

PLANNING PERMIT

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

permit no.: P18858
planning scheme: Hume
responsible authority: Hume City Council

ADDRESS OF THE LAND: 675 Sunbury Road (Crown Allotment 1C Section 25 Parish of Bulla Bulla); and
40 Redstone Hill Road (Lot 5 on Plan of Subdivision 95031);
and
80 Redstone Hill Road (Plan of Consolidation 157019),
Sunbury

THE PERMIT ALLOWS: Subdivision of the land generally in accordance with the plan endorsed under this permit and subject to the conditions set out in this permit.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended plans and secondary consents

- 1) Before the plan of subdivision is certified under the *Subdivision Act 1988*, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plan submitted with the application and named *Redstone Hill, Sunbury South: Subdivision Layout Plan, Revision 25*, dated 25-10-16, by BPD, Dwg Ref. 8727_UD_SLP01_V25 but modified to show:
 - a) Widening of Sunbury Road.
 - b) Widening and intersection flaring at the western edge of the subdivision to accommodate Redstone Hill Road's as a 34 metre wide reserve;
 - c) Any lot adjacent or abutting the reserve containing Redstone Hill fronting the reserve with a 4.0 metre legal carriageway between lots and the reserve;
 - d) For the length of the central north-south boulevard connector:
 - i) 3.5 metre wide traffic lanes;
 - ii) A single lane 1.7 metre wide bike paths on either side of the carriageway that are separated from the carriageway;
 - iii) A 7 metre wide central median;
 - iv) Nature strips on either side of the carriageway of at least 3.5 metres width;
 - v) 1.5 metre wide footpaths at the edge of the reserve;
 - e) Any 18 metre wide road reserve increased to 20 metres wide;
 - f) The location of the town centre 'main street';
 - g) Reduce the length of local road located perpendicular to the western edge of the subdivision;
 - h) Adjust the layout of the subdivision in the northwest corner to provide simpler and more direct walking routes to the town centre;
 - i) A reduction in the length of road reserve abutting the central open space;
 - j) Reduce the number of vehicle crossovers on connector and local access level 2 streets.
 - k) Nomination of lots intended to constitute the town centre.

Date issued:

Date permit comes into operation:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

Signature for the responsible authority

Planning and Environment Regulations 2005 Form 9

Applicant: Villawood + Viewgrange Pastoral

V2 - Draft for exhibition with Hume C207 / Sunbury South Precinct Structure Plan

- l) The continuation of the 16 metre road abutting the southwest edge of the town centre north to intersect with the 18 metre (sic) cross road leading into the town centre.
 - m) Demonstration of the likely built form and interface arrangements for 'superlot 2'.
 - n) The identification of 'superlot 4' as a public open space.
 - o) A lot for a community centre on the eastern corner of the intersecting connector streets at the southwest corner of the town centre.
 - p) A reconfiguration of the subdivision around the angled open space leading to the reserve containing Redstone Hill to ensure a consistent and uninterrupted reserve width.
 - q) Any other changes to the layout of the subdivision to accommodate the above.
- 2) The layout of the subdivision as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
 - 3) Any plan forming part of this permit must be generally in accordance with the *Sunbury East Precinct Structure Plan, November 2015*.
 - 4) Any buildings or works described on a plan forming part of this permit must be constructed or carried out to the satisfaction of the responsible authority.

Other plans and documents required before lodgement of a plan for certification

- 5) Before any plan of subdivision is certified under the *Subdivision Act 1988*, for any stage, a schedule identifying the range of lots sizes created and extent of the housing densities must be submitted to the responsible authority. The schedule must identify:
 - a) the number and lot size of lots created in that stage together with the cumulative total of any lots created in previous stages having regard to the provisions of the *Sunbury East Precinct Structure Plan, November 2015*; and
 - b) the housing densities in that stage and earlier stages of the subdivision.
 - c) If the permit is for a single stage of a larger subdivision of the owner's land and the owner is relying upon the provision of a higher yield in other parts of the owner's land which do not form part of the permit in order to reach the required yield across the owner's land, then the schedule must identify the anticipated yields in the balance of the owner's land.
- 6) Before the plan of subdivision is certified under the *Subdivision Act 1988* for any stage is issued, a building envelope plan for that stage must be submitted to and approved by the responsible authority. The approved building envelope plan must show a building envelope for each relevant lot to the satisfaction of the responsible authority. The building envelopes, created as a result of this permit, are approved building envelopes for the purposes of applying part 4 of the *Building Regulations 2006*.
- 7) Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.
- 8) The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.

Plans for certification

- 9) The Small Lot Housing Code incorporated into the Hume Planning Scheme is endorsed under this planning permit.
- 10) The plan(s) of subdivision submitted for certification must be in accordance with the endorsed plans but modified to show the following to the satisfaction of the responsible authority:
 - a) Splays at road intersections.
 - b) identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Hume Planning Scheme;

Date issued:

Date permit comes into operation:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

Signature for the responsible authority

Planning and Environment Regulations 2005 Form 9

Applicant: Villawood + Viewgrange Pastoral

V2 - Draft for exhibition with Hume C207 / Sunbury South Precinct Structure Plan

- c) Identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.
- d) For lots not identified as using the provisions of the Small Lot Housing Code, a restriction that buildings conform to the building envelopes must provide for:
 - i) buildings to be constructed only in conformity with the approved building envelope plan unless with the written consent of either the estate developer or the municipal council;
 - ii) a building envelope plan to be amended to the satisfaction of Council and any criteria or matters that must be considered by Council in deciding on an amendment to a building envelope;
 - iii) a building envelope plan to cease to have effect on the lot containing the envelope ten years after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on the lot containing the building envelope;
 - iv) the endorsement by the developer of all building plans as a prerequisite to a building permit for a lot specified as requiring such endorsement in the building envelope plan;
 - v) the requirement for endorsement of building plans by the developer to cease to have effect on a lot one year after an occupancy permit under the *Building Act 1993* is issued for the whole of the dwelling on that lot.
- 11) In accordance with section 8 of that Act and clause 66 of the Hume Planning Scheme, the plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to:
 - a) The relevant water, drainage or sewerage authority being Western Water;
 - b) The relevant electricity supply or distribution authority being Jemena Electricity Networks (JEN);
 - c) The relevant gas supply authority being Ausnet Services - Gas.
- 12) The applicant must enter into an agreement for the:
 - a) Extension, upgrading or re-arrangement of electricity supply to lots on the plan;
 - b) Payment of monies to JEN to cover the cost of such work;
 - c) Provision of easements, lots and reserves for substations within and outside the subdivision as required by JEN.
- 13) A referral authority considering matters under this permit must comply with s 14A of the *Planning and Environment Act 1987* which, amongst other things, requires a referral authority to have regard to the Hume Planning Scheme which includes in relation this permit:
 - a) the Urban Growth Zone
 - b) the *Sunbury South Precinct Structure Plan* which contains, amongst others, the following requirements and guidelines:
 - i) Delivery of underground services must be coordinated, located, and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within road verges.
 - ii) Utilities must be placed outside of natural waterway corridors or on the outer edges these corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of Melbourne Water and the Responsible Authority.
 - iii) Above ground utilities should be located outside of key view lines and screened with vegetation, as appropriate.
 - iv) Existing above ground electricity cables should be removed and re-routed underground as part of a subdivision (excluding cables greater than 66kV).
 - v) Design and placement of underground services in new or upgraded streets should utilise the service placement guidelines outlined in Appendix C.
 - vi) Utility easements to the rear of lots should only be provided where there is no practical alternative.
- 14) The owner of the land must enter into an agreement with:

Date issued:

Date permit comes into operation:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

Signature for the responsible authority

Planning and Environment Regulations 2005 Form 9

Applicant: Villawood + Viewgrange Pastoral

V2 - Draft for exhibition with Hume C207 / Sunbury South Precinct Structure Plan

- 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.

(See also condition 23)b)

Plans to facilitate construction of works

- 15) Before the commencement of works the applicant must submit the following to the responsible authority for approval:
 - a) a landscape master plan for the entire estate must be 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 and include:
 - i) The landscaping theme and graphical concepts to be developed for the subdivision.
 - ii) The type of species to be used for street tree planting in various stages of the subdivision.
 - iii) The areas which will be available for landscaping.
 - iv) The principles and graphical concepts of the proposed treatment of the open space and drainage reserves.
 - v) How the plan will achieve continuous tree canopy cover in parks and streets where space allows.
 - vi) The indigenous fauna likely to use the landscaped areas and planted species.
 - b) a Wildfire Management Plan to Council's Municipal Fire Prevention Officer prior to October each year, for the duration of the subdivision construction.
 - c) a Construction Site Environmental Management Plan (CSEMP), must be submitted to and approved by the Responsible Authority to address the potential impacts of construction works. The CSEMP must be in generally in accordance with 'doing it right on subdivision EPA 2004' and address methods for noise, dust, erosion and sediment control, waste and chemical management, flora/fauna protection, weed control, and archaeological/heritage impacts.
 - i) Prior to commencement of works, all personnel on site must be inducted into the CSEMP and all flora and fauna conservation requirements.
 - ii) The approved CSEMP must be implemented to the satisfaction of the Responsible Authority.
- 16) a soil and fill recovery plan must be submitted to the satisfaction of the responsible authority. This plan must detail the quantity of soil and/or fill to be generated during construction, the reuse options for any excess soil and/or fill generated within the site and the quantity of soil and/or fill to be removed offsite. The contractor is to nominate in writing at the pre-commencement meeting the legal/approved location where the soil and fill will be disposed. Evidence of legal/approved disposal will be required to be submitted to the satisfaction of the responsible authority.
- 17) The *Salvage and Translocation Protocol for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013) must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment and Primary Industries.
- 18) Before the commencement of works for any stage of the subdivision, a detailed landscape plan prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the responsible authority. Where landscaping is proposed within a Melbourne Water reserve the plan so far as it affects that reserve must also be submitted to and approved by Melbourne Water. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and three copies must be provided. The plan must be consistent with any endorsed landscape master plan and must show:
 - a) New plantings including their layout to be provided in any road reserves and municipal reserves.

Date issued:

Date permit comes into operation:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

Signature for the responsible authority

Planning and Environment Regulations 2005 Form 9

Applicant: Villawood + Viewgrange Pastoral

V2 - Draft for exhibition with Hume C207 / Sunbury South Precinct Structure Plan

- b) The location of infrastructure and reticulated services in any road reserves where planting is proposed.
 - c) Street trees must be provided on both sides of all roads and streets (excluding laneways) at no less than the following interval spacing unless otherwise agreed by the responsible authority:
 - i) 8 – 10 metre intervals for trees with a canopy width of less than 10 metres in diameter; or
 - ii) 10 – 12 metre intervals for trees with a canopy width of between 10 and 15 metres in diameter; or
 - iii) 12 – 15 metre intervals for trees with a canopy width greater than 15 metres in diameter.
 - d) A detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
 - e) The proposed layout, materials and finishes paths, areas of pavement, playgrounds, play items, bicycle parking, structures and street furniture.
 - f) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
 - g) Additional supporting information, such as certified structural designs or building forms.
 - h) The removal of existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds.
 - i) All proposed street-tree planting using semi-advanced trees, with minimum container size of 45 litres.
 - j) Proposed soil and establishment treatments for each street or park tree species.
 - k) The type and frequency of maintenance commonly associated with the proposed works.
- 19) Except with the written consent of the responsible authority, before any road and/ or drainage works associated with the subdivision (or staged subdivision) start, detailed construction plans must be submitted to and approved by the responsible authority. When approved the construction plans will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must include:
- a) Engineering plans and specifications of the proposed works that are to become public assets such as roads, intersections drains, bridges and the like
 - 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 Precinct Structure Plan applying to the land, including traffic management devices where appropriate.
 - c) Where appropriate, concrete footpaths on both sides of every road with the exception of any access lane and any other circumstance as agreed with the responsible authority.
 - d) Underground drains incorporating features to prevent litter, sediments, and oils from entering the drainage system and/or cut-off drains to intercept stormwater run-off from adjoining properties.
 - e) Temporary turnaround areas within the site for waste collection vehicles (8.8 metres in length) at the temporary dead end of any road.
 - f) Location of street lighting.
 - g) Any water sensitive urban design features.
 - h) A vehicular crossing to each lot. 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.
 - i) Permanent survey marks, levelled to the Australian Height Datum and coordinated to the Australian Map Grid. (MGA Zone 55 GDA94)
 - j) Details of any cut and fill.
 - k) Details of any traffic control.
 - l) Details of any Tree Protection Zones
 - m) Vehicle crossover layout and specifications which should be designed in accordance with (insert council) Standard Drawings.
 - n) Vehicle crossovers which should be located a minimum of 1 metre from any service facilities.

Date issued:

Date permit comes into operation:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

Signature for the responsible authority

Planning and Environment Regulations 2005 Form 9

Applicant: Villawood + Viewgrange Pastoral

V2 - Draft for exhibition with Hume C207 / Sunbury South Precinct Structure Plan

- o) Vehicle crossovers which should be 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).
 - p) Roundabouts at cross intersections which must be designed to accommodate an ultra low floor bus (ULFB, 12.5 metres) and service vehicles through and turning movement.
 - q) Splays (minimum of 3 metre x 3 metre) at all intersections of the local road network and 2 metre x 2 metre at the intersection with any laneway.
- 20) Unless the Council agrees under section 21(1)(b)(ii) of the *Subdivision Act 1988*, all works shown on the endorsed construction plans must be constructed or carried out in accordance with the plans before the issue of a Statement of Compliance for the relevant stage under the *Subdivision Act 1988* all to the satisfaction of the responsible authority.
- 21) Before the commencement of works detailed drainage construction plans and specifications 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. The detailed drainage construction plans and specifications must:
- a) Identify 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).
 - b) Incorporate features to prevent litter, sediment and oils from entering the drainage system. 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; and
 - c) Satisfy the objectives of “Best Practice Environmental Management Guidelines” (CSIRO 199) 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 Hume Planning Scheme to the satisfaction of the responsible authority.
- 22) Before any works associated with the subdivision start, the need for a temporary retarding basin to mitigate flows from the land or temporary outfall to Melbourne Water’s drainage system before permanent drainage infrastructure is in place must be investigated and determined. The responsible authority and Melbourne Water must be satisfied that the alternative interim measures are acceptable.

Construction of works and provision of contributions

- 23) Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a vegetation protection fence that is:
- a) highly visible
 - b) at least 2 metres in height
 - c) sturdy and strong enough to withstand knocks from construction vehicles
 - d) in place for the whole period of construction
 - e) located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of the canopy
Patch of native vegetation	2 metres

- 24) Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
- a) be located not less than 15 metres from a waterway;

Date issued:

Date permit comes into operation:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

Signature for the responsible authority

Planning and Environment Regulations 2005 Form 9

Applicant: Villawood + Viewgrange Pastoral

V2 - Draft for exhibition with Hume C207 / Sunbury South Precinct Structure Plan

- b) be located outside the vegetation protection fence;
 - c) be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
 - d) not be undertaken if it presents a risk to any vegetation within a conservation area; and
 - e) be carried out under the supervision of a suitable qualified ecologist or arborist.
- 25) Before the issue of a Statement of Compliance under the *Subdivision Act 1988*:
- a) the stormwater drainage must be:
 - i) constructed in accordance with the stormwater drainage design approved by Council; and
 - ii) provide a legal point of stormwater discharge for each allotment;
all to the satisfaction of the responsible authority and any relevant other drainage authority.
 - b) the owner of the land must provide written confirmation from:
 - i) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - ii) 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.
 - c) a public open space contribution as specified in the schedule to clause 52.01 of the Scheme must be made to the responsible authority in a manner which is consistent with the incorporated *Sunbury East Precinct Structure Plan, November 2015* including the provisions at R36 of the PSP.
 - d) any reserve not provided as part of a public open space contribution under Clause 52.01 or any tree reserve or the like must be graded, top dressed and sown to grass to the satisfaction of the responsible authority.
 - e) unless the information is shown in an approved Public Infrastructure Plan, a schedule of public open space must be submitted to Council showing the amount of public open space provided for each stage together with cumulative totals of any credit/balance in the amounts provided, to the satisfaction of the responsible Authority.
 - f) or any other time which the responsible authority agrees, the following must be provided to the responsible authority:
 - i) Copies of the "as constructed" engineering roads and drainage drawings in the format of one A1 tracing per drawing. The responsible authority may determine to accept digital data as an alternative.
 - ii) As constructed measurements as digital data in a GIS ready format of the information component of the subdivision relating to drainage assets and assets with the road reserve in accordance with the current version of D-SPEC and R-SPEC.
 - iii) Location of any permanent survey marks.
- The various road works must be maintained by the owner until this condition has been complied with.
- g) unless otherwise agreed by Public Transport Victoria, bus stops must be constructed, at full cost to the permit holder, as follows:
 - i) Generally in the location identified by Public Transport Victoria;
 - ii) 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;
 - iii) Be compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002; and
 - iv) Be provided with direct and safe pedestrian access to a pedestrian path.
- All to the satisfaction of Public Transport Victoria and the responsible authority.

Date issued:

Date permit comes into operation:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

Signature for the responsible authority

Planning and Environment Regulations 2005 Form 9

Applicant: Villawood + Viewgrange Pastoral

V2 - Draft for exhibition with Hume C207 / Sunbury South Precinct Structure Plan

- h) Street number markers must be provided on the kerb in front of each lot to the satisfaction of the responsible authority.
 - i) Lighting of roads and pedestrian/cycle paths must be designed and provided before the issue of a Statement of Compliance for the relevant stage in accordance with Australian Standard 1158.1 to the satisfaction of the responsible authority.
 - j) Access to each lot created must be provided by a sealed and fully constructed road or other pavement to the satisfaction of the responsible authority.
 - k) Any temporary drainage works required under this permit must be installed.
 - l) Any fencing on the boundary between a lot and a public reserve must be constructed at no cost to the Crown or the public manager or authority responsible for the reserve and to the satisfaction of the responsible authority and where relevant the authority or Minister responsible, or intended to be responsible, for the reserve.
- 26) The applicant must pay the infrastructure levy applies to the subdivision allowed under this permit to the Hume City Council in accordance with the provisions of the infrastructure contributions plan in the *Sunbury East Precinct Structure Plan, November 2015* after certification of the plan of subdivision under the *Subdivision Act 1988* but not less than 21 days prior to the issue of a Statement of Compliance in respect of that plan under the *Subdivision Act 1988*.
- 27) Where the land is to be subdivided in stages:
- a) the infrastructure levy only for the stage to be subdivided is to be paid by the applicant to Hume City Council after certification of the plan of subdivision for that stage under the *Subdivision Act 1988* but not less than 21 days prior to the issue of a Statement of Compliance in respect of that stage; and
 - b) a Schedule of Development Contributions must be submitted with each stage of the plan of subdivision. The schedule must show the amount of development contributions likely to be payable for each subsequent stage and the value of the development contributions in respect of prior stages to the satisfaction of Hume City Council.
- 28) Land required for:
- a) road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road; and
 - b) public open space as a local or District Park as set out in the *Sunbury East Precinct Structure Plan, November 2015*; and
 - c) community facilities; and
- must be transferred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the incorporated *Sunbury East Infrastructure Contribution Plan*.

Referral authority conditions

Melbourne Water - drainage

- 29) Overall requirements:
- a) No polluted and / or sediment laden runoff may be discharged directly or indirectly into Melbourne Water's drains or watercourses.
 - b) Engineering plans of the subdivision (in electronic format) must be submitted to Melbourne Water for its records. These plans must show road and drainage details and the 1 in 100 year flood levels for major overland flow paths.
 - c) Any road access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual to the satisfaction of the responsible authority.
 - d) All new lots are to be filled to a minimum 300mm above the 1 in 100 year flood level associated with an existing or proposed Melbourne Water pipeline and 600mm above the 1 in 100 year flood level associated with an existing or proposed waterway, wetland or retarding basin.

Date issued:

Date permit comes into operation:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

Signature for the responsible authority

Planning and Environment Regulations 2005 Form 9

Applicant: Villawood + Viewgrange Pastoral

V2 - Draft for exhibition with Hume C207 / Sunbury South Precinct Structure Plan

- 30) Prior to certification of a plan under the *Subdivision Act 1988*, for the subdivision, or a stage of subdivision:
- a) the plan of subdivision must show sufficiently sized easements and/or reserves to be created over any proposed Melbourne Water asset to Melbourne Water's satisfaction;
 - b) A free draining outfall is to be arranged to the satisfaction of Melbourne Water, the responsible authority and with the written agreement of any affected downstream property owner;
 - c) Engineering plans of the subdivision must be submitted to Melbourne Water for acceptance in an acceptable electronic format.
- 31) Prior to commencement of any works a separate application, direct to Melbourne Water, must be made for any new or modified stormwater connection to a Melbourne Water asset. Prior to accepting an application, evidence must be provided to demonstrate that a connection to the Council drainage system is not feasible.
- 32) Prior to the issuing of a Statement of Compliance:
- a) a Flood Extent Plan and Overland Flow-path Plan for the subdivision and any assets such as waterways, wetlands and retarding basins, including 1-in-100 year ARI flood levels, and lot levels based on the certified survey plan, must be submitted to Melbourne Water for acceptance. These plans must be submitted in .PDF format and one of the additional electronic formats:
 - i) tab (mapinfo); or
 - ii) mif/mid (mapinfo interchange); or
 - iii) dxf (autocad); or
 - iv) gml (OS mastermap).
 - b) the Owner must enter into an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the land directly or indirectly into Melbourne Water's drainage systems and waterways and the provision of drainage works in accordance with statutory powers of Melbourne Water Corporation.
 - c) a Certified Survey Plan is to be submitted for approval after the completion of filling, verifying that the specified fill levels have been achieved. This will be required prior to an issue of a Statement of Compliance for the Subdivision.

Western Water - Water, sewer & recycled water

- 33) Unless an alternative time is agreed by Western Water, before the issue of a Statement of Compliance the owner of the land must enter into an agreement with Western Water for the provision of water supply, recycled water supply (if available) and provisions of sewerage.
- 34) The construction of the subdivision must comply with the provisions of any agreement between the owner and Western Water relating to the supply of water, the provision of recycled water or the provision of sewerage as appropriate.
- 35) All works in relation to the supply of water, recycled water or sewerage must be completed prior to the issue of a Statement of Compliance unless an alternative arrangement is set out in any agreement.

Jemena - electricity

- 36) Unless an alternative time is agreed by Jemena, before the issue of a Statement of Compliance the owner of the land must enter into an agreement with Jemena for supply of electricity, including provision of any associated works by the owner, to each lot on the endorsed plan.

Ausnet Services - gas

- 37) Unless an alternative time is agreed by Ausnet Services, before the issue of a Statement of Compliance the owner of the land must enter into an agreement with Ausnet Services for supply of gas, including provision of any associated works by the owner, to each lot on the endorsed plan.

Permit expiry

- 38) This permit will expire if:

Date issued:

Date permit comes into operation:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

Signature for the responsible authority

Planning and Environment Regulations 2005 Form 9

Applicant: Villawood + Viewgrange Pastoral

V2 - Draft for exhibition with Hume C207 / Sunbury South Precinct Structure Plan

- a) The plan of subdivision for the first stage is not certified within two years of the date of this permit; or
- b) The plan of subdivision for the last stage of the subdivision is not certified within ten years of the date of this permit, or
- c) The registration of the last stage of the subdivision is not completed within five years of the certification of that plan of subdivision.

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:

The same day as Amendment C207 to Hume Planning Scheme comes into operation.

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.
-