



ADDRESS OF THE LAND	211 Anzac Avenue SEYMOUR VIC 3660 Lot 1 on Plan of Subdivision 137186
THE PERMIT ALLOWS:	
Planning scheme clause	Matter for which the permit has been granted
Clause 32.08-7 (GRZ)	Construct two or more dwellings on a lot
Clause 52.29 (Land Adjacent to the Principal Road Network)	Creation of access to a road in a Transport Zone 2

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

The following conditions apply to this permit:

Amended Plans

1. Before the development starts, 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 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 be generally in accordance with the advertised plans but further modified to show:
 - a) Deleted
 - b) Deleted
 - c) Deleted
 - d) Landscape plans in accordance with C19.
 - e) Nominate 3 Street Trees on Anzac Avenue.

General

2. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
3. 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;

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- e) Presence of vermin.

To the satisfaction of the Responsible Authority.

4. All external materials to be used must be of muted tones and non-reflective to the satisfaction of the Responsible Authority.

Engineering Requirements

5. Before the buildings are occupied, the permit holder must upgrade the existing vehicle crossing to an industrial standard in accordance with Mitchell Shire Council's Standard Drawings to the satisfaction of the Responsible Authority, unless otherwise agreed in writing by the Responsible Authority.
6. The internal common driveway must be constructed to a concrete finish with drainage provided to adequately drain the internal driveway to the satisfaction of the Responsible Authority.
7. Before the dwellings are occupied, the permit holder must construct at no cost to Council, drainage works between each of the proposed lots and the Council nominated point of discharge to the satisfaction of the Responsible Authority.
8. The discharge of water from each of the proposed development must be controlled around its limits to prevent any discharge onto any adjacent property or streets other than by means of an approved drainage system discharged to an approved outlet in a street or to an underground pipe drain to the satisfaction of the Responsible Authority.
9. Before the dwellings are occupied, the subject site must be connected to an underground drainage system including an on-site detention system to control flows to pre-development levels and treat stormwater wholly within the boundaries of the subject land, to the satisfaction of the Responsible Authority.
10. The underground drains for each dwellings shall be wholly contained within the boundary pertaining to that lot. The outfall and retention system shall be located in or under the common property and shall not cross under or be located within any of the lots, all to the satisfaction of the Responsible Authority.
11. Prior to the commencement of any works associated with the development, the permit holder must submit certification that the three dwellings along the northern boundary of the development have no structural impact on existing or future drainage within the drainage easement on the property, to the satisfaction of the Responsible Authority.
12. Prior to the assessment of the detailed construction plans, the permit holder must pay a design checking for civil works fee as per the adopted Council fees and charges to the satisfaction of the Responsible Authority.
13. Prior to the commencement of any works associated with the development, details construction plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible



Authority. The construction plans must be drawn to scale with dimensions and three copies must be provided. The plans must include:

- a) Crossover details;
 - b) Driveway construction and drainage details including driveway grades and indication of fall; and
 - c) Underground drainage details and supporting calculations.
14. Before the buildings are occupied, all works shown on the approved construction plans must be constructed or carried out in accordance with the plans to the satisfaction of the Responsible Authority.
15. Prior to the commencement of any works associated with the development, a Construction Management Plan must be submitted to, and be to the satisfaction of, the Responsible Authority. The Construction Management Plan must include details of:
- a) Working hours;
 - b) Haulage routes to the land;
 - c) Methods to contain dust, dirt and mud within the subject land, 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 with construction activity;
 - f) Methods to ensure the recommendations of any approved Cultural Heritage Management Plan applying to the land are carried out;
 - g) Details of any required Tree Protection Zones;
 - h) Methods to ensure that all machinery brought onto the land is weed and pathogen free;
 - i) Methods to ensure that all machinery wash down, lay down and personnel rest areas are clearly fenced and located in disturbed areas wherever possible;
 - j) Methods to ensure that contractors working on the land are aware of the requirements of the Construction Management Plan and any other obligations of the planning permit;
 - k) Provision of best practice erosion and sediment control techniques to protect any native flora and fauna;
 - l) Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of the development.



All works must be undertaken in accordance with the approved Construction Management Plan to the satisfaction of the Responsible Authority.

16. Any road(s), footpath(s) and/or other infrastructure damaged as a result of the construction works (including but not limited to trenching and excavation for utility service connections, movement of vehicles and the likes), must be reinstated to the satisfaction of the Responsible Authority and at the cost of the permit holder.
17. The crossover and driveway are to be constructed to the satisfaction of the Roads Corporation and the Responsible Authority and at no cost to the Roads Corporation prior to the occupation of the works hereby approved.
18. The driveway must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g. by spilling gravel onto the roadway).

Landscape Conditions

19. Before the commencement of any landscaping works, Detailed Landscape Plans must be submitted to and approved by the Responsible Authority. The Detailed Landscape Plans must be prepared by a suitably qualified landscape designer and must include
 - a) Plant schedule including botanical name, container size, mature height & width and total quantities
 - b) Planting details
 - c) Relevant specifications
 - d) Reference the relevant Australian Standards
 - e) Nominate all surfaces, finishes and edge treatments
 - f) Be accurately scaled to show appropriate detail
 - g) Nominate a scale bar and widths of key features to assist in digital assessment of the plans
 - h) To ensure canopy closure and suppression of weeds, garden bed species should be spaced at 75% of the mature width of the plant
 - i) The locations of any trees to be retained both on site and adjacent to the site, including details of the species, tree protection zones, tree protection measures and tree sizes, where required. Include a reference to AS4970/2009 - Protection of Trees on Development Sites.
 - j) Existing naturestrip trees are to be identified on the plans and protected during all construction activity. Include a reference to AS4970/2009 - Protection of Trees on Development Sites.
 - k) Add notation that naturestrips on ANZAC Avenue will be re-instated to council's satisfaction.

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When approved, the landscape plan will form part of the permit.

20. All landscape works must be installed in accordance with the endorsed landscape plans before use of the site commences.
21. Nominate indicative street trees with reference to approved crossover locations. A street tree fee will be payable, for Council to plant street trees on the naturestrip of this development. Street tree fee payment is required prior to Certificate of Occupancy being issued.
22. Prior to removal of any public/Council trees, a tree replacement or Amenity value must be paid to the responsible authority, in line with Council's Urban Tree Management Policy to account for the loss of canopy and amenity to the community. Payment is required prior to commencement of works.

DTP Conditions

23. Prior to the occupation of the proposed dwellings, the crossover and driveway are to be constructed in accordance with to the satisfaction of the Head, Transport for Victoria and the Responsible Authority, and at no cost to the Head, Transport for Victoria.
24. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to and enter the site in a safe manner or compromise operational efficiency of the road or public safety.

Waste Management Plan

25. Prior to the use and development commencing a Waste Management Plan must be submitted to and approved by the Responsible Authority. When approved, the report will be endorsed and will then form part of the permit. The Waste Management Plan must detail how waste will be managed and removed from the site to ensure no impact upon surrounding residential amenity

Goulburn Valley Water

26. Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;
27. Provision of separate water supply meters to each tenement within the development, located on a 9-way manifold meter assembly, at the property boundary and to the satisfaction of Goulburn Valley Region Water Corporation;
28. Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment;
29. Connection of all sanitary fixtures within the development to reticulated sewerage, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation.

All works required are to be carried out in accordance with AS 3500.2 - 'Sanitary plumbing and drainage', and to the satisfaction of the Corporation's Property Services department;

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30. The applicant shall be required to comply with the Corporation's policy for 'Structures Over Corporation Works' and the requirements of Section 148 of the Water Act 1989.

All structures must be constructed clear of any easement in favour of the Corporation, and one metre laterally clear of the Corporation's assets. In addition, structure foundations must be appropriate to not impose loads onto Corporation assets and comply with Corporation requirements.

Expiry Condition

31. This permit will expire if one of the following circumstances applies:

- a) The development is not started within two years of the date of this permit.
- b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of *Planning and Environment Act 1987*.

NOTES:

DTP Note:

Separate consent for 'works within the road reserve' and the specifications of these works may be required under the Road Management Act 2004. For the purposes of this application the works will include provision of:

Construction of a crossover; and

Any other works in the principal road reserve.

GVW note

Should the applicant wish to subdivide each tenement onto separate titles in the future, provision of appropriate servicing arrangements to facilitate a future subdivision proposal should be investigated as part of this development. The applicant should contact the Corporation to discuss current and future proposals for this development.

Council Building Unit:

Please note that this approval does not constitute a Building Permit. You should enquire with Council's Building Services Unit on 5734 6230 to ascertain if a building permit is required for this proposal.

Council Environment Unit (Arborist):

Tree planting specification to the most current MSC Open Space Service Standards details can be obtained from Council's Arborist on 5734 6200.

VicRoads:

The proposed development requires the construction of a crossover. Separate approval under the Road Management Act for this activity may be required from VicRoads prior to commencing any works.



Date of Amendment	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended
3 December 2025 PLP224/16.01	This permit has been amended rewording preamble to current standards, rewording C1 to new design and adding landscape, waste management, DTP and GVW conditions.	Mitchell Shire Council	<Section 74, 75, 75A or 87A>

**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*.)

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*.

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 any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—

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- 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 the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.