

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987

Permit No.:	PA2302419
Planning Scheme:	Hepburn Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	1 Raglan Street, Daylesford VIC 3460 (Lot 2 on Title Plan 826164A, Vol 12297 Folio 878)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.09-6	To construct two or more dwellings on a lot.
42.01-2	To construct or carry out works that will result in changes to surface level runoff
42.01-2	To construct a building or construct or carry out works
43.01-1	To construct a building or construct or carry out works.
52.06-3	To reduce the number of car parking spaces.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement

2. This permit will operate from the issued date of this permit.

Layout not altered

Date issued: XX Month XXXX

Date permit comes into operation: XX Month XXXX

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

3. The development as shown on the endorsed plans must not be altered (unless the Hepburn Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Amended Plans

4. Before the development starts, including bulk excavation and site preparation works, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the plans prepared by Group Architects, dated July 2023, but amended to show the following details:
- a) *[insert required details]*
 - b) *[insert required details]*.

Materials and colours schedule

5. Before the development starts, the materials and finishes schedule prepared by Group Architects, dated July 2023, must be approved and endorsed by the responsible authority. The plan must not be altered without the prior written consent of the responsible authority.
- The responsible authority may consent in writing to vary these requirements and the details in an approved schedule.

Landscape Plan

6. Before the development starts, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions and must include the following:
- a) layout of landscaping and planting within all open areas of the proposed lot boundaries
 - b) details of surface finishes of pathways and driveways
 - c) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
 - d) *[insert number]* canopy trees (minimum two metres tall when planted) in the following areas: *[specify location]*
 - e) details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation
 - f) Clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
 - g) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.
 - h) Replacing the tree/s to be removed *[specify tree species]* with a suitable species to the satisfaction of the responsible authority
 - i) *[insert other requirements]*.

Date issued: XX Month XXXX

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Completion of landscaping

7. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.

The responsible authority may consent in writing to vary this requirement.

Landscaping maintenance

8. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the responsible authority.

Site management plan

9. Before the development starts, including vegetation removal, demolition, bulk excavation and site preparation works, a construction management plan must be submitted to and approved by the responsible authority in consultation with Hepburn Shire Council. The report must outline how the development responds to Clause 56.08 of the Hepburn Planning Scheme. The plan must include requirements for managing:

- a) Erosion and sediment.
- b) Dust.
- c) Run-off.
- d) Litter, concrete and other construction wastes.
- e) Chemical contamination.
- f) Vegetation and natural features planned for retention.

Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.

The responsible authority may consent in writing to vary any of these requirements.

Environmentally sustainable design (ESD)

10. Before the development starts, an environmentally sustainable design statement (ESD) must be approved and endorsed by the responsible authority. The ESD statement must address Clause 15.01-2S of the Hepburn Planning Scheme.

The recommendations of the approved ESD statement must be implemented to the satisfaction of the responsible authority.

Implementation of ESD Statement Initiatives

11. Within six months of the occupation of the development, a report from the author of the endorsed report must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

Stormwater Management Plan

Date issued: XX Month XXXX

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12. Before the development starts, a stormwater management plan must be approved and endorsed by the responsible authority. The environmental management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Stormwater Strategy prepared by Axiom Consulting Engineers, dated 7 March 2022, and must:
- include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system
 - set out how the stormwater management system will be managed on an ongoing basis
 - demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations

Water sensitive urban design (WSUD)

13. Before the development starts, a WSUD report must be approved and endorsed by the Hepburn Shire Council. The report must outline how the development achieves best practice and responds to Clauses 53.15 and 56.07 of the Hepburn Planning Scheme. The WSUD report must include:
- Details of the proposed stormwater management system/s, including drainage works and retention, detention and discharges of stormwater to the drainage system.
 - A site layout plan showing the location of proposed stormwater treatment measures
 - A report including assessment from an industry accepted performance measurement tool such as STORM or MUSIC (or equivalent) outlining how the application achieves the objectives of the *Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999* (or as amended).
 - Design details, such as cross sections, to assess the technical effectiveness of the proposed stormwater treatment measures.
 - A site management plan which details how the site will be managed through construction.
 - A maintenance program which sets out future operational and maintenance arrangements.

The responsible authority may consent in writing to vary any of these requirements.

WSUD – implementation and management

14. The WSUD system approved by the Hepburn Shire Council and included in the endorsed WSUD report must be constructed, managed and maintained to the satisfaction of the Hepburn Shire Council.
15. The details of the WSUD must not be altered from the details in the endorsed WSUD report without the written consent of the Hepburn Shire Council.

Run-off control

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Signature for the responsible authority:

16. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Hepburn Shire Council, Goulburn Murray Water or Central Highlands Water drains or watercourses.

Shared Trenching

17. Reticulated services for water, gas, electricity and telecommunications must be provided in shared trenching to minimise construction costs and land allocation for underground services to the satisfaction of the Hepburn Shire Council. The responsible authority may consent in writing to vary this requirement.

Ongoing soil erosion control

18. All works must be undertaken in a manner that minimises soil erosion to greatest extent practicable, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Hepburn Shire Council.

Tree protection during construction

19. Before the development starts, including vegetation removal, demolition, bulk excavation and site preparation works, a tree protection fence must be erected around the trees retained to define a 'Tree Protection Zone'. The tree protection fencing and Tree Protection Zone must be established and maintained in accordance with the following requirements to the satisfaction of the Hepburn Shire Council:

- a) the tree protection fence must be constructed of star pickets and chain mesh or similar.
- b) the tree protection fence must remain in place until the development is completed
- c) the Tree Protection Zone must be covered by a 100 mm deep layer of mulch and watered regularly.

The Hepburn Shire Council may consent in writing to vary any of these requirements.

Vegetation – Notification of permit conditions

20. Before the development starts, including vegetation removal, demolition, bulk excavation and site preparation works, the permit holder must advise all persons undertaking the vegetation removal, development or works on site of all relevant permit conditions and associated statutory requirements or approvals.

Expiry - Development

21. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- a) The development is not started within two years of the date of this permit; or
 - b) The development is not completed within four years of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, the Responsible Authority may extend:

- a) The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.

Date issued: XX Month XXXX

Signature for the responsible authority:

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- b) The completion date referred to if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>

THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:

<i>Date of extension</i>	<i>Period of extension to commence use (specify date where possible)</i>	<i>Period of extension to commence development (specify date where possible)</i>	<i>Period of extension to complete development or any stage (specify date where possible)</i>	<i>Period of extension to certify plan of subdivision (specify date where possible)</i>

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit. This permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C87hepb to the Hepburn Planning Scheme.

WHEN DOES A PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if–
 - the development or 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 **Subdivision 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 five 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?

In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Administrative Tribunal for a review of any condition in this permit.

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