

PLANNING PERMIT

Permit No. PA22-0447
Planning scheme Casey Planning Scheme
Responsible authority City of Casey

ADDRESS OF THE LAND:

350S Hardys Road CLYDE NORTH VIC 3978 Lot A PS 826176F, Lot PC 379042G 270S Hardys Road CLYDE NORTH VIC 3978

THE PERMIT ALLOWS:

Multi Lot Subdivision, Creation/Alteration of Easements and Restrictions, Subdivision adjacent to a Road in a Transport Zone Category 1 and Removal of Easement on Lot A

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions: 1-109 and Notes (Inclusive)

Actions prior to the certification of a plan of subdivision

Amended Subdivision Master Plan Required

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 then form part of the permit. The plan must be drawn to scale with dimensions. The plan must be generally in accordance with the *Indicative Subdivision & Staging Plan – Council – Wirrinda Precinct; 270 & 272 Hardys Road, Clyde North* (Version No: 07) prepared by Beveridge Williams dated 04.10.2022 (Job No: 1702037) (Sheet 1 of 1) submitted with the application but modified to show:
 - (a) All temporary drainage assets on the site or on adjoining site (including assets to be removed).
 - (b) The following notations included on the plans:
 - (i). 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.

The endorsed subdivision layout plan may be amended with the consent on the Responsible Authority.

Public Infrastructure Plan

2. Prior to the certification of the first plan of subdivision, a public infrastructure plan to the satisfaction of the Responsible Authority and the Development Agency 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. The plan must address the following:

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- (a) Clear identification of each precinct (1, 2 and 3) but use of shading / hatching or defined coloured lines and labels
- (b) Identify ALL DCP project across the Precincts on the map and within the Table / legend
- (c) The non government school to be labelled (or identified in the Legend)
- (d) What land may be affected or required for the provision of infrastructure works and the timing of when such land will be provided.
- (e) The provision, staging and timing of stormwater drainage works, including any temporary 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, including the temporary road connection.
- (g) The provision of public open space and tree reserves, including a notation as to how much of the public open space required by Clause 53.01 of the *Casey Planning Scheme* is being provided as a land contribution, with the remainder notated to be provided as a cash in lieu contribution.
- (h) Any distinction between the timing of the creation of any reserve or lot and its embellishment / servicing as necessitated to achieve allowed Growth Areas Infrastructure Contribution exemptions. Such must include a notation identifying the prohibition of the sale of lots or vesting of reserves created prior to their embellishment / servicing until such time as they are embellished / serviced with respect to the applicable conditions of the permit and a Statement of Compliance has been issued for the relevant stage in which they will be embellished / serviced.
- (i) The landscaping of any land.
- (j) What (if any) infrastructure set out in the *Clyde Development Contributions Plan* applying to the land is sought to be provided as “works in lieu” subject to the consent of Casey City Council.
- (k) Include the following notation:

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 Development Contributions Plan, will approve a proposal to carry out any DCP projects as works in kind. The permit applicant acknowledges that a separate and formal request to carry out a DCP project as a works in kind project is required.

The plan may be amended with the consent of the Responsible Authority.

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Street Tree Landscape Master Plan

3. Before the first plan of subdivision is certified, or with the prior written consent of the Responsible Authority, a **Street Tree Landscape Master Plan** prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and form part of the permit. The plan must be drawn to scale, fully dimensioned and a digital copy must be provided. The plan must show:
- (a) Vegetation that is approved to be removed and retained.
 - (b) Buildings and trees (including *Binomial names*) on neighbouring properties impacted by the permitted subdivision.
 - (c) Road reserve widths, including areas within road reserves set aside for the retention of existing vegetation.
 - (d) The general layout of street tree plantings, including the proposed tree species which are consistent with the following outcomes / principles:
 - (i) A diverse and future climate suitable range of species that will achieve a long-term green asset in 50+ years, with a canopy cover of at least 30 percent (to be demonstrated graphically on plan to scale).
 - (ii) Species must not generally be greater than 30 per cent from a particular botanical family, greater than 20 per cent from a particular botanical genus, and no greater than 10 per cent for a particular botanical species, within the development.
 - (iii) Mature tree sizes generally in accordance with road cross sections of the Clyde Creek PSP.
 - (iv) Provision of deciduous tree species on east/west aligned streets and evergreen tree species on north/south aligned streets.
 - (v) Planting of trees in vicinity of shared paths that will provide a minimum of 50 per cent shade cover to the shared paths at tree maturity.
 - (e) The location of fencing including tree, walkway and vehicle exclusion fencing.
 - (f) Indicative road reserve cross-sections with street tree planting illustrated.
 - (g) 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.*
 - (h) The indicative location of paths and trails in accordance with the amended subdivision layout plan endorsed to form part of the permit.

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

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Open Space Landscape Master Plan/Tree reserves

4. Before the plan of subdivision for a stage creating an open space or tree reserve is certified, or with the prior written consent of the Responsible Authority, an Open Space Landscape Master Plan or Tree Reserve Landscape Masterplan to the satisfaction of the Responsible Authority and prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and form part of the permit. The plan must be drawn to scale, fully dimensioned and a digital copy must be provided. 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 impacted by the proposed subdivision.
 - (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) All species selected must be to the satisfaction of the Responsible Authority.
 - (g) The proposed location of structures and furniture items.
 - (h) The proposed location of paths, trails and any other pavement areas.
 - (i) The proposed location of playgrounds including a list of proposed play elements and age groups of play.
 - (j) The location of fencing including tree, walkway, vehicle exclusion and open space reserve fencing.
 - (k) Retention of existing vegetation within public open space is at the discretion of the Responsible Authority and is subject to providing appropriate arboricultural assessment/reporting and inspection.
 - (l) 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 per cent (to be demonstrated graphically on plan to scale).
 - (m) Species nominated must not generally be greater than 30 per cent from a particular botanical Family, greater than 20 per cent from a particular botanical Genus, and no greater than 10 per cent for a particular botanical Species, within the development.

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- (n) Within open space reserves, the provision of a minimum of 50 per cent ground coverage is required in proportion to the percentage of mature tree canopy. Lawn is not considered understorey planting. This must utilise sustainable species, provide for connectivity for fauna, assist in mitigation of urban heat island impacts, and is designed in accordance with Safety by Design and WSUD Principles.
 - (o) 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.
 - (p) Consistency of planting, pathways and landscaping where open space continues from adjoining developments (Perch Estate) into the subject site.
5. Prior to the certification of a plan of subdivision that creates a lot with an area between 250 square metres and 500 square metres, a building envelope plan in accordance with Part 5 of the *Building Regulations* 2018 must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and then form part of the permit. The building envelope plan must apply to all lots with an area between 250 square metres and 500 square metres where the *Small Lot Housing Code* (Victorian Planning Authority, November 2019) is not applied. The building envelope plan must consider the provision of solar access and any other requirements of the plans endorsed to form part of the permit and show:
- (a) At least a 4 metre front setback to all lots, except:
 - (i) for lots of between 250 and 300 square metres opposite or abutting a passive or active open space area or local town centre / activity centre where the front setback can be reduced to 3 metres; or
 - (ii) for lots over 300 square metres which adjoin a bank / row of Small Lot Housing Code lots whereby a reduced setback may be considered to the satisfaction of the Responsible Authority.
 - (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 (zone) must only apply to one side boundary. This zone 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.
6. Prior to the certification of a plan of subdivision, restrictions on the plan of subdivision, which may include Design Guidelines and Memorandum of Common Provisions, must be submitted to and approved by the Responsible Authority. When approved, the restrictions will be endorsed and then form part of the permit. The restrictions must include:
- (a) A restriction that does not allow garage openings to occupy more than 40% of the width of the primary street frontage, unless the dwelling is two or more storeys.

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- (b) A restriction that does not allow garages or carports to be setback less than 5.5 metres from the primary street 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.

For the purposes of this condition, a corner lot is defined as a lot shown on the amended subdivision layout plan endorsed to form part of the permit that:

- (i) has two street frontages, or
 - (ii) has a side boundary that adjoins a Walk (10m road reserve).
- (d) A consent mechanism with respect to building outside of a building envelope with the prior written consent of the Responsible Authority.
7. Prior to the certification of a plan of subdivision that creates a lot with an area less than 300 square metres, a plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must identify lots with an area less than 300 square metres that are subject to a restriction on title requiring that the construction of one dwelling on a lot created must comply with the *Small Lot Housing Code* (Victorian Planning Authority, November 2019) incorporated pursuant to the Schedule to Clause 72.04 of the *Casey Planning Scheme*.
 8. Prior to the certification of a plan of subdivision that creates a lot with an area less than 300 square metres, a plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must identify whether Type A or Type B of the *Small Lot Housing Code* (Victorian Planning Authority, November 2019) applies to a lot with an area less than 300 square metres.
 9. Prior to the certification of any plan of subdivision, irrespective of whether South East Water has entered into an agreement as contemplated, the plan of subdivision must contain a restriction which provides that no dwelling or commercial building may be constructed on any lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.
 10. Prior to the certification of the first plan of subdivision, written advice relating to contamination, prepared by a suitably qualified environmental professional to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the written advice will be endorsed and will then form part of the permit.
 11. 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:

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- (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.
 - (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.
 - (viii). Demonstrate how post-development volumes are controlled to mimic pre-development conditions by achieving neutral or beneficial effect on the natural environment and receiving constructed system, waters or wetlands.
 - (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).
12. Before the first plan of subdivision is certified, a Stormwater Management Strategy to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. Once approved, the Stormwater Management Strategy will be endorsed and form part of the permit. The strategy must include:
- (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 per cent annual exceedance probability (AEP) flows and the designated overland flow paths that will convey the 1 per cent AEP gap flows.

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- (d). Calculations showing that any road or access way intended to act as an overland flow path satisfies the floodway safety criteria.
- (e). Calculations must be in accordance with the guidance provided in the current Australian Rainfall and Runoff.
- (f). Stormwater quality treatment outlining how water quality targets will be met.
- (g). Any outfall arrangements or staging of infrastructure to support the development.
- (h). Details on how stormwater from the land will be managed with temporary treatment before the ultimate infrastructure being completed.

Any changes to the sub-division layout will require an amended Stormwater Management strategy to be prepared to the satisfaction of the responsible authority.

- 13. Prior to certification of the plan of subdivision, a free drainage outfall is to be arranged to the satisfaction of the Responsible Authority and affected downstream property owner(s). Written acceptance from the downstream landowners must be provided.
- 14. Before the first plan of subdivision is certified, any temporary drainage solution to the satisfaction of the responsible authority proposed to be implemented must be submitted to and approved by the responsible authority. Once approved, the temporary drainage solution will be endorsed and form part of the permit. The temporary drainage solution must include:
 - (a). The provision of a sediment basin to manage water quality and retarding basin to mitigate additional flow.
 - (b). The sediment pond must be designed to capture 95 per cent of coarse particles $\geq 125 \mu\text{m}$ diameter for the peak three-month ARI flow.
 - (c). The retarding basin must limit the rate of stormwater discharge for storm events up to and including the 1 per cent AEP storm, to the predevelopment rate.

Any temporary solution must be located entirely within the boundaries of the subdivision unless prior written consent from adjoining property owner(s) is received to construct on their land.

- 15. Before the first plan of subdivision is certified, a Maintenance Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority for all water infrastructure (including but not limited to wetlands, sediment basins, retarding basins, swales, bioretention basins, GPTs, centralised stormwater harvesting systems etc). Once approved, the plan will be endorsed and form part of the permit. The Maintenance Management Plan must include:
 - (a). A schedule of assets including both temporary and permanent measures.
 - (b). A maintenance regime for the maintenance period which is the life of the development or 2 years, whichever is greater.

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- (c). A record of the maintenance works undertaken during the maintenance period must be submitted to the responsible authority within 24 hours of being requested by the responsible authority and once final completion is issued.

The approved Maintenance Management Plan must be complied with at all times.

16. Unless with the prior written consent of the Responsible Authority, prior to the certification of the first plan of subdivision, the construction of the following *Clyde Development Contributions Plan* (the DCP) projects must have reached practical completion to the interim urban standard shown in the DCP to the satisfaction of the Responsible Authority and the Department of Transport (previously VicRoads):
- (a) Thompsons Road / Bells Road intersection (DCP Project ID IN-53-04);
 - (b) Bells Road culvert over Ti Tree Creek (DCP Project ID BR-53-03);
 - (c) Bells Road / St Germain Boulevard intersection (DCP Project ID IN-53-08);
 - (d) Bells Road (DCP Project ID RD-53-03A) located between the Bells Road / St Germain Boulevard intersection (DCP Project ID IN-53-08) and the Bells Road / Tuckers Road intersection (DCP Project ID IN-53-11);
 - (e) Bells Road / Tuckers Road intersection (DCP Project ID IN-53-11);
 - (f) Tuckers Road over the Victorian Desalination Project easement (DCP Project ID BR-53-05);
 - (g) Bells Road (DCP Project ID RD-53-03A) located between the Bells Road / Tuckers Road intersection (DCP Project ID IN-53-11) and the Bells Road / Hardys Road intersection (DCP Project ID IN-53-17);
 - (h) Bells Road over the Victorian Desalination Project easement (DCP Project ID BR-53-06);
 - (i) Bells Road / Hardys Road intersection (DCP Project ID IN-53-17); and
 - (j) Bells Road (DCP Project ID RD-54-04) located between the Bells Road / Hardys Road intersection (DCP Project ID IN-53-17) and the Bells Road / Road A (20m road reserve) intersection.
17. Prior to the certification of a plan of subdivision, streets must be named to the satisfaction of the Responsible Authority.
18. Prior to the certification of a plan of subdivision, the plan of subdivision 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.

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- (b) Building envelopes and the creation of restrictions to accord with those identified on plans / documents endorsed to the permit.
 - (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.
19. Prior to the certification of any plan of subdivision, the plan must be referred to the following authorities under Section 8 of the *Subdivision Act* 1988:
- (a) APT O&M Services Pty Ltd;
 - (b) AusNet Electricity Services Pty Ltd;
 - (c) Country Fire Authority;
 - (d) Department of Transport (previously Transport for Victoria)
 - (e) Department of Transport (previously VicRoads);
 - (f) Melbourne Water; and
 - (g) South East Water.

Bulk Earthworks

20. 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) The extent of proposed cut / fill throughout the site at 250mm intervals.
 - (c) Suitable levels / contours of finished surface levels to Australian Height Datum.
 - (d) Details of any batters within the subject site or consents from adjoining property owners to batter into adjoining properties.
 - (e) The location of any temporary stockpiling.
 - (f) Suitable cross-sections throughout; and

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- (g) Documentation confirming how drainage will be managed as part of the cutting / filling operations.
- (h) 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

21. 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.

22. 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.

Layout not altered;

23. The subdivision as shown on the endorsed plan and any other documentation endorsed to form part of the permit must not be altered without the prior written consent of the Responsible Authority.

Staged subdivision

24. The subdivision must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the Responsible Authority.

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Actions prior to works

25. Prior to the submission of detailed construction plans, a functional drainage layout plan for the development must be submitted to and approved by the Responsible Authority. The plan must show the provision for management of the minor and major flow (including provision for external catchment 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 proposed lot must be to the satisfaction of the Responsible Authority.
26. Before the development starts, engineering plans and drainage computations must be submitted to and approved by the Responsible Authority. The plans must be in accordance with the approved functional drainage layout plan and include the provision of sufficient on-site stormwater detention to limit the rate of stormwater discharge to the predevelopment rate to the satisfaction of the Responsible Authority. The plans must include the provision of a gross pollutant trap (GPT) prior to any piped discharge to the Melbourne Water waterway or permanent Council sediment basin. The drainage computations must be calculated in accordance with the guidance provided in *Australian Rainfall and Runoff* 2019.
27. 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 plans must be drawn to scale with dimensions. The plans must include, as relevant:
 - (a) Function layout plans for the interim and ultimate intersection of any internal road and Bells Road, or existing or future arterial road as approved by the Department of Transport and the responsible authority, along with detailed design of the interim intersection.
 - (b) 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 *Clyde Creek Precinct Structure Plan* (Clyde Creek PSP) 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 Clyde Creek PSP including through variations to:
 - (i) traffic management devices;
 - (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.

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For the purposes of this requirement, changes to street tree species between or within streets do not constitute a variation.

- (c) Alternative cross sections must ensure that:
- (i) 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.
 - (ii) the performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained.
 - (iii) relevant minimum road reserve widths for the type of street as identified in the Clyde Creek PSP are maintained, unless otherwise approved by the Responsible Authority.
- (d) All pedestrian priority crossing locations (including intersections), including dedicated crossing points of Heather Grove around the school site;
- (e) Heather Grove abutting the school site must be designed to achieve slow vehicle speeds;
- (f) All shared paths are to be provided with dedicated priority crossings at all Local Streets;
- (g) Any shared or two-way off-road bicycle path that intersects or crosses an internal road must be provided with pedestrian / bicycle priority;
- (h) Traffic management devices;
- (i) Vehicle exclusion fencing where necessary;
- (j) Where a detailed construction plan contains a road identified as a bus route within the Clyde Creek PSP applying to the land, the cross section of the road must comply with the Clyde Creek PSP to the satisfaction of the Department of Transport;
- (k) Corner splays, as required, to suit the road function;
- (l) Driveway links designed to provide one (1) visitor space per lot served by the link;
- (m) Concrete footpaths and/or shared paths in accordance with the amended subdivision layout plan endorsed to form part of the permit on both sides of each roadway with the exception of the side of a road that abuts a public open space;

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- (n) A vehicular crossing to each lot 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 3 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).
- (o) Temporary turnaround areas within the site for waste collection vehicles (8.8 metres in length) at the dead end of any road;
- (p) Temporary road connection works in accordance with the traffic management plan endorsed to form part of the permit;
- (q) Drainage systems, including:
 - (i) 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);
 - (ii) 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;
 - (iii) 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 *Casey Planning Scheme* to the satisfaction of the Responsible Authority;
 - (iv) the provision of sufficient on-site stormwater detention in accordance with the approved functional drainage layout plan to limit the rate of stormwater discharge to the predevelopment rate to the satisfaction of the Responsible Authority; and
 - (v) 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;
- (r) Permanent survey marks, levelled to the Australian Height Datum and coordinated to the Australian Map Grid;

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- (s) The location of street lighting;
- (t) Any water sensitive urban design features;
- (u) Details of any cut and fill;
- (v) Services located in shared trenches wherever possible;
- (w) Fibre optic conduit network throughout the subdivision; and
- (x) All concrete and construction materials used on site must comply with AS 2159-2009 and AS 3600-2009.

The detailed construction plans must include, at the relevant stage as identified on the public infrastructure plan endorsed to form part of the 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.

- 28. 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.
- 29. Before the commencement of works for a stage of subdivision, a Construction Management Plan that addresses Bushfire Risk Management must be submitted to and approved by the CFA. The Construction Management Plan must specify, amongst other things:
 - (a) Measures to reduce the risk from fire within the surrounding rural landscape and protect residents from the threat of fire.
 - (b) A separation buffer, consistent with the separation distances specified in AS3959-2009, between the edge of the development and non-urban areas.
 - (c) How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.
- 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.
- 31. Before the start of any landscaping works for any stage of the subdivision, or with the prior written consent of the Responsible Authority, a Detailed Landscape Construction Plan to the satisfaction of the Responsible Authority and prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the Responsible Authority. When approved, the Plan will be endorsed and form part of the permit. The plan must be drawn to scale, fully dimensioned and a digital copy must be provided. The plan must be generally in accordance with the Street Tree Landscape Master Plan approved under the relevant condition of this permit, but amended to show:

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- (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.
- (c) Street trees must not be planted within 3 metres of any existing or proposed vehicle crossover unless otherwise agreed.
- (d) A detailed plant schedule including all proposed tree, shrub, groundcover and climbing plant species for all public open space areas, including streetscapes, parkland water retention areas, buffer zones, service corridors and community uses.
- (e) All species selected must be to the satisfaction of the Responsible Authority.
- (f) The proposed location and final set out of paths, areas of pavement, playgrounds, play items, structures and street furniture.
- (g) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
- (h) Additional supporting information, such as certified structural designs or building forms.

Not less than 7 days before starting street tree planting and open space landscaping, the Responsible Authority must be notified to undertake surveillance of the works.

Before the practical completion of any stage of public streetscape, open space and drainage reserve landscape construction works, documentation to the satisfaction of the Responsible Authority for the completed subject stage(s) must be submitted and at no cost to the Responsible Authority in PDF and A-Spec electronic formats.

After the practical completion of any landscape works, the landscaping constructed in accordance with the endorsed Detailed Landscape Construction Plans must be maintained to the satisfaction of the Responsible Authority, for a period of 24 months or other specified period, with the prior written consent of the Responsible Authority.

32. A minimum of seven (7) days prior to the commencement of street tree planting and landscaping works, the developer must notify the Responsible Authority so that surveillance of the works can be undertaken.

During works

33. The *Salvage and Translocation Protocol for Melbourne's Growth Corridors* (Melbourne Strategic Assessment) (Department of Environment and Primary Industries, 2014) must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment and Primary Industries.

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34. 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.
35. The land must be filled 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.
36. All construction activities associated with the subdivision must be managed 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.
37. The works authorised by this permit must be managed so that the amenity of the area is not detrimentally affected including through the:
- (a) Transportation of materials, goods or commodities to or from the land.
 - (b) Appearance of any building, works or materials.
 - (c) Emission of noise, artificial light, smell, fumes, smoke, vapour, steam, soot, ash, dust, water, waste products, grit or oil.
 - (d) Presence of vermin.

Mandatory conditions for subdivision permits required by Clause 66.01-1 of the Casey Planning Scheme

38. 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.

Actions prior to the issue of a statement of compliance for a plan of subdivision

39. Before the statement of compliance is issued for any subdivision stage, sealed road access must be available to the site from the arterial road network to the satisfaction of the responsible authority.

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40. Prior to the issue of a statement of compliance for any plan of subdivision, the developer must make payment to Council for the provision of community infrastructure, unless, prior to the certification of the relevant plan of subdivision, the Owner enters into an agreement with the Responsible Authority made pursuant to Section 173 of the *Planning and Environment Act* 1987 (the Act) and makes application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act, which provides for the payment of a Community Infrastructure Levy to Council by a future land owner in accordance with the provisions of the Development Contributions Plan applying to the land and Section 46O of the Act.

The owner/applicant must pay the Responsible Authority's costs of the preparation, execution, and registration of the Section 173 agreement.

41. A Development Infrastructure Levy in accordance with the *Clyde Development Contributions Plan* must be paid to the Collecting Agency for the land after the certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.
42. Where the subdivision is to be developed in stages, the Development Infrastructure Levy for the stage to be developed may only be paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance for the plan of subdivision for that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This Schedule must show the amount of the development contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the Collecting Agency.
43. If the Collecting Agency agrees to works or provision of land in lieu of the payment of the Development Infrastructure Levy, the Owner must enter into an agreement under Section 173 of the *Planning and Environment Act* 1987 in respect of the proposed works or provision of land in lieu to specify implementation requirements.
44. Prior to the issue of a statement of compliance for any plan of subdivision, a public open space contribution must be provided in accordance with the Schedule to Clause 53.01 of the *Casey Planning Scheme* in a manner consistent with the *Clyde Creek Precinct Structure Plan* and the terms of any Section 173 Agreement required/prepared under this permit.
45. Prior to the issue of a statement of compliance for any plan of subdivision, further to the public open space contribution required by Clause 53.01 of the *Casey Planning Scheme*, a public open space contribution must be made as follows:
- (a) Where public open space shown on the lot in Plan 5 and specified in Table 1 of the *Clyde Creek Precinct Structure Plan* is equal to 3.99% of the lot's net developable area (NDA) that land must be transferred to Council at no cost to Council.
 - (b) Where a public open space shown on the lot in Plan 5 and specified in Table 1 of this structure plan is equal to 3.99% or less than 3.99% of the lot's NDA:
 - (i) the relevant land must be transferred to Council at no cost to Council; and

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- (ii) a cash contribution is to be made to Council to bring the total public open space contribution to a value equal to 3.99% of NDA.
- (c) Where public open space shown on the land in Plan 5 and specified in Table 1 of the *Clyde Creek Precinct Structure Plan* is greater than 3.99% of the lot's NDA, the relevant land must be transferred to Council at no cost to Council. In this case Council will compensate the landowner, at a time to be agreed, for the amount of land provided in excess of 3.99% but no greater than difference between 3.99% and the amount of land shown as local park on Plan 5.
46. Prior to the issue of a statement of compliance for any 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.
47. Prior to the issue of a statement of compliance for any plan of subdivision 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.
48. Before the issue of a Statement of Compliance for a plan of subdivision under the *Subdivision Act* 1988, the owner of the land must provide written confirmation that:
- (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 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.
49. 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;

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- (e) Crossings, pram crossings and TGSi must be provided in accordance with the DDA requirements.
 - (f) Line markings, pavement markings and signage must be provided in accordance with Australian Standards.
 - (g) Temporary turnaround areas;
 - (h) Any tree protection fencing; and
 - (i) Lighting of roads and pedestrian/cycle paths designed and provided in accordance with Australian Standard 1158.1.
50. 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 (GDA 94).
 - (c) Sketches of the details of the permanent survey marks.
51. Prior to the issue of a statement of compliance for a plan of subdivision, compaction test results and a report must be provided to the satisfaction of the Responsible Authority.
52. Prior to the issue of a statement of compliance for a plan of subdivision, each lot must be drained to the satisfaction of the Responsible Authority.
53. Prior to the issue of a statement of compliance for a plan of subdivision, a maintenance management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must address all Water Sensitive Urban Design infrastructure including, but not limited to, wetlands, sediment basins, retarding basins, swales, bio-retention basins and gross pollutant traps and specifically include:
- (a) a schedule of assets, including both temporary and permanent assets;
 - (b) a maintenance regime for the maintenance period, which is the life of the development or two (2) years, whichever is greater;
 - (c) a record of the maintenance works undertaken during the maintenance period must be submitted to Council prior to handover; and
 - (d) the ongoing Council maintenance responsibilities once a certificate of final completion is issued.
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54. Prior to the issue of a statement of compliance for a plan of subdivision, 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 tree reserves the land must be re-graded, top dressed, landscaped and otherwise embellished to the satisfaction of the Responsible Authority including, but not limited to, the following works as directed or exempted (in writing) by the Responsible Authority:
- (a) Removal of all vegetation as directed by the Responsible Authority.
 - (b) Removal of all existing disused structures, foundations, pipelines or stockpiles.
 - (c) Cleared of rubbish and environmental weeds, levelled, topsoiled and grassed with warm climate grass (unless a conservation reserve).
 - (d) Provision of water tapping.
 - (e) Provision of planting and park furniture as identified on the approved landscape construction plans.
 - (f) Vehicle exclusion devices (fence or other suitable method) with controlled access points.
 - (g) Shared paths and/or footpaths as shown in the plans both endorsed and approved under this permit and the approved Precinct Structure Plan applying to the land.
55. Unless with the prior written consent of the Responsible Authority, prior to the issue of a statement of compliance for a plan of subdivision creating a dwelling lot adjoining any tree reserve, the fencing located on the common boundary of a dwelling lot with the tree reserve shown on the approved detailed landscape plan and plant schedule must be installed to the satisfaction of the Responsible Authority.
56. Prior to the issue of a statement of compliance for a plan of subdivision, the developer must provide to the Responsible Authority A-Spec digital documentation for all public open space areas and all streetscapes.
57. Unless otherwise agreed by Public Transport Victoria, prior to the issue of a Statement of Compliance for any subdivision stage, bus stops must be constructed, at full cost to the permit holder, as follows:
- (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 in activity centres a shelter must also be constructed;
 - (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.

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58. Prior to the issue of a Statement of Compliance for a plan of subdivision, 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.
59. Prior to the issue of a Statement of Compliance for a plan of subdivision, all new electricity supply infrastructure (excluding substations and cables of a voltage 66kV or greater) must be provided underground.

Conditions and requirements of the *Clyde Creek Precinct Structure Plan*

60. Land required for public open space as a local or district park, as set out in the *Clyde Creek Precinct Structure Plan* or the *Clyde Development Contributions Plan*, must be transferred to or vested in Council at no cost to Council unless the land is funded by the *Clyde Development Contributions Plan*.
61. 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 *Clyde Development Contributions Plan* or unless that land is included within a Public Acquisition Overlay in the planning 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.
62. 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.

Landscape

63. The landscaping constructed in accordance with the approved detailed landscape plans and plant schedule 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 the approved detailed landscape plan and plant schedule works.
64. 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.

Reticulated services

65. 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 amended subdivision layout plan endorsed to form part of the permit.
66. Where a conduit crosses private land, an easement may be required in favour of the relevant authority.

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Roads and traffic

67. 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.
68. The temporary road connection must be maintained in accordance with the approved traffic management plan endorsed to form part of the permit at no cost to the Responsible Authority to the satisfaction of the Responsible Authority.

Temporary turning areas

69. Any temporary turning areas constructed in accordance with the detailed construction plans approved by the Responsible Authority must be maintained to the satisfaction of the Responsible Authority.
70. 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.
71. 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.
72. 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.

Utility service substation / kiosk sites

73. Unless otherwise agreed by the Responsible Authority, 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.

Referral authority conditions

APA Group

74. Easements in favor of "Australian Gas Networks (VIC) Pty Ltd" must be created on the plan to the satisfaction of APT.

AusNet Electricity Services

75. The applicant must –
- (a) Enter in an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.

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- (b) Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.
- (c) 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.
- (d) 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.
- (e) Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.
- (f) 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.
- (g) Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.
- (h) Provide survey plans for any electric substations required by AUSNET ELECTRICITY SERVICES PTY LTD and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AUSNET ELECTRICITY SERVICES PTY LTD requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the *Transfer of Land Act* prior to the registration of the plan of subdivision.
- (i) 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.
- (j) 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*.
- (k) Ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.

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Country Fire Authority

Hydrants

76. 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:

- (a) 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.
- (b) 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

- 77. 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.
- 78. 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.
- 79. Curves must have a minimum inner radius of 10 metres.
- 80. Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- 81. 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.

Department of Transport (previously Transport for Victoria)

- 82. 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 Department of Transport.

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83. Intersections, slow points, splitter islands and any other local area traffic management treatments must be designed and constructed in accordance with the *Public Transport Guidelines for Land Use and Development*. 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.
84. Cross Sections for roads identified as potential bus routes must be in accordance with the approved cross sections within the *Clyde Creek Precinct Structure Plan*. Any alteration to the approved cross sections in the *Clyde Creek Precinct Structure Plan* must be referred to Department of Transport for approval.

Melbourne Water

85. 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.
86. 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.
87. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.
88. Prior to endorsement of the Estate Subdivision Plan and prior to Certification of any Plan of Subdivision associated with the application, a stormwater management strategy including associated modelling must be submitted by application and accepted by Melbourne Water and City of Casey. The strategy must demonstrate the following:
- (a). The proposed alignment for any 20% AEP drainage infrastructure and any associated overland flow paths directions for the 1% AEP flood event;
 - (b). That the lot layout adequately accommodates the overland flows and the current layout and/or number of lots may need to change.
 - (c). The details of the outfall/s for the development and calculates the appropriate flow volumes and flood levels for the 1% AEP storm event within the property.
 - (d). The details of interim arrangements to mitigate risk to other landowners in the catchment.
89. 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'

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90. 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 1% AEP storm event.
91. All new lots are to be filled to a minimum of 300mm above the 1% AEP flood levels associated with any existing or proposed Melbourne Water pipeline.
92. 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.
93. Alignment of roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
94. The subdivision is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
95. 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 in section 8 of the Guidelines for Development in Flood Affected Areas (DELWP 2019).
96. Easements or reserves shall be created over existing and proposed Melbourne Water assets on the Plan of Subdivision to the satisfaction of Melbourne Water.
97. The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to construction commencing.
98. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
99. Prior to the issue of a Statement of Compliance, 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.
100. The development of this site must fully service the drainage requirements of the adjacent future school site, Lot A on PS826176F to the satisfaction of Melbourne Water and City of Casey.

South East Water

Potable water

101. 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.

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Recycled Water

102. 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

103. 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

104. 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.
105. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the Subdivision Act 1988.
106. 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.
107. The certified Plan of Subdivision should show water supply easements over all existing and/or proposed South East Water water mains located within the land, to be in favour of South East Water Corporation pursuant to Section 12(1) of the Subdivision Act.

Department of Education and Training

108. Before the statement of compliance is issued under the Subdivision Act 1988 for the subdivision Stage 30 and Stage 31, the sections of the local access roads in those stages abutting the proposed government school site must be constructed to the satisfaction of the responsible authority in accordance with the detailed construction plans approved by the responsible authority, unless otherwise agreed in writing by the responsible authority and Department of Education and Training (DET).

Expiry of permit

109. The permit will expire if:
- (a) The subdivision is not started within **two (2) years** of the date of this permit; or,
 - (b) The subdivision is not completed within **five (5) 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.

PLANNING PERMIT

Permit No. PA22-0447
Planning scheme Casey Planning Scheme
Responsible authority City of Casey

NOTES:

AusNet Electricity 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 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.

City of Casey

- The Site EMP Kit is available on City of Casey's website, www.casey.vic.gov.au
- 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 the applicant can demonstrate that alternative techniques can fulfil the specified site requirements.

Department of Environment, Land, Water and Planning

Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020

The Owner of the land subject to the permit must pay an *environment mitigation levy* to the

Department of Environment, Land, Water and Planning at the relevant *levy event* pursuant to the *Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020*.

Department of Transport (previously VicRoads)

The Road Safety Audit must be undertaken by an independent VicRoads prequalified road safety auditor and be conducted in accordance with *Austroads – Road Safety Audit* (Second Edition 2002) requirements. Any identified issues must be addressed to the satisfaction of and at no cost to the Head, Transport for Victoria.

Melbourne Water

To find out more information in regards to building in flood prone areas please visit our website for more information.

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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 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.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of Amendment	Brief Description of Amendment	Name of Responsible Authority that approved the amendment
1 May 2023	This permit has been amended under Section 71 of the Planning and Environment Act 1987 to correct an administrative error as follows: <ul style="list-style-type: none">• Condition 4 Amended	City of Casey

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: Beveridge Williams & Co (Melbourne)
PO Box 61
MALVERN VIC 3144

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.