
DRAFT PLANNING PERMIT

GRANTED UNDER DIVISION 5 OF PART 4 OF
THE PLANNING AND ENVIRONMENT ACT 1987

Permit No.: PInE00408/13
Planning Scheme: Casey Planning Scheme
Responsible Authority: City of Casey

ADDRESS OF THE LAND: 1425 Pound Road, Clyde North (Lot 2, 3,4 ,
PS300094R)

THE PERMIT ALLOWS: Development of Stage 1 of Local Town Centre, Medical
Centre, Office Building and associated car parking and
the use and development of four level residential
building and display of advertising signage.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans Required

- 1) Before the development starts, a schedule of construction materials, external finishes and colours to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the schedule will be endorsed and will then form part of the permit.

Endorsed Plans

- 2) The uses and development shown on the endorsed plans must not be altered without the written consent of the responsible authority.
- 3) Once the development has started it must be continued and completed to the satisfaction of the responsible authority.

Advertising signs

- 4) Prior to the occupation of any tenancy within the development, details of proposed advertising signs 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 location of advertising signs will be limited to the locations nominated on the endorsed plans unless further planning approval is granted by the responsible authority (if required).

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Landscape Plan

- 5) Before the development starts, a landscape plan prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - b) Details of surface finishes of any pathways and driveways. These should be designed to ensure that any new finishes are consistent with any works already constructed on site.
 - 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) Landscaping and planting within all open areas of the site buildings and works clearly identified.

All species selected must be to the satisfaction of the responsible authority. Landscaping must demonstrate the use of sustainable practices and if irrigation is to be provided it must not use potable water.

- 6) The landscaping works shown on the approved landscape plan for any stage must be carried out and completed to the satisfaction of the responsible authority.
- 7) The landscaping shown on the endorsed landscape plan must be maintained to the satisfaction of the responsible authority for a period of two summers from the practical completion of the landscaping including that any dead, diseased or damaged plants are to be replaced.

Prior to occupation

- 8) The use of the Stage 1 buildings must not commence until the following works have been completed to the satisfaction of the responsible authority:
 - a) The premises are connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - b) The development and all landscaping works identified as part of Stage 1 have been completed generally in accordance with the endorsed plans including:
 - i) The construction of all car parking areas and provision of all trolley bays.
 - ii) The construction of on-street parking spaces identified on the site plan.
- 9) The development must be fully provided with services including roads, reticulated water, sewerage, gas, drainage, underground electricity and underground telecommunications and public lighting to the satisfaction of the responsible authority.

Management of construction, and use and development

- 10) A shopping centre management plan must be prepared to the satisfaction of the responsible authority prior to the occupation of the development and must provide the following details:
 - a) Consistency with the other plans and reports referred to in this permit
 - b) Ongoing management of the following matters:

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- i) Noise
 - ii) Lighting
 - iii) Security
 - iv) Car Parking for staff
 - v) Litter Control
 - vi) Trolley Control
 - vii) Loading and unloading of vehicles within the site.
 - viii) Maintenance of car parking, access and landscape areas.
 - ix) Measures to meet the needs of youth and to minimise anti-social behaviour.
- 11) Construction activities must be managed so that the amenity of the area is not detrimentally affected, through the:
- a) Transport of materials, goods or commodities to or from the land.
 - b) Inappropriate storage of any works or construction materials.
 - c) Hours of construction activity.
 - d) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - e) Presence of vermin.
- 12) Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.
- 13) No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the written consent of the responsible authority.

Construction Management Plan

- 14) Before the development starts, a Construction Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the Construction Management Plan will be endorsed and will then form part of the permit. Three copies of the Construction Management Plan must be provided. The Construction Management Plan must include the details of (as relevant):
- a) Working hours.
 - b) Haulage routes to the site.
 - c) Methods to contain dust, dirt and mud within the site, and the method and frequency of clean up procedures;
 - d) Sediment control;
 - e) A liaison officer for contact by residents and the responsible authority in the event of relevant queries or problems experienced.
- The Construction Management Plan must also ensure:
- f) Recommendations of any approved Cultural Heritage Management Plan applying to the land are carried out.
 - g) The location and method of any Tree Protection Zones

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- h) All machinery brought on site must be weed and pathogen free.
- i) All machinery wash down, lay down and personnel rest areas must be clearly fenced and located in disturbed areas.
- j) Contractors working on the site must be inducted into an environmental management program for construction works.
- k) Best practice erosion and sediment control techniques must be used to protect any native flora and fauna.
- l) Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of the subdivision.

Drainage and Infrastructure

- 15) The stormwater drainage system on the site must be designed such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- 16) Before the development starts, drainage 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 and three copies must be provided.
- 17) All stormwater drains shall be connected to a legal point of discharge as determined by Council's Drainage Management Engineer. Prior to the commencement of any works on the subject land a site development layout plan together with detailed design plans and specifications for outfall drainage external to the site shall be submitted for approval by the responsible authority. All outfall drainage works must be completed to the satisfaction of the responsible authority prior to the occupation of buildings.
- 18) The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services shown on the endorsed plan in accordance with that authorities requirements and relevant legislation at the time.

Cultural Heritage management Plan (CHMP)

- 19) Where a Cultural Heritage Management Plan has been prepared and approved by the relevant approval authority under the Aboriginal Heritage Act 2006 in respect of the land, the development of the land must be carried out all in accordance with the recommendations and requirements of the approved Cultural Heritage Management Plan.

Community infrastructure levy and Development Infrastructure Levy

- 20) A Development Infrastructure Levy must be paid by the applicant to the collecting agency in accordance with the provisions of the approved Development Contributions Plan applying to the land prior to the issue of a Building Permit, or where no Building permit is required, prior to the commencement of works.
- 21) A Community Infrastructure Levy must be paid by the applicant to the collecting agency in accordance with the provisions of the approved Development Contributions Plan applying to the land prior to the issue of a Building Permit, or where no Building Permit is required, prior to the commencement of works.

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Permit Expiry

22) This permit will expire if one of the following circumstances applies:

- a) The development is not commenced within two (2) years from the date of issue of this permit;
- b) The development is not completed within six (6) years from the date of issue of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Date Issued:

Date Permit comes into operation:

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Signature for the Responsible Authority

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister administering the **Planning and Environment Act 1987** under section 96I of that Act.

WHEN DOES THE 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 a 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 APPEALS?

- * Any person affected may apply for a review of -
 - a decision of the responsible authority refusing to extend the time within which any development or use is to be started or any development completed; or,
 - a decision of the responsible authority refusing to extend the time within which a plan under the **Subdivision Act 1988** is to be certified, in the case of a permit relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**; or,
 - the failure of the responsible authority to extend the time within one month after the request for extension is made.
 - * An application for review is lodged with the Victorian Civil and Administrative Tribunal.
 - * An application for review must be made on an Application for Review 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.
 - * An application for review must also be served on the Responsible Authority.
 - * Details about applications for review and the fees payable can be obtained from Victorian Civil and Administrative Tribunal.
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