - the development or at any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivisions Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if:-
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:-
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision:-
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a Notice of Decision to Grant a Permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Digitally Signed by slorenzo
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