

Pd # 683-00
Rec # 637461

Murrumbidgee Shire Council
RECEIVED - KINGLAKE
Attachment 6.1
15 DEC 2015
Trim No:.....



Office Use Only

VicSmart: Yes No

Specify class of VicSmart application:

Application No: _____ Date Lodged: / /

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: <http://www.murrindindi.vic.gov.au>

Application type

No Yes

Is this a VicSmart Application?*

If yes, please specify which VicSmart class or classes:

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting or phone discussion with a Council planning officer?

No Yes

If 'yes', with whom?:

Date: 7.12.15 day / month / year

The Land ⓘ

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:	St. No:	St. Name:
	532	EXTONS RD KINGLAKE CENTRAL
Suburb/Locality:		Postcode:
KINGLAKE CENTRAL		

Formal Land Description*
Complete either A or B

⚠ This information can be found on the certificate of title.

A Lot No: Lodged Plan Title Plan Plan of Subdivision No:

OR

B Crown Allotment No: 8 + 183 Section No: D + C

Parish/Township Name: POWSEA BILLIAN

If this application relates to more than one address, please attach details.

ALLOTMENT 8 SECTION D
" " 183 " " C

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

① For what use, development or other matter do you require a permit?*

If you need help about the proposal, read: [How to Complete the Application for Planning Permit Form](#)

*LIVE ON WORKING FARM + GUESTHOUSE.
TITLE BOUNDARY RE ALIGNMENT / SPLIT INTO EQUAL AMOUNT WITH NEW BOUNDARY RUNNING EAST-WEST THROUGH MIDDLE.
NEW HOME + MACHINERY SHED ON ONE LOT
GUEST HOUSE / ~~SHED~~ ON OTHER LOT*

📎 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist, and if required, a description of the likely effect of the proposal.

① Estimated cost of development for which the permit is required*

Cost \$

⚠ You may be required to verify this estimate

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions ①

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

VACANT LAND USED FOR MAY PRODUCTION

📎 Provide a plan of the existing conditions. Photos are also helpful.

Title Information ①

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

📎 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'Instruments' eg restrictive covenants.)

Applicant and Owner Details ①

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:

Organisation (if applicable):

Postal Address:

Suburb/Locality: State: Postcode:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant (if so, go to 'contact information')	<input type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address			
Unit No.:	St. No.:	If it is a PO Box, enter the details here: St. Name	
Suburb/Locality:		State:	Postcode:

Please provide at least one contact phone number *

Contact Information	
Business Phone:	* Email: <i>PLEASE CALL MOBILE</i> <i>PLEASE CALL</i> dan_casey@beyond.com
Mobile Phone: 0417 109 035	* If an email address is provided, all correspondence regarding your application will be sent to you via email, unless requested otherwise.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:			
Title: MR	First Name: BRIAN	Surname: TOYLE	
Organisation (if applicable): LEGAL REPRESENTATIVE OF MAM CAIDOWN			
Postal Address			
Unit No.:	St. No.: 7	If it is a PO Box, enter the details here: St. Name ASTLEY CRT	
Suburb/Locality: VERMONT SOUTH		State: VIC	Postcode: 3133
Owner's Signature (optional):		Date:	
		day / month / year	

Information Requirements

Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

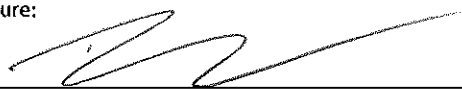
<input checked="" type="radio"/> Yes
<input type="radio"/> No

Declaration ⓘ

This form must be signed by the applicant*



⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature:	Date: 14.12.15 day / month / year
	

Checklist ①

Have you:

<input checked="" type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
<input checked="" type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input checked="" type="checkbox"/>	A plan of existing conditions.	
<input checked="" type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input checked="" type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	
<input checked="" type="checkbox"/>	Completed the relevant Council planning permit checklist?	
<input checked="" type="checkbox"/>	Signed the declaration (section 7)?	

Need help with the Application? ①

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

General information about the planning process is available at www.dtpli.vic.gov.au/planning.

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Lodgement ①

Lodge the completed and signed form, the fee payment and all documents with:

Murrindindi Shire Council
PO Box 138 Alexandra VIC 3714
Perkins Street, Alexandra VIC 3714

Contact Information:

Phone: 03 5772 0317

Fax: 03 5772 2291

Email: planning@murrindindi.vic.gov.au

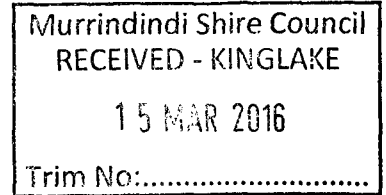
DX: 71402

Deliver application in person, by email, or by post:

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. If submitting your application electronically, contact Council's planning department to discuss payment options.

REC. No. 649797

\$109.00



Farm Management Plan

Property address: 532 Extons Road, Kinglake Central 3757

For Mr. Daniel Casey and Mrs. Natalie Casey

Plan prepared by: Daniel Casey and Natalie Casey

1802 Whittlesea Yea road, Kinglake West. 3757

Mobile Phone: 0417109035.

Home phone: 57865682 Email:

natalie.casey@nh.org.au, dan_casey@bigpond.com

Property details

Property title reference:

Certificate of title reference	Being lot	On plan
Volume 6952 Folio 258; Volume 8483 Folio 791	Crown Allotment 8, Section D 1	Parish Billian LP61248

Total property area: 277732 m2

Current crops: grass/hay.

Area of future cropping: land available

Area currently used for grazing: land vacant

Area proposed grazing: approximately 242580 m2

Current stock: nil

Area of proposed domestic zone: 4043 m2

Area of native bushland: located far south east corner of the property of approximately 16000 meters squared.

Number of single native paddock trees: nil

Number of single non native paddock trees: twelve fruit tress located in the middle of the block surrounding the dam

Current number of dams: three: one located directly center of the property and the second located at the rear of the northern boundary and the third located slightly east of the center of the property. Two of the dams are spring feed.

Current number of bores: three bore holes and one operated by a windmill. Please see attached information statement issued by Goulburn Murray Water regarding spring fed surface water license.

Number of waterways and seasonal creeks: seasonal creek running along the southern boundary.

Soil description: Soil type most typical of Kinglake ranges/central highlands region. Rich volcanic soil as usually encountered in this area according to APS Victoria. The soil appears red brown and moist due to higher rainfall of the region.

Topography: slightly undulation

Annual rainfall: approximately year to date 131.00mm as per Melbourne Water Rainfall and River Reports.

Proposed farming activity

STOCK TYPE	NUMBER OF ANIMALS
sheep	Depending on area and feed requirements
cattle	Small herd

CROP TYPE	CROP AREA
Hay	As available

Water

Domestic water supply: 115000 L colour bond rainwater tank

Fire water supply: 2x 10000L rain water tanks located to the rear of the proposed shed.

Water supply for stock: three dams and windmill operated bore.

Feed: grazing and hay when required

Stock feed supply including imported feed: anticipate this will not be required.

Weeds

COMMON NAME	METHODS OF CONTROL	IMPACT AND SAFETY ISSUES
Not known	As required	Not as yet

Pasture renovation

Methods: Pasture regeneration, seeding and enhancement.

Timing: Annually

Improved works: not required just maintenance.

Pest Animals

PEST ANIMAL	METHODS OF CONTROL	IMPACT AND SAFETY ISSUES
fox	Eradication (shoot)	No poison improves safety of native wildlife or the chance of poison contaminating waterways. Minimal noise as neighboring properties are several hundred meters away and used only when required.
rabbit	Eradication (shoot)	As above
deer	fencing	No impact on environment/fence already present.

Vegetation

COMMON NAME	NUMBER	RATIONAL	TIMEFRAME
Clover covered grass	Approximately 90% of the property	To remain as is with no impact	now
Native eucalyptus trees	Several lining the eastern boundary on Extons Road,	To remain with no impact.	now
Several species of native flora consistent with those of the surrounding crown land	Covers approximately 10% of the south boundary	To remain as is with no impact.	now

Site plan

SITE PLAN PROVIDED

The site plan will includes

1. Showing existing conditions
2. Existing buildings
3. Existing fences
4. Existing services, gas, power
5. Existing dams, waterways, bores and springs
6. Areas prone to flooding
7. Existing vegetation
8. Areas of erosion
9. Areas of pest plants and animal
10. Proposed fencing
11. Proposed planting
12. Stock rotation
13. Vegetation to be removed
14. Method of protecting existing vegetation
15. Proposed alignment of any services
16. Proposed dam management.

How the property responds to the decision guidelines for dwellings with over lays

	PURPOSE AND GENERAL ISSUES	DWELLING ISSUES/DESIGN.	ENVIRONMENTAL ISSUES
ENVIRONMENTAL SIGNIFICANCE OVERLAY (Clause 42.01)	To ensure the farm does not negatively impact the natural environment. No change is required to construct a dwelling and run the farm.	The dwelling is located in an area where minimal environmental impact will occur. Minimal excavation works within domestic zone involving minimal soil movement. The domestic zone also located more than 150meters from large trees creating a defendable space to reduce fire damage to property.	nil
FARMING ZONE (Clause 35.07)	To not adversely affect the land and maintain its use for agricultural purpose. Safely dispose of effluent. To ensure dwelling will not impact the operation of farm and loss of productive agricultural land.	Domestic zone remains minimal to ensure most of the land can be utilized for agricultural purposes. Driveway from main road to be made of all-weather material and able to accommodate farm machinery and emergency vehicles. Water supply-tank Sewage removal by waste water treatment plant. House size to be average size single story dwelling/country style neutral color scheme and to be used as residence so there is ability to work close to home.	nil

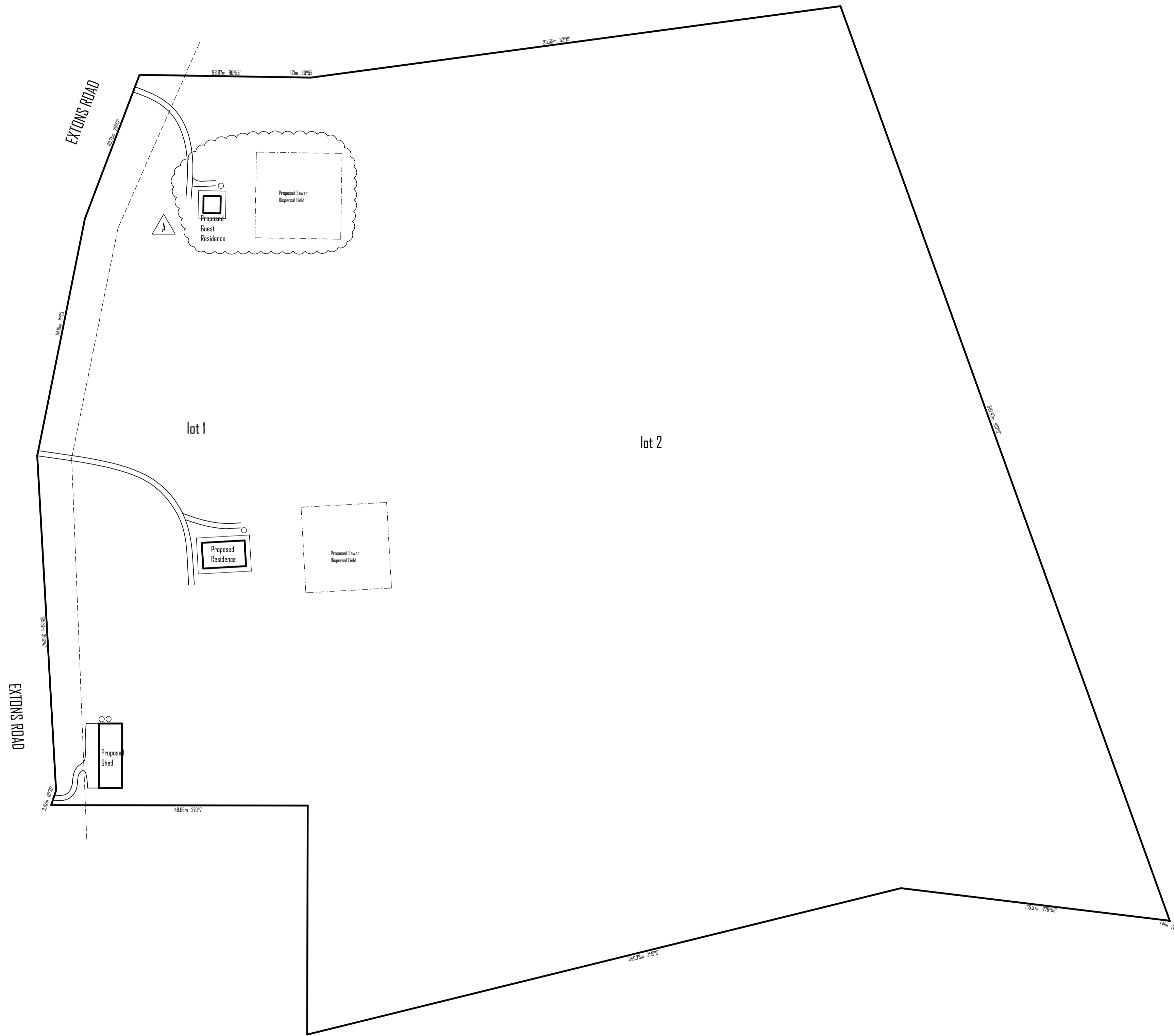
BUSHFIRE MANAGEMENT OVERLAY (Clause 44.06)	Being prepared by a professional		
PLANNING FOR BUSHFIRE (Clause 52.47)	Being prepared by a professional		

ENVIRONMENTAL SIGNIFICANCE OVERLAY – HIGH QUALITY AGRICULTURAL LAND

The land at the above address is currently not used to its full potential as high quality agricultural land and only used to cut hay at the present. The fencing is in a poor state of repair and needs attention. The planning application for a dwelling and machinery shed would allow us as a family to live on site and maintain the property and to tend to the animals that we intend to farm. Also the application for a guest house would also be a positive for this property as we could have workers stay on site or could have rental income to put back into the upkeep and management of the farm. The proposed dwelling will be designed with the land and neighbourhood in mind and will be a traditionally styled Victorian farmhouse.

The proposed shed is a necessity to run and maintain a property of this size as it would be needed to store machinery used for the land and also to store feed and stockpile hay.

In keeping with properties in the area running a small herd of cattle and sheep would have no impact on surrounding properties as this is a farming zone and due to the distances away there would be little or no noise.



SITE PLAN
SCALE 1:1500

AREAS

Site Area (part 1)	60600.9 metres ²
Site Area (part 2)	217131.1 metres ²
House (approx.)	375.0 metres ²
Guest House (approx.)	100.0 metres ²
Shed	510.0 metres ²

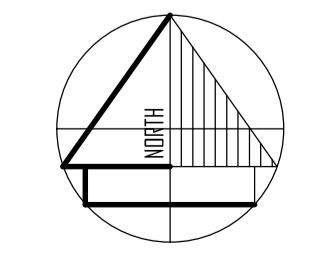
20.06.2016	B	Setback to Guest House
16.04.2016	A	General Alterations
date		revision

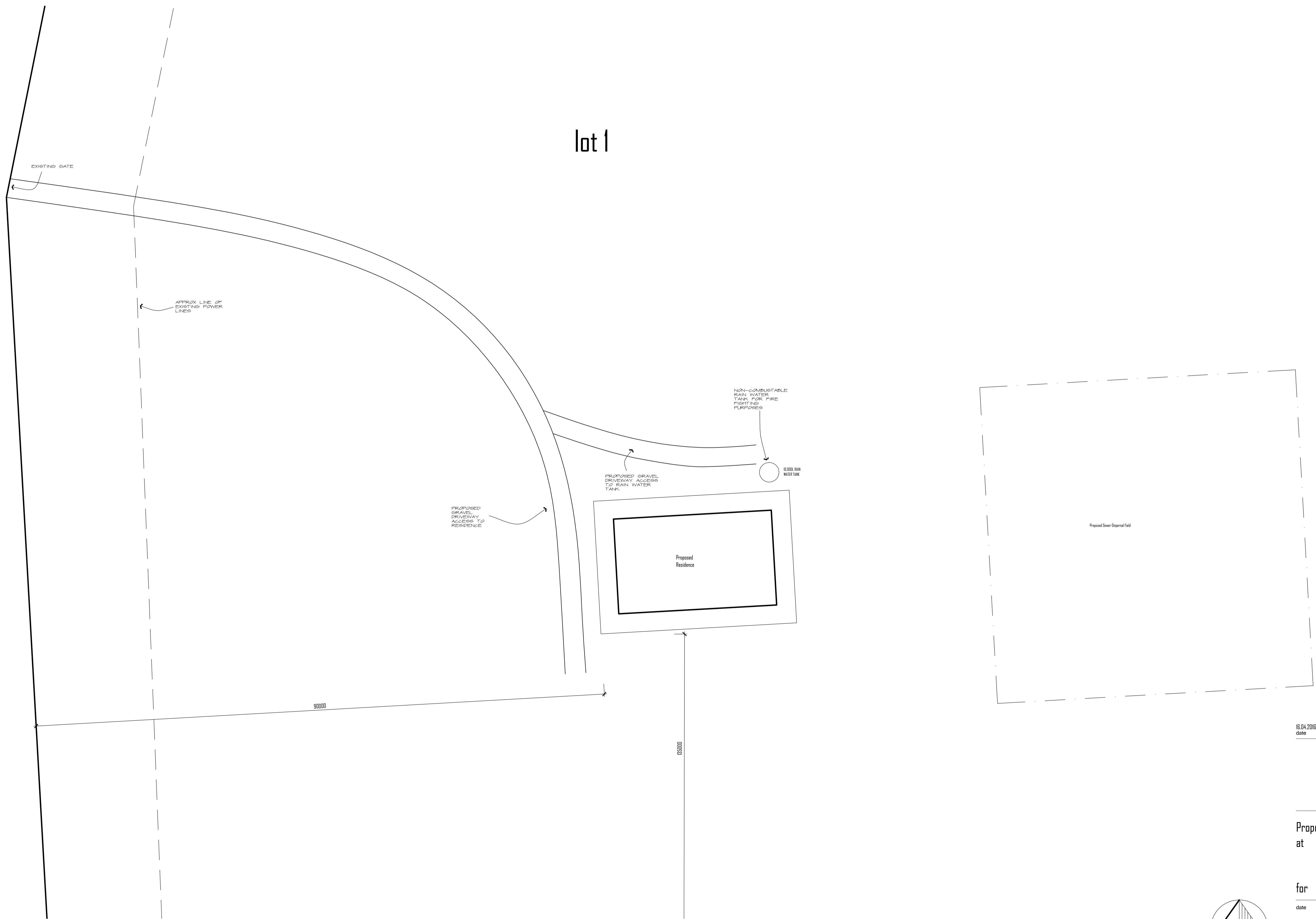
IONIC design
PO Box 358 Greensborough 3088
Phone : 03 9444 7616
Mobile : 0412 044 921
Email : ionicdesign@hotmail.com
Building Practitioners Board No. DP-AD 15346

Proposed Works
at 532 Extons Road

Kinglake Central
for Mr. & Mrs. Casey

date	February 2016
scale	As Noted
drawn	D.A.H.
sheet no.	1 of 4
job no.	16-003 rev. B





SITE PLAN (part)
SCALE 1:300

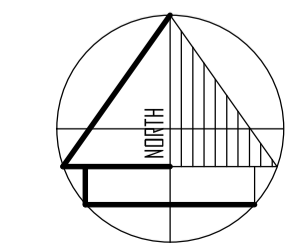
16.04.2016	A	General Alterations
date		revision

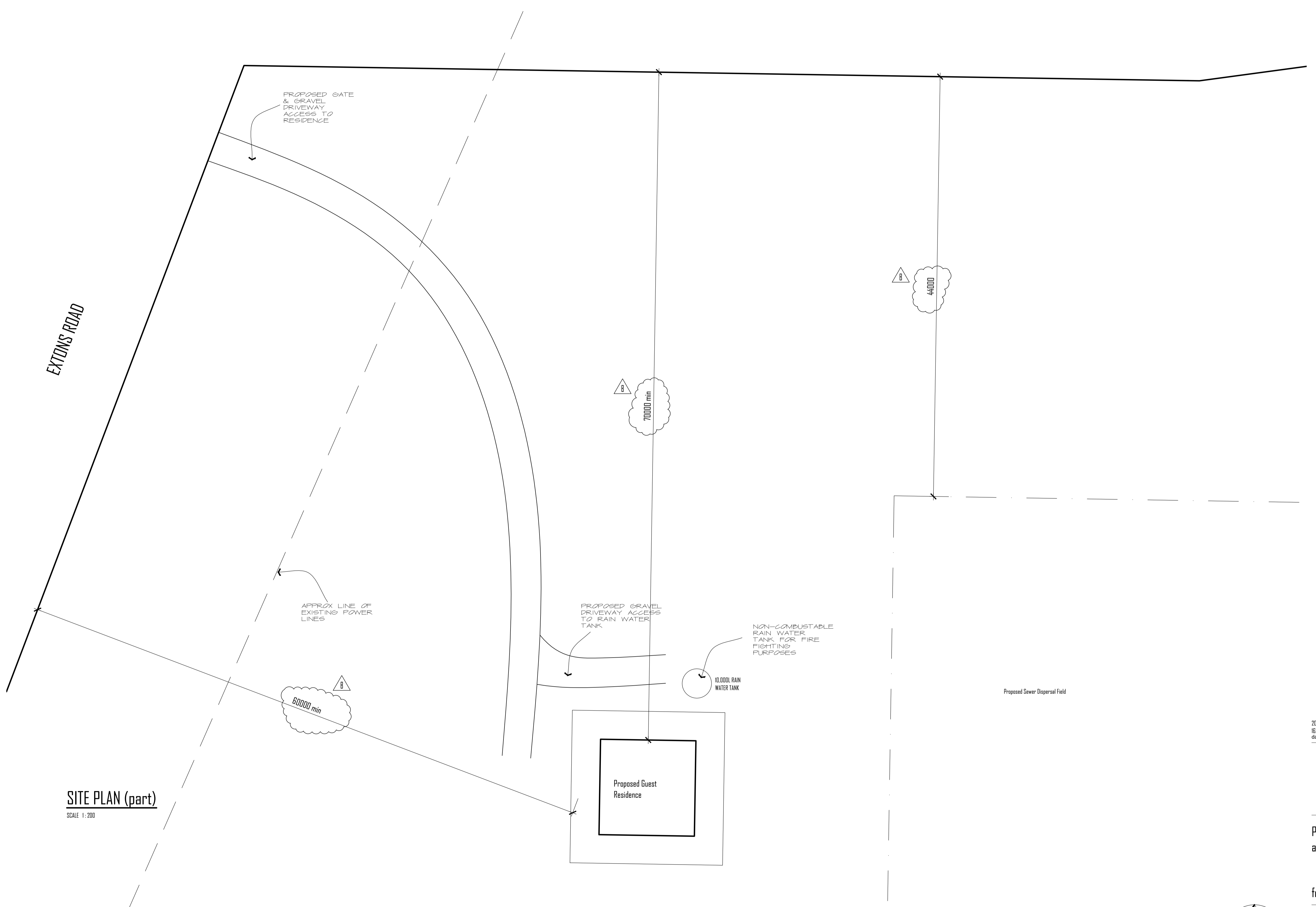
IONIC design
PO Box 358 Greensborough 3088
Phone : 03 9444 7616
Mobile : 0412 044 921
Email : ionicdesign@hotmail.com
Building Practitioners Board No.
DP-AD 15346

Proposed Works
at 532 Extons Road

Kinglake Central
for Mr. & Mrs. Casey

date	February 2016
scale	As Noted
drawn	D.A.H.
sheet no.	2 of 4
job no.	16-003
rev.	A





SITE PLAN (part)
SCALE 1:200

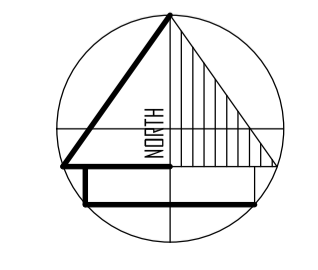
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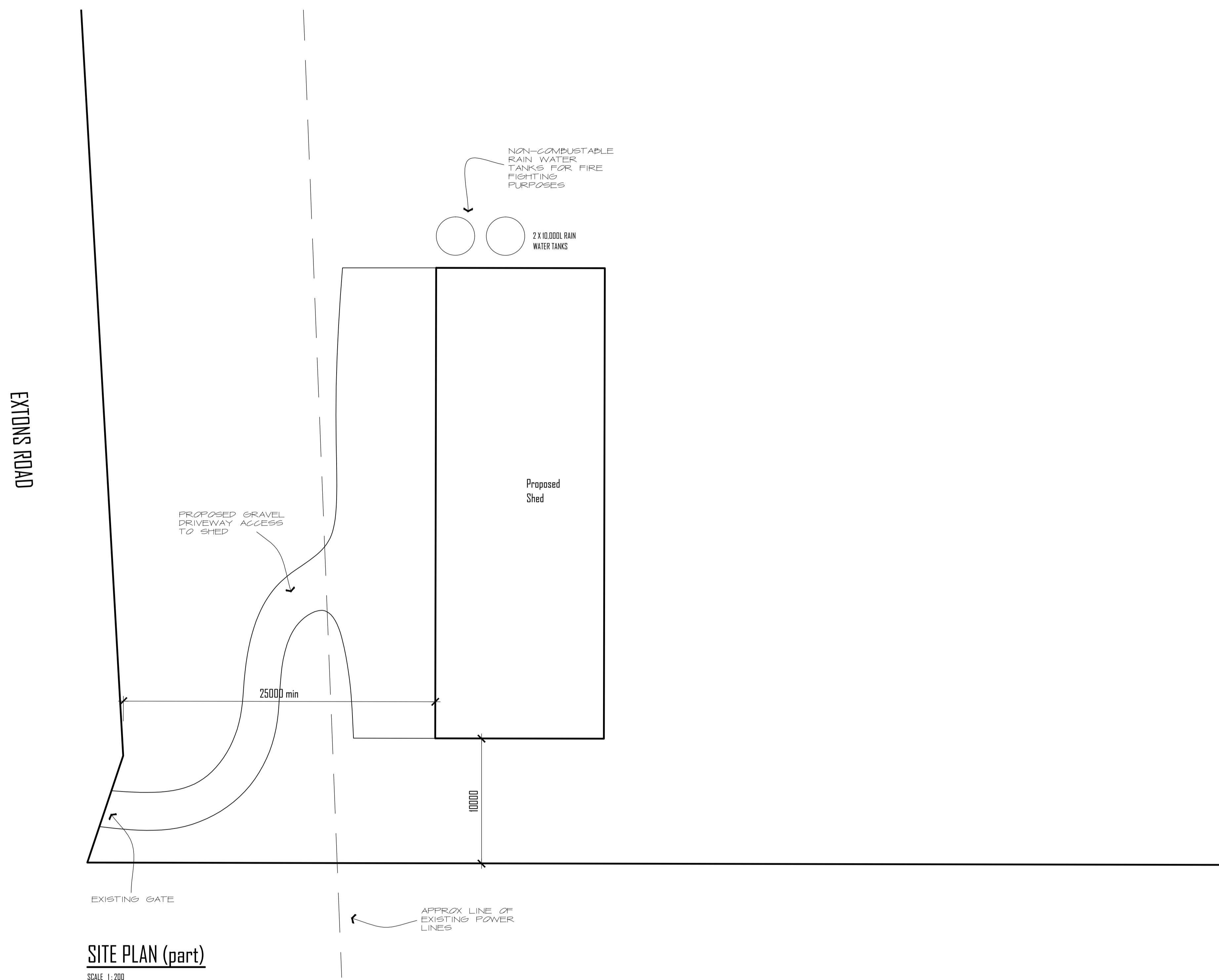
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Proposed Works
at 532 Extons Road

Kinglake Central
for Mr. & Mrs. Casey

date	February 2016
scale	As Noted
drawn	D.A.H.
sheet no.	3 of 4
job no.	16-003
rev.	B





SITE PLAN (part)
SCALE 1:200

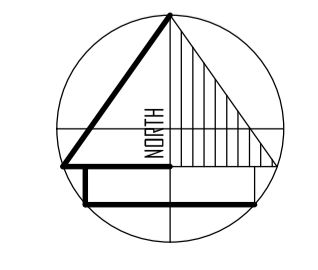
16/04/2016	A	General Alterations
date	revision	revision

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Proposed Works
at 532 Extons Road

Kinglake Central
for Mr. & Mrs. Casey

date	February 2016
scale	As Noted
drawn	D.A.H.
sheet no.	4 of 4
job no.	16-003
rev.	A



PLANNING AND ENVIRONMENT ACT 1987
MURRINDINDI PLANNING SCHEME
AMENDMENT C58
PLANNING PERMIT APPLICATION 2015/246

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Murrindindi Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Hansen Partnership Pty Ltd on behalf of Kervale Investments Pty Ltd.

Land affected by the Amendment

The Amendment applies to part of the land known as 6540 Maroondah Highway, Yarck and described formally as:

- Lot 2 TP 320893H.



Figure 1: Subject Site

For the purpose of describing this Amendment, the subject site comprises Lot 2 TP 320893H and is approximately 10.2 hectares in area and is shown on Figure 1. The land has an irregular shape and is currently vacant rural land, including scattered native trees and vegetation.

The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act.

The planning permit application applies to part of 6540 Maroondah Highway, Yarck, being Lot 2 TP 320893H.

What the amendment does

The Amendment is a combined planning scheme amendment and planning permit application under section 96A of the *Planning and Environment Act 1987*.

The Amendment:

- Rezones part of the land at 6540 Maroondah Highway, Yarck from Rural Living (RLZ) to Low Density Residential (LDRZ) (Map 3zn);
- Amends the Schedule to Clause 32.03, Low Density Residential Zone, to specify a minimum lot size for subdivision of 1 hectare.

Proposed Planning Permit No 2015/246 seeks approval for an eight (8) lot subdivision of the land marked 'Site' on Figure 1, being Lot 2 TP 320893H.

The permit applicant is Kervale Investments Pty Ltd. The planning permit is attached as an Attachment to this Explanatory Report.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to provide opportunity for additional low density residential land for future development in the Murrindindi Shire. The proposed minimum lot sizes will help to direct appropriate semi-rural development of slightly increased densities into the settlement of Yarck.

The subject site is currently within the Rural Living Zone (RLZ), and adjacent to the Township Zone (TZ) to the east. The current zoning of the subject site allows for lots to be created at a minimum lot size of 4 hectares, but with an average subdivision size of 6 hectares. The adjacent land within the Township Zone (TZ) is able to be subdivided to a size of more conventional urban densities.

A Planning Permit (Permit No. 2013/150) has previously been granted to subdivide the land into eleven (11) allotments.

The proposed modifications to the Murrindindi Planning Scheme which are proposed by this Planning Scheme Amendment would rezone the subject land to Low Density Residential (LDRZ) with a minimum allotment size of 1 hectare for this site. These planning scheme changes would allow proposed Planning Permit No 2015/246 to be granted for an eight (8) lot subdivision.

The Amendment will facilitate low density development in Yarck and provide greater choice and affordable housing options within the Murrindindi Shire.

How does the Amendment implement the objectives of planning in Victoria?

The proposed Amendment implements the objectives set out in Section 4 of the *Planning and Environment Act 1987* as follows:

- a) *To provide for the fair, orderly, economic and sustainable use and development of land.*
The amendment provides for well planned low density and rural residential development in an area already removed from agricultural production.
- b) *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
The proposal provides for the protection of waterways on the land through establishing buffers from watercourses and protection of native vegetation by setting minimum lot sizes above the permit exemption threshold.
- c) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
The amendment provides for low density residential and rural living development designed to take into consideration the natural site conditions with respect to watercourses and native vegetation.
- f) *To facilitate development in accordance with the objectives set out in the points above.*
The Amendment facilitates low density residential and rural living development at Yarck which implements the objectives outlined above.
- g) *To balance the present and future interests of all Victorians.*

How does the Amendment address any environmental, social and economic effects?

The Amendment will increase the diversity of housing choice in Yarck, and increase the local population thus having a positive social impact on the community. The development of the land will further enhance Yarck as a desirable place to live, positively impacting on population growth. The amended minimum lot sizes will guide development to achieve appropriate planning outcomes.

Economic effects of the proposed rezoning are expected to be positive, as future subdivisions will provide opportunities for new housing development. The development of the subdivision will provide opportunities for local businesses, both during construction and as a consequence of a future increased population. Additionally, the increased number of residences will also result in an increased rate base for Council which can be reinvested in the community for their benefit.

The environmental effects of the proposed Amendment have been considered in the Land Capability Assessment and Vegetation Assessment, both of which form part of the Amendment documentation package.

As no reticulated sewerage is available, all future development on this site will need to consider and provide for onsite stormwater and effluent disposal systems. The Land Capability Assessment conducted as part of the preparation of the Amendment concluded that the subject site is suitable for sustainable on-site effluent disposal.

The Native Vegetation Assessment also concluded that although the site carries scattered trees, it is substantially cleared of native vegetation and biodiversity following its broad-acre grazing history and that although the site has a rural aesthetic it is not ecologically rich.

The site contains a number of existing trees and shrubs scattered throughout the site and the boundaries of proposed allotments have been aligned accordingly to ensure protection of the existing trees and minimise the loss of native vegetation. It is also anticipated that additional onsite planting will occur as part of the future development of the proposed allotments. This will have the result of increasing onsite native vegetation planting.

Does the Amendment address relevant bushfire risk?

The land is not currently within the area of the Bushfire Management overlay (BMO) however is located within a designated bushfire prone area. On this basis initial consultation was undertaken with the CFA to consider the safety of future residents.

By way of general comment, the land has minimal tree cover, similar to that of adjacent land, therefore bushfire risk is considered to be low and particularly manageable through the siting of buildings and creation of defendable space around future dwellings. Thus, changes to the site are unlikely to increase the risk of loss of life, property, infrastructure or the environment from bushfire.

Furthermore future development and subdivision will be required to accord with relevant Building Standards and Country Fire Authority requirements.

Notwithstanding the above, comments from the CFA were sought on the details of the Amendment who have provided the following advice in relation to future development of the Subject Site:

- A secondary access point is not required for the increase in the number of lots.
- Secondary emergency access should be maintained via the gravel access track connecting with Maroondah Hwy, as there is a fire fighting water supply located on the northern side of this access track adjacent to Lot 1 of the proposed subdivision.
- CFA recommends the trafficable roadway width of 7.3m to allow for 2 way traffic should fire fighting vehicles access the site.

It is considered that that the proposed subdivision is compliant with the initial comments provided by CFA.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with of the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987 as well as the Minister's Direction 11 Strategic Assessment of Amendments under Section 12(2)(a) of the Act .

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The proposed Amendment is consistent with **Clause 11- Settlement** which states;

"planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure".

Additionally, Urban growth is addressed at Clause 11.02 and establishes the objective to:

"ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses; and

To facilitate the orderly development of urban areas".

The Amendment will improve housing choice and the supply of diverse residential land in accordance with Clause 11.02.

The proposed Amendment is consistent with **Clause 13 – Environmental Risks** which states that planning should adopt a best practice environmental and risk management approach in seeking to avoid or minimise environmental hazards and degradation. This Clause further identifies that planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of the community.

The proposed Amendment follows the recommendations from the Land Capability Assessment to provide the best environmental outcomes for the subject site. Furthermore no environmental risks or management issues are anticipated from the rezoning and subsequent subdivision of the site.

The proposed Amendment is consistent with **Clause 14 – Natural Resource Management** addresses the need for planning to assist in the conservation of natural resources, including; water, energy, land, minerals etc. to achieve environmental quality and sustainable development.

The policy seeks to ensure that the State's agricultural base is protected from the unplanned loss of high quality productive agricultural land due to permanent changes of land use and to enable protection of productive farmland, which is of high quality and strategic significance in the local or regional context.

It is highlighted that the subject site is already zoned for residential development, as nominated by its Rural Living Zone (RLZ). Furthermore the sites do not constitute significant agricultural land, noting agricultural viability is constrained by the size of the site(s). The Amendment would therefore not negatively impact on productivity of agricultural land within the local area.

The proposed Amendment is consistent with **Clause 15 – Built Environment and Heritage** which establishes a framework for planning to ensure all new land use and development appropriately responds to its context (landscape, valued built form and cultural context), and which protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value. Planning should also create built environments which support the social, cultural, economic and environmental wellbeing of our communities, cities and towns, and seek the development and maintenance of communities with adequate and safe physical and social environments for their residents. Overall Clause 15 contains a range of broadly relevant objectives which seek to:

“Create quality built environments which supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns;

Development and maintenance of communities with adequate and safe physical and social environments for their residents;

Appropriate location of uses and development and quality of urban design; and

Minimising detrimental impact on neighbouring properties”

The design and built form of the subdivision of the land will be guided by the requirements of the minimum subdivision size(s) as outlined in this report. It is considered that any future subdivision is designed to contribute to the urban structure of the area, through a diversity of lot size and appropriate access points to emphasise sustainable transport choices.

Clause 16 – housing seeks to manage development in rural areas to protect agricultural land and guide housing close to existing settlements where community infrastructure and services are provided.

The rezoning of the subject site is appropriate as the land is currently within the Rural Living Zone (RLZ) and has already been identified as being suitable for ‘rural lifestyle’ type residential development. The proposed rezoning of the subject site will not negatively impact or encroach on any agricultural land use or activity and will encourage the consolidation of new housing in an existing settlement where housing decline has been a problematic issue in the past, and which will economically support services already provided in the township.

The site can be supplied with electricity, telecommunications and water and good quality road access and it will accommodate future residential growth close to the existing township.

Additionally, the objective of **clause 16.01-4 – housing diversity** aims:

“To provide for a range of housing types to meet increasingly diverse needs”.

Future development of the subject sites will create housing choice by increasing the supply of diverse housing types in the region.

The proposed Amendment is consistent with **Clause 18 – Transport** which nominates that planning should ensure safe, integrated and sustainable transport systems which contribute to environmental sustainability, ensure the management of road systems and ensure the provision of appropriately designed and located car parking.

A Traffic Impact Assessment has been conducted to seek appropriate vehicle connections to the site from existing roads. The outcomes of this assessment has highlighted that the level of anticipated additional traffic generated by the development of the subject site will not compromise the safety or function of the surrounding road network against existing traffic volumes in the vicinity of the site.

The proposed Amendment is consistent with **Clause 19 – Infrastructure** which nominates that planning should ensure the provision of social and physical infrastructure in an efficient, equitable, accessible and timely manner and recognise social needs by providing land for a range of community resources.

Infrastructure servicing the subject site can readily be supplied with electricity and telephone phone infrastructure, and already benefits from quality road access. Likewise the specific Land Capability Assessment conducted has demonstrated the ability to accommodate onsite wastewater disposal.

The subject site is also noted to be within a short distance of the Yarck town centre, with additional social and community infrastructure located a short distance away in the townships of Yea and Alexandra.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Having regard to **Clause 21.01 Context** and the associated **Clause 21.01-3 Key Issues and Influences**, the following are considered to be relevant to the proposal:

“Sustainable development and growth potential: Creation of long term economic sustainability for the municipality. There are opportunities to accommodate additional residential growth in the municipality. Conserving, reducing and effectively managing resource use is essential to creating ecologically sustainable development.

Proximity to Melbourne: The proximity to metropolitan Melbourne has a major influence on the Murrindindi Shire, creating growth, employment and lifestyle opportunities in an attractive environment.

Environment and landscape: The pristine environment, rich biodiversity, significant public land areas and high quality landscape, form an essential part of the municipality’s character, liveability and economy. Protection of the natural environment is critical for the continued economic and social well-being of the municipality.

Townships and built environment: A range of dispersed and diverse townships offer high liveability and high quality built environments.

Environmental risks and natural disasters: Future planning for land use and development must fully consider environmental risks and natural hazards. These hazards and limitations include flooding, bushfire risk and erosion risk”.

It is considered that the amendment has paid due regard to and is consistent with issues identified above, whilst has appropriately addressed specific matters through the details of the proposed subdivision.

Having regard to **Clause 21.01-1 Vision**, it identifies a vision for the future as being:

Murrindindi Shire will facilitate sustainable population and economic growth. The municipal rate base will be actively grown through sound planning, support for continued economic development and protection of the natural and built environment.

A strong economy will attract people to the municipality, creating further opportunities for lifestyle choice, business investment and prosperity. Increased economic growth and investment will enhance population growth, employment and social and cultural benefits for the municipality.

Residential growth will be provided in established townships and settlements with existing communities and infrastructure, where natural environment is protected and a high level of community safety is achieved”

Key elements in achieving this vision (which are relevant to the scope of the proposal) include:

“Growth in the rate base, population and economic activities to create long term economic sustainability for the municipality.

Facilitation of residential growth opportunities in established townships and settlements, particularly in locations with a full range of physical and community services.

Facilitation of new and expanded economic development and employment opportunities.

Recognition and protection of the natural and built environment to protect high amenity rural and natural landscapes and the character of the area.

Consideration of environmental hazards and risks in planning for future land use and development”.

Noting the above vision statement and associated relevant key elements, it is considered that the amendment and subdivision constitutes a specific proposal which will assist in the achievement of the above vision in an appropriate manner suitable to site location and municipal content.

Clause 21.03 Economic Development and associated **Clause 21.03-1 Business and Industry** highlights a range of broadly relevant issues, including:

“Facilitation of sustainable economic growth to enhance the general economic performance of the municipality.

Aging population and loss of young people to the area.

Opportunity to expand key economic sectors and strengths.

A desire to facilitate and promote economic development generally.

The need to support the economic prosperity and vitality of the municipality.

The need for strong economic performance in existing township business sectors”.

The proposed rezoning and associated subdivision is considered to be consistent with and supports the above clauses and it will facilitate the development of land in the short term and increase a local population base in the longer term. Specifically economic development and activity will be facilitated through the construction phase, while an increased population base will be of specific economic development to be the local townships and wider regions.

With regard to clause **21.05 - Environment** it outlines measures to protect natural environment and continued economic well-being of the municipality. The policy includes a number of key objectives under **Clause 21.05-1 Environmental Values** that include;

Objective 1: Environmentally sustainable land use and development

Objective 2: Waterways and catchment management; and

Objective 3: Biodiversity and native vegetation.

The rezoning and permit application for subdivision respond to these objectives by being environmentally sensitive, including lots of sufficient size to retain and plant vegetation and developed in a sensitive manner. Additionally the nearby waterways and catchment areas are appropriately protected through lot design and the findings and recommendations of the Land Capability Assessment prepared as part of application documentation.

Under **Clause 21.05-2 Environmental Risks**, it contains a number of further key objectives, including:

Objective 1: General environmental risks and constraints

Objective 2: Bushfire risk

Objective 3: Flooding

The rezoning and permit application for subdivision has broadly considered these objectives and associated issues, where the site is not located in an identified area for flooding. Furthermore bushfire risk can be managed through future siting, design and construction materials for future dwellings, along with general property management of vegetation around buildings.

Under **Clause 21.05-3 Landscape and Built Environment**, it contains a number of further key objectives, including:

Objective 1: Significant Landscapes

Objective 2: Built environment

The rezoning and permit application for subdivision appropriately responded to these objectives, through lot size and design, where future dwellings will appropriately fit within the broader semi-rural landscape.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victorian Planning Provisions. The proposal to apply, modify and incorporate the abovementioned planning tools and provisions, including the rezoning of land and associated Amendment to the relevant schedules are considered to be the most appropriate for the intended use and development of the land.

How does the Amendment address the views of any relevant agency?

Initial advice has been sought from both VicRoads and CFA who have not raised any particular issues of concern. Furthermore relevant agencies will be provided opportunity to review and provide comment on the proposed Planning Scheme Amendment as part of the formal referral of application documentation.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is not considered to have a significant impact on the transport system or *the Transport Integration Act 2010*. However internal roads have been designed to accommodate expected capacity. Road connections with external access points have been appropriately considered, noting the Traffic Impact Assessment Report prepared by EB Traffic Solutions has demonstrated the proposal will have no unreasonable impact on the existing road network.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

There is unlikely to be any additional or unreasonable resource and/or administrative costs imposed on the Responsible Authority as a consequence of the proposed Planning Scheme Amendment. The associated Section 96A Planning Permit Application for the subdivision of the subject site into 8 allotments will assist in streamlining the consideration of the proposed development.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Murrindindi Shire Council, Perkins Street, Alexandra, VIC, 3714

Murrindindi Shire Council website: www.murrindindi.vic.gov.au

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Planning and Environment Act 1987

MURRINDINDI PLANNING SCHEME

**AMENDMENT C58
INSTRUCTION SHEET**

The planning authority for this amendment is the Murrindindi Shire Council.

The Murrindindi Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Zoning Maps

1. Amend Planning Scheme Map No 3 in the manner shown on the 1 attached map marked "Murrindindi Planning Scheme, Amendment C58".

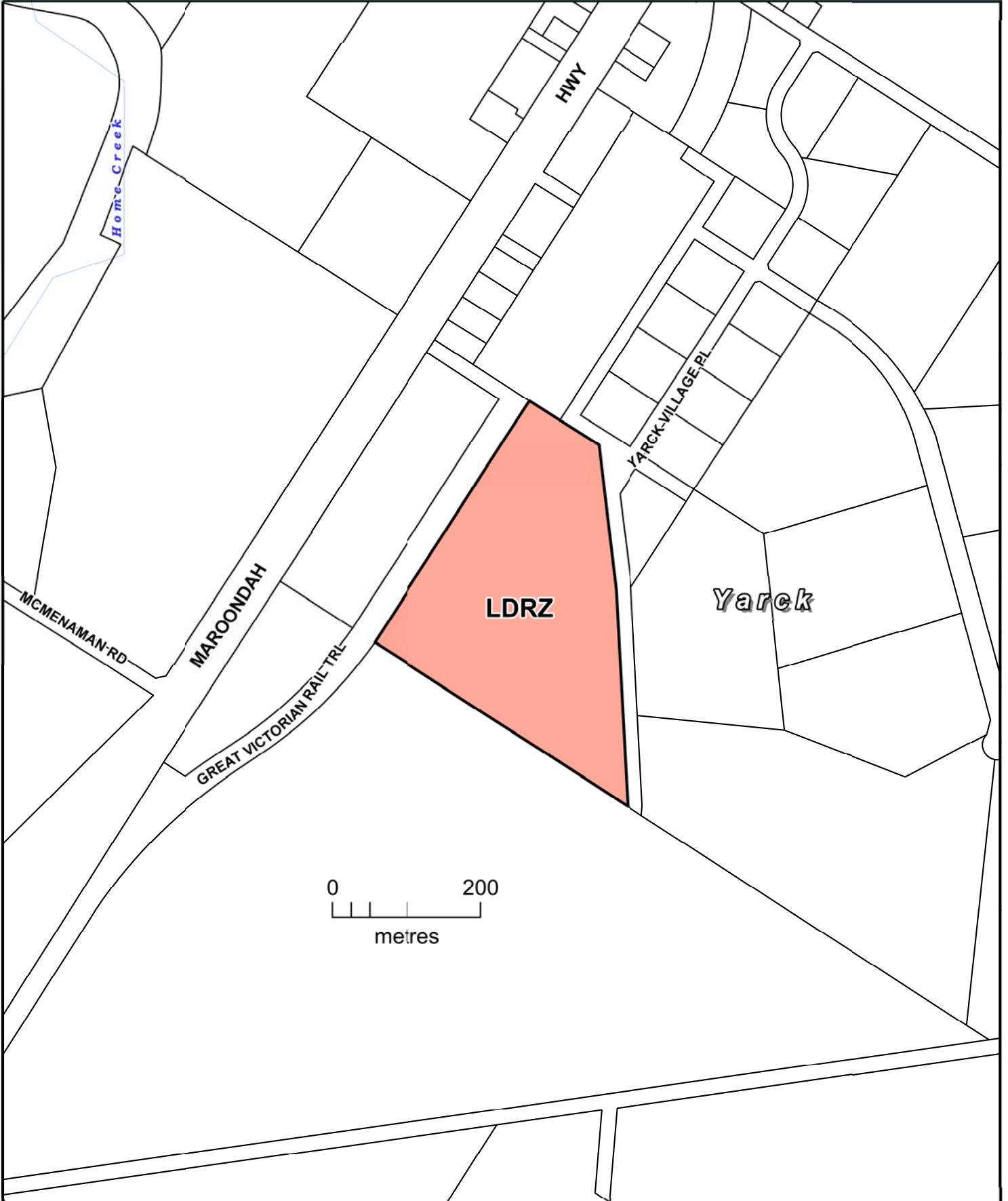
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Zones – Clause 32.03, replace the Schedule with a new Schedule in the form of the attached document.

End of document

MURRINDINDI PLANNING SCHEME



LEGEND

LDRZ LOW DENSITY RESIDENTIAL ZONE

Part of Planning Scheme Map 3

AMENDMENT C58

MURRINDINDI PLANNING SCHEME

14/02/2016
 C53
 Proposed C58

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ**.

LAND	AREA
Minimum subdivision area (hectares). All land west of Halls Flat Road, south of Maroondah Highway, Alexandra	1 hectare
6540 Maroondah Highway, Yarck (Lot 2 TP 320893H)	1 hectare
Land bounded by Whittlesea – Yea Road, Whittlesea – Kinglake Road, Nichols Road and Pheasant Creek Road	2 hectares
Land west of Melba Highway at Castella, including Gordons Bridge Road, Moore Court, Banskia Court, Wattle Court, Castella	4 hectares
All other land	1 hectare, unless lots 0.4ha or larger are in accordance with a Land Capability Assessment approved by the responsible authority that complies with the EPA publication 746.1 <i>Land Capability Assessment for Onsite Domestic Wastewater Management, March 2003</i> and the <i>Septic Tanks Code of Practice, March 2003</i> .

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DIMENSIONS ABOVE WHICH A PERMIT IS REQUIRED TO CONSTRUCT AN OUTBUILDING

None specified

PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE
PLANNING AND ENVIRONMENT ACT 1987

Permit No.: 2015/246

Planning scheme: Murrindindi Planning Scheme

Responsible authority: Murrindindi Shire Council

ADDRESS OF THE LAND: 6540 Maroondah Highway Yarck, Lot: 2 TP: 320893H, Parish of Yarck

THE PERMIT ALLOWS: Eight (8) Lot subdivision under Clause 32.03 Low Density Residential Zone (LDRZ).

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (1) The subdivision must be in accordance with the endorsed subdivision plan. This endorsed plan can only be altered or modified with the prior written approval of the Responsible Authority, or to comply with statutory requirements.
- (2) This permit shall expire if all stages of the plan of subdivision hereby permitted are not certified within two (2) years of the date hereof or any extension of such period, the Responsible Authority may allow in writing on an application made before or within six months after such expiry.
- (3) Prior to the issue of a Statement of Compliance a Section 173 Agreement must be entered into at no cost to Council, which ensures the following:
 - Building exclusion zones 30 metres from any waterways and major drainage lines on the allotment.
 - Effluent exclusion zones 30 metres from any waterways and major drainage lines on the allotment.
 - Formal protection of remnant vegetation identified in the Vegetation Plan.
 - The requirement for 10,000L water storage with standard CFA fittings provided to each of the 8 lots.
 - Any future development adheres to the wastewater requirements outlined within the Land Capability Assessment report no. A150901 prepared by Paul Williams & Associates Pty Ltd, dated October 2015. This includes the design, installation and maintenance of the wastewater management system, and the size and location of wastewater disposal fields.

The Section 173 agreement must be prepared by Council's solicitors, to the satisfaction of the Responsible Authority and must be registered at the Office of Titles pursuant to Section 181 of the Planning and Environment Act 1987.

Council will undertake to have the agreement prepared upon written notification from the applicant. All fees associated with the documentation must be fully paid prior to execution and registration of the document by Council.

- (4) The owner of the land must enter into an agreement with:

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

Planning and Environment Regulations 2015 - Form 9. Section 96J

- 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
 - 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.
- (5) Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- 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
 - A suitable qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Telecommunications 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.
- (6) Prior to the commencement of any works on a waterway (including bridges); the applicant is required to apply for a "Works on Waterways Permit" from the Catchment Management Authority.
- (7) Prior to the certification of the plan of subdivision, road names must be submitted to and approved by the Responsible Authority. Until such time as these road names are approved, they should not be shown on any plans submitted for endorsement or certification.
- (8) Prior to approving road and drainage construction plans a Drainage Strategy Plan in accordance with Council's Infrastructure Design Manual Clause 11 with reference to Clause 17 - Rural Drainage must be submitted and approved by the responsible authority. Adverse affects on downstream properties must be considered and outfall requirements upgraded to accommodate diverted or concentrated flow.
- (9) Prior to any works associated with the subdivision/development commencing, detailed construction plans must be prepared to the satisfaction of the Responsible Authority. All works constructed or carried out must be in accordance with those approved plans. The plans shall be prepared by a competent person to a suitable scale and include construction notes, dimensions and levels to AHD.
- (10) Prior to the issue of the Statement of Compliance for the subdivision the developer must fence, at its own cost, the boundary of the allotments abutting the existing or new areas reserved for roads. Such fencing is to be constructed to the standard required by the Responsible Authority, and must be constructed on the correct boundary alignment.
- (11) Prior to the issue of a Statement of Compliance the unnamed track locally known as "Linton Lane" to the north-west of the subject land must be closed to vehicle traffic between the intersection with Maroondah Highway to the west and the existing water tanks to the east. A constructed access is required to the water tanks from Yarck Village Place only. The road closure must be to the satisfaction of the Responsible Authority and VicRoads.
- (12) Prior to the commencement of any works in relation to the closure of the road in Condition (11) the following must occur:
- a) plans must be submitted for approval showing the proposed works to be installed on Maroondah Highway and the continuation of access from Yarck Village Place. Once approved by the relevant authority the works shall be constructed in accordance with plans. Works include rearrangement of

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:
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Planning and Environment Regulations 2015 - Form 9. Section 96J

the existing cul-de-sac, pavement and drainage works and the provision of a turning area and traffic barriers and signage.

- b) an Application for Consent to Work in a Road Reserve must be submitted and approved by VicRoads for any works within the Maroondah Highway road reserve.
- c) an Application for 'Non Utility Minor Works within Municipal Road Reserves' must be submitted and approved by the Co-ordinating road authority for any works within any other road reserve.
- d) written approval must be granted by the registered land owner for any works within land that is not a government road.

Goulburn Murray Water

- (13) All works within the subdivision must be done in accordance with EPA Publication 960 "Doing It Right on Subdivisions, Temporary Environmental Protection Measures for Subdivision Construction Sites", September 2004.
- (14) Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and GMW under Section 173 of the Planning and Environment Act 1987 ensuring that:
 - a. Any future development adheres to the wastewater requirements outlined within the Land Capability Assessment report no. A150901 prepared by Paul Williams & Associates Pty Ltd, dated October 2015. This includes the design, installation and maintenance of the wastewater management system, and the size and location of the wastewater disposal fields.
 - b. No buildings are to be constructed within 30 metres of any waterways or on any drainage lines.
 - c. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.

Country Fire Authority

- (15) Water Supply
 - 1.1 Access is provided at all times to the fire water storage tanks located at the end of Yarck Village Place.
 - 1.2 10,000L water storage with standard CFA fittings must be provided to each of the 8 lots.
- Roads
 - 2.1 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.
 - 2.2 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 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
 - 2.3 Roads must have a minimum trafficable width, including formed shoulders, of;
 - 7.3m where parking is allowable on both sides of the road.
 - 2.4 The vertical and horizontal alignment of the roads shall be designed to accommodate a design vehicle equivalent to the Austroads Design Service Vehicle – 12.5m radius.
 - 2.5 Provision shall be made within sixty metres of the end of all dead-end roads (whether or not created by staged development) for turning this design vehicle to the satisfaction of the Responsible Authority. (A three point turn is acceptable)

Goulburn Broken Catchment Management Authority

- (16) Buildings and works to be set back a minimum distance of 30 metres from declared waterways.
- (17) Effluent absorption fields must be located a minimum of 30 metres from declared waterways.
- (18) New access routes, or works, on the declared waterways are subject to licence, from the Goulburn Broken Catchment Management Authority, under Bylaw No.1.

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:
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Planning and Environment Regulations 2015 - Form 9. Section 96J

AusNet

- (19) The applicant must enter into an agreement with Ausnet Electricity Services Pty Ltd for supply of electricity to each lot on the endorsed plan.
- (20) The applicant must enter into an agreement with Ausnet Electricity Services Pty Ltd for the rearrangement of the existing electricity supply system.
- (21) The applicant must 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.
- (22) The applicant must provide easements satisfactory to Ausnet Electricity Services Pty Ltd for the purpose of "Power Line" in the favour or "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.
- (23) The applicant must obtain for the use of Ausnet Electricity Services Pty Ltd any other easement required to service the lots.
- (24) The applicant must 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.
- (25) The applicant must set aside on the plan of subdivision Reserves for the use of Ausnet Electricity Services Pty Ltd for electric substations.
- (26) The applicant must 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. (Creation of a substation reserve 8m x 4.2m close to centre of development ie lots 2 or 3.)
- (27) The applicant must 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.
- (28) The applicant must 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.
- (29) The applicant must ensure all the 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.

VicRoads

- (30) Prior to the release of a Statement of Compliance for this subdivision an AUR right turn treatment at the Maroondah Highway/Wrights Road intersection must be completed at no cost to and to the satisfaction of the Roads Corporation.

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

Planning and Environment Regulations 2015 - Form 9. Section 96J

Notations:

Planning Notes from VicRoads

- Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act.
- It should be noted that the consent application will be treated as a developer funded application which requires detailed plans and fees may apply depending on the extent of works required as determined during the preparation of the detailed plans.

Date issued:

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

Permit No.:

Page 5 of 6

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No.C58to the Murrindindi Planning Scheme.

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 REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.