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

|  |  |
| --- | --- |
| **Permit No.:** | [Insert permit number] |
| **Planning scheme:** | [Insert planning scheme] Planning Scheme |
| **Responsible authority:** | [Insert responsible authority] |
| **ADDRESS OF THE LAND:** | [Insert street address] ([Insert parcel description]) |

**THE PERMIT ALLOWS:**

|  |  |
| --- | --- |
| **Planning scheme clause No.** | **Description of what is allowed**  [All matters that the responsible authority has decided to grant the permit for must be included in the description of what the permit allows.] |
| [Insert planning scheme clause] | [Insert planning scheme provision] |
| [Insert planning scheme clause] | [Insert planning scheme provision] |
| [Insert planning scheme clause] | [Insert planning scheme provision] |

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

[Insert conditions as required]

**THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:**

|  |  |  |
| --- | --- | --- |
| *Date of amendment* | *Brief description of amendment* | *Name of responsible authority that approved the amendment* |
|  |  |  |

**THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| *Date of extension* | *Period of extension to commence use (specify date where possible)* | *Period of extension to commence development (specify date where possible)* | *Period of extension to complete development or any stage (specify date where possible)* | *Period of extension to certify plan of subdivision (specify date where possible)* |
|  |  |  |  |  |

USEFUL INFORMATION:

(the following information does not form part of this permit)

1. The permitted use or development may need to comply with, or obtain the following further approvals:
   1. [Insert as relevant, e.g. *The recommendations of a cultural heritage management plan approved under the* Aboriginal Heritage Act 2006, or *a building permit under the* Building Act 1993].

**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. [insert planning scheme number] to the [insert 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.