

13 January 2017

Markus Tschech
Hansen Partnership Pty Ltd
Level 8/136 Exhibition Street
MELBOURNE VIC 3000

mtschech@hansenpartnership.com.au

Dear Sir/Madam,

Application No.: T160824
Property No.: 1733500400
Address: L1 TP96223, 226 Rix Road, Beaconsfield VIC 3807
Proposal: Subdivision of the land in stages in accordance with the approved plans.

I refer to the above planning permit application and wish to advise that a permit has been granted. Please find enclosed your copy of the permit and endorsed plans.

Your attention is drawn to the conditions of the permit. Please read these conditions carefully and check as to whether there are any steps which you need to take prior to commencing the use or the development, including submission of additional plans.

Please be aware that it is your responsibility to ensure that all of the conditions on the permit are complied with and that the permit remains valid. Council does not advise you when the permit will expire.

Please note if the permit relates to a subdivision a change in street number allocation may occur.

This permit should be kept in a safe place for future reference.

If you have any further queries regarding this matter, please contact Council's Development Services department on **5943 4508** or mail@cardinia.vic.gov.au

Yours faithfully,



Stephen Powell
Senior Growth Area Planner

PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T160824

ADDRESS OF THE LAND: L1 TP96223, 226 Rix Road, Beaconsfield VIC 3807

THIS PERMIT ALLOWS: Subdivision of the land in stages, in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions:

1. The subdivision must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the Responsible Authority.
2. The layout of the subdivision, as shown on the approved plan/s, must not be altered or modified without the consent in writing of the Responsible Authority.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the approved plan in accordance with the authority's requirements and relevant legislation at the time.
4. The Small Lot Housing Code forming part of the Officer Precinct Structure Plan (September 2011) applies to the subdivision of the land under this permit and the application of the Small Lot Housing Code must be shown on the approved plan/s, which are part of this planning permit.

Certification:

5. Existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the Plan of Subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
6. The Plan of Subdivision submitted for Certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act and Clause 66 of the Scheme.
7. Before stage 5 of the Plan of Subdivision is Certified the permit holder must:
 - a) Submit to Council for approval street and road names proposed for the subdivision.
 - b) Nominate the telecommunications fibre to the premises (FTTP) network provider to Councils Subdivision Department on Ph. 5945 4224.

To the satisfaction of the Responsible Authority.

8. Before the submission and approval of detailed design construction plans (engineering plans) and the Certification of the relevant plan of subdivision for each stage, a functional layout plan for the subdivision or stage of subdivision must be generally in accordance with the standards nominated in the Cardinia Shire Council 'Guidelines for the Development & Subdivision of Land', "Development Construction Specification" and the Water Sensitive Urban Design (WSUD) Guidelines, must be submitted to and approved by the Responsible Authority.

When approved, the functional layout plan will be endorsed and will then form part of the permit. Three copies of the functional layout plan must be drawn to a scale of 1:500 to acceptable drafting standards and an electronic copy (pdf) must be provided.

The functional layout plan must show:

- a) A fully dimensioned subdivision layout, including proposed street names, approximate lot areas, lot numbers and widths of street reservations.
- b) Topography and existing features, including contours for the subject land and any affected

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adjacent land.

- c) Identification by survey of all trees (or group of trees) existing on the subject land, including dead trees and those that overhang the subject land from adjoining land.
- d) Details of tree protection zones (TPZs) for all trees to be retained on the subject land.
- e) All trees proposed for removal from the subject land clearly designated.
- f) Typical cross-sections for each street type, dimensioning individual elements, services offsets and any other spatial requirements identified in the Development Plan.
- g) Location and alignment of kerbs, indented parking spaces, footpaths, shared paths, bus stops and traffic controls.
- h) The proposed minor drainage network and any spatial features requiring access.
- i) The major drainage system, including any watercourse, lake, wetland, sediment pond rain gardens, bio-infiltration system and/or piped elements showing preliminary sizing.
- j) Overland flow paths (100 year ARI) to indicate how excess runoff will safely be conveyed to its destination.
- k) Drainage outfall system (both interim and ultimate), indicating legal point of discharge and any access requirements for the construction and maintenance.
- l) A table of offsets for all utility services and street trees.
- m) Preliminary location of reserves for electrical kiosks; and
- n) Traffic management plan showing sufficient notional (unmarked) on-street car parking spaces, at the rate of one space per lot, traffic control devices and large vehicle turning overlays.

Sites that are not adjacent to existing or approved infrastructure will be required to show the following information in addition to the above standard requirements:

- o) The relationship between the subject subdivision stage and surrounding land.
 - p) Proposed linkages to future streets, open space, regional path network and upstream drainage.
 - q) Works external to the subdivision, including both interim and ultimate access requirements.
 - r) Intersections with Category 1 roads showing interim and ultimate treatments.
 - s) Drainage and sewerage outfalls including any easements required over other property.
9. Before the Plan of Subdivision for stage 5 of development is Certified, a landscape master plan for the subdivision must be prepared by a person suitably qualified and experienced in landscape design, must be designed and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
- a) New plantings including their layout are to be provided in any streetscape and road reserves.
 - b) A detailed plant schedule of all proposed tree, shrubs and ground covers, including botanical

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names, common names, pot sizes, sizes at maturity and quantities of each plant. Indigenous plant species should be used where possible.

- c) The proposed location, materials, finishes and final set out of paths, areas of pavement, street and park furniture, play equipment and structures.
- d) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
- e) The proposed road reserve widths including proposed areas within the road reserves set aside for the retention of existing vegetation.
- f) Additional supporting information, such as certified structural designs or building forms if required.
- g) The removal of all existing disused structures, foundations, pipelines or stockpiles and eradication of weeds.
- h) The layout of street tree and reserve plantings using semi mature trees including the proposed location of evergreen and deciduous tree species to the satisfaction of the Responsible Authority.
- i) The proposed location of paths and any other pavement areas.
- j) The style and location of fencing including tree, walkway and open space reserve fencing.

All species selected and landscaping must be to the satisfaction of the Responsible Authority. When approved the landscape plan will be endorsed and will then form part of the permit.

- 10. Before the Plan of Subdivision for stage 5 of the development is Certified under the *Subdivision Act 1988*, a Public Infrastructure Plan (PIP) must be submitted to and endorsed by the Responsible Authority. Once approved, the PIP must be implemented to the satisfaction of the Responsible Authority.
- 11. The Public Infrastructure Plan must show the proposed location, type, staging and timing of delivery of all infrastructure on the land which is identified in the Officer Precinct Structure Plan, September 2011 (PSP) Officer Development Contributions Plan (DCP) applying to the land, or which is otherwise reasonably required on or to the land or on any other land as a result of the subdivision of the land. Without limiting the extent of what must be shown on and in the PIP it must include the following:
 - a) The extent of any stormwater drainage works and road works proposed or required under this permit.
 - b) The land which is required to be set aside for infrastructure identified in the DCP or the PSP including land required for public open space and community facilities and any proposed reconciliation payment in respect of the land having regard to its value set out in the DCP.
 - c) An estimate of the extent of equalisation which is required in respect of public open space to be provided having regard to the PSP and the DCP.
 - d) Subject to the consent of the Collecting Agency, any infrastructure works set out in the DCP

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which can be provided 'in lieu' of development contributions in accordance with the DCP.

- e) The effects of the provision of infrastructure on the land or any other land.
- f) Any other relevant matter related to the provision of infrastructure reasonably required by the Responsible Authority.
- g) The Public Infrastructure Plan may be amended with the consent of the Responsible Authority.

12. Before the Certification of the Plan of Subdivision for stage 5 or at such other time which is agreed between Council and the owner, if required by the Responsible Authority or the owner, the owner must enter into an agreement or agreements under Section 173 of the *Planning and Environment Act 1987* which provides for:

- a) The implementation of the Public Infrastructure Plan approved under this permit.
- b) The equalisation of open space having regard to the areas set aside in a Plan of Subdivision and the amount specified in the schedule to Clause 52.01; and
- c) The timing of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the DCP or the public open space account.

The owner of the land or permit holder must pay all reasonable costs of the preparation, execution and registration of the Section 173 Agreement. To the satisfaction of the Responsible Authority.

13. Before each stage of subdivision is certified or at such other time which is agreed between Council and the owner, where the Small Lot Housing Code applies to lots measuring less than 300sqm in accordance with the Officer Precinct Structure Plan (2011), the Small Lot Housing Code may be applied as a restriction on the Plan of Subdivision or through an agreement under Section 173 of the *Planning & Environment Act 1987* and must be registered on title to the land. The restriction or the agreement must provide for the following:

- a) The building envelope plan to apply to each relevant lot.
- b) All buildings being constructed in accordance with the building envelope on the relevant lot.
- c) The construction of a building outside the building envelope only with the written consent of the Responsible Authority; and
- d) The Small Lot Housing Code will cease to apply to any building on a lot less than 300sqm after the issue of a Certificate of Occupancy for the whole dwelling and any garage or carport on the land.

14. Where there are lots greater than 300sqm, the permit holder must instigate to the satisfaction of the Responsible Authority appropriate controls to ensure the implementation of the building design guidelines and fencing controls. This may be by the use of a Section 173 Agreement under the *Planning & Environment Act 1987*, Notice of Restriction on each Plan of Subdivision or Memorandum of Common Provisions.

15. Before the Plan of Subdivision for stage 5 of the development is Certified a detailed contamination

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assessment of the land by a suitably qualified environmental professional must be submitted to and to the satisfaction of the Responsible Authority. The assessment must include

- a) Details of the nature of the previous and existing land use/activities on the land.
- b) An assessment of the potential level and nature of contamination on the land.
- c) Advice on whether the environmental condition of the land is suitable for the proposed uses and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE, as amended from time to time.

16. If the environmental site assessment by Cardno Lane Piper Phase 1 Environmental Site Assessment report number Ref: 213194 dated July 2013 recommends an environmental audit of all or part of the land referred to in this permit then:

- a) Prior to the commencement of any use for a sensitive purposes; or
- b) Prior to any buildings or works; or
- c) Before the Certification of a Plan of Subdivision,

whichever is the earlier of or in respect of all or that part of the land as the case may be, the following must be provided to the Responsible Authority, either:

- A certificate of environmental audit issued for the relevant land in accordance with Part 1XD of the *Environmental Protection Act 1970*, or
- A statement by an environmental auditor appointed under the *Environment Protection Act 1970*, in accordance with Part 1XD of that Act that the environmental conditions of the relevant land are suitable for a sensitive use (with or without conditions on the use of the site).

17. If a Statement of Environmental Audit is provided rather than a Certificate of Environmental Audit and the Statement of Environmental Audit indicates that the environment conditions of the relevant land are suitable for a sensitive use subject to conditions, the owner of the land must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* before the issue of a Statement of Compliance or before the construction of any building on the relevant land, whichever is the earlier;

- a) Implementation of an on-going compliance with all conditions in the Statement of Environmental Audit; and
- b) The Responsible Authority's reasonable legal costs and expenses of drafting/reviewing and registering the agreement to be borne by the owner of the relevant land.

All works must be in accordance with the detailed contamination assessment, Statement of Environmental Audit and Certificate of Environmental Audit as applicable.

18. The recommendations of the report produced by Cardno Lane Piper Phase 1 Environmental Site Assessment report number Ref: 213194 dated July 2013 must be implemented to the satisfaction of the Responsible Authority.

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Statement of Compliance:

19. A Development Infrastructure Levy must be paid to the Collecting Agency being Cardinia Shire Council in accordance with the provisions of the approved Officer Precinct Structure Plan Development Contributions Plan (September 2011). If there is no approved Public Infrastructure Plan or if the approved Public Infrastructure Plan does not specify a time when payments must be made, then the Development Infrastructure Levy must be paid to the Collecting Agency within the times specified in the Development Contributions Plan or if no time is specified then after certification of the relevant Plan of Subdivision but not more than 21 days before a Statement of Compliance is issued in respect of that plan under the *Subdivision Act 1988*.
20. Before the issue of a Statement of Compliance for each stage of the subdivision under the *Subdivision Act 1988*, a cash payment equivalent to the value of the percentage of Net Developable Area of the land in lieu of the provision of the land for Public Open Space in accordance with the Schedule to Clause 52.01 of the Cardinia Planning Scheme and the Precinct Structure Plan applying to the land must be paid to the Responsible Authority.
21. Before the issue of a Statement of Compliance for each stage of subdivision the permit holder must:
 - a) Provide appropriate driveway access and drainage connection points must be provided to all lots.
 - b) All road and drainage infrastructure must be designed and constructed in accordance with plans and specifications approved by the Responsible Authority. The works must comply with the standards nominated in the Cardinia Shire Council "Guidelines for the Development & Subdivision of Land", "Development Construction Specification" and the "Water Sensitive Urban Design (WSUD) Guidelines".
 - c) Lighting of streets and pedestrian/cycle paths must be designed and provided for the relevant stage in accordance with Australian Standard 1158.1.
 - d) Any reserve or land set aside for public open space or any tree reserve or the like must be re-graded, top dressed and sown to grass, landscaped and otherwise embellished in accordance with the endorsed landscape plan.
 - e) Design and construct all internal road and drainage works necessary for the proper function of that stage, in accordance with the plans and specifications approved by Council.
 - f) Design and construct any required outfall drainage to the satisfaction of Melbourne Water and Cardinia Shire Council.
 - g) Submit detailed landscape plans to be approved by the Responsible Authority. The plans must be in accordance with the approved Landscape Masterplan.
 - h) Complete landscaping works or by agreement with the Responsible Authority bond landscaping works incomplete at the completion of civil works. Payment can be made in the form of a cash bond or bank guarantee to the value of 120% of the incomplete landscaping works. The bond will be released upon satisfactory completion of works.
 - i) Provide bonding to cover all landscaping works for a maintenance period. A twenty four (24)

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month maintenance period will apply to all landscaping works, following which time and upon satisfactory completion and satisfactory maintenance the bond will be released.

- j) The landscaping works shown on the approved landscape plan/s for each stage of the subdivision must be carried out and completed.
- k) Provide a tree management plan, completed by an appropriately qualified arborist and submitted to the satisfaction of the Responsible Authority that shows:
 - i. Assessment and necessary remedial works for all retained trees.
 - ii. Direct management activities to improve the health of the trees over a two year period identification of requisite tree protection zones.
 - iii. All works directed under the tree management plan must be completed prior to Statement of Compliance.

To the satisfaction of the Responsible Authority

22. Before the issue of a Statement of Compliance for the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:

- a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- b) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

23. Before the issue of a Statement of Compliance for each stage of the subdivision, three (3) copies of building design guidelines and fencing controls must be submitted to and approved by Responsible Authority for each stage of the development. The building design guidelines and fencing controls must be implemented in the form of either a Notice of Restriction or through an agreement with the Responsible Authority under Section 173 of the *Planning & Environment Act 1987* on the certified Plan of Subdivision which is recorded on the Certificate of Title of the land. The owner of the land or permit holder must pay all reasonable costs of the preparation, execution and registration of the Section 173 Agreement.

The restriction of agreement for the building design guidelines and fencing controls guidelines must provide for but are not limited to the following:

- a) Building envelopes for each lot which generally accord with the standards of Clause 56.04-2. No building or part of a building may be constructed outside of a building envelope.
- b) The creation of restrictions on lots between 300sqm and 500sqm to control the construction of dwellings to locations defined by building envelopes to the satisfaction of the Responsible Authority. The building envelopes for single storey dwellings must provide for garage openings to occupy no more than 40% of the width of the lot frontage and require garages be no closer to the frontage of the lot than the dwelling or 5.5 metres whichever is the greater.

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- c) Measures to produce an attractive streetscape including the siting and design of dwellings, garages and landscaping.
- d) Fencing requirements including the minimisation of fencing on street boundaries or corner lots. Fencing treatments which show:
 - i. Minimisation of fencing along street boundaries or corner lots;
 - ii. Boundary fencing for lots;
 - iii. No more than 50% of side fencing to be solid or wall and the balance of the fence to be visually transparent and a maximum height of 1.5m.
- e) Dwelling, fence and garage design of corner lots.
- f) Avoidance of long expanses of fencing onto public spaces and further detail of treatment of fencing for lots adjoining open spaces.
- g) Requirements that no dwelling or commercial building may be constructed on any lot unless the building incorporates plumbing for recycled water supply for toilet flushing and garden watering use if it is to become available.
- h) Details about the width of frontages and garages as a ratio to ensure that garages do not dominate the streetscape.
- i) No double garages on adjoining lots to abut each other.
- j) Garages located on the primary street frontage setback at equal or greater distance to that of the dwelling.
- k) The restriction or agreement relating to the building envelope is to cease to apply to any lot affected by the building envelope after the issue of a Certificate of Occupancy (or the like) under the Building Act for the whole of a dwelling on the lot to which the building envelope applies or at any other time which is specified in the restriction or agreement.

To the satisfaction of the Responsible Authority.

- 24. Before the Statement of Compliance is issued for the each stage of subdivision, all road and drainage infrastructure must be designed and constructed in accordance with plans and specifications approved by the Responsible Authority. The works must comply with the standards nominated in the Cardinia Shire "Guidelines for the Development & Subdivision of Land", "Development Construction Specification" and the "Water Sensitive Urban Design (WSUD) Guidelines".
- 25. Before the Statement of Compliance is issued for stage 5 of the subdivision, the intersection of the proposed internal access road and Rix Road must be designed and constructed in accordance with the plans and specifications approved by the Responsible Authority.
- 26. Before the Statement of Compliance is issued for the subdivision, outfall drainage for the subdivision must be designed and constructed to a satisfactory point of discharge in accordance with the plans and specifications approved by the Responsible Authority.

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27. Before the Statement of Compliance is issued for each stage of subdivision which contains lots identified in the approved Salinity Management Plan as requiring specific design and construction requirements for future residential development the permit holder must enter into an agreement under Section 173 of the *Planning & Environment Act 1987* with the Responsible Authority (Council) for these lots. The agreement must provide that the owner will ensure that any works carried out on the lots are in accordance with the approved Salinity Management Plan. The permit holder must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement and make application to the Registrar of Titles to have the agreement registered on title.
28. Before a Statement of Compliance is issued under the *Subdivision Act 1988*, the landowner must enter into a legally binding agreement (or an alternative agreement approved by DSE) for the payment to implement the *Officer Precinct Structure Plan: Cardinia Creek Conservation Management Plan* (8 September 2011) in accordance with Section 2.3.1 Management Responsibilities and Funding and Appendix 8 to the satisfaction of the Department of Sustainability and Environment. The landowner must pay the reasonable costs of the preparation, execution and registration of the agreement.

Engineering:

29. At least 14 days before any works commence on the site, a site specific Construction Engineering Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP. The CEMP must address all environmental risks and include:
- a) Temporary stormwater management including sedimentation control.
 - b) Provision of pollution and contamination controls including noise and dust.
 - c) Location of stockpiles and stockpile management.
 - d) Location of site office and facilities.
 - e) Equipment, materials and goods management.
 - f) Tree protection zones, trees to be retained and trees to be removed.
30. All roads used for the purpose of haulage of imported or exported materials for construction must be:
- a) Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use.
 - b) Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
 - c) Reinstated to the satisfaction of the Responsible Authority.

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31. No fill or excavated material for or from this development is to be carted/hailed into or from the site without first obtaining the further written consent from Council's Engineering Department at least seven (7) days prior to the cartage/haulage works commencing to the satisfaction of the Responsible Authority.
32. Before a certificate of practical completion is issued, "as constructed" digital road and drainage information in AutoCAD format with all Xrefs binded into the drawings and showing any amendments during construction, must be submitted for all civil works where Council is the Responsibility Authority.
33. Before a certificate of practical completion is issued, CCTV results for the full length of all stormwater drainage pipes where Council is the Responsibility Authority, must be submitted for assessment. The submitted information is to be to the satisfaction of the Responsible Authority.

General:

34. The owner of the land must enter into an agreement with:
 - a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
35. Prior to the commencement of any works an Construction Environmental Management Plan (CEMP) is to be prepared, where appropriate. The CEMP must specifically and address significant flora and fauna where the buildings or works are within:
 - a) 50 metres of any native vegetation to be retained in the Officer Precinct Native Vegetation Precinct Plan (Sept 2011); and/or
 - b) 100 metres of any waterbody (including creeks, drains, dams and wetlands) under the provisions of the Officer Precinct Structure Plan Conservation Management Plan (excluding Cardinia Creek) (15 September 2011).

The CEMP must address all requirements specified in the Officer Native Vegetation Precinct Plan (September 2011) and the relevant Conservation Management Plan and be to the satisfaction of the Responsible Authority.
36. The actions which identify the responsible agent as the "landowner" or "developer" in the Conservation Management Plan (CMP) must be implemented to the satisfaction of the Department of Sustainability and Environment.
37. Native Vegetation Precinct Plan Implementation - Any:
 - a) Works carried out in respect of any subdivision;

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- b) Construction of buildings and associated works; and
- c) Removal, lopping or destruction of native vegetation on the land as authorised by the Native Vegetation Precinct Plan (NVPP) applying to the land must be carried out in accordance with all of the requirements set out in the incorporated NVPP applying to the land to the satisfaction of the Responsible Authority.

Only the native vegetation which is identified for removal in the incorporated NVPP applying to the land may be removed, lopped or destroyed without a permit.

38. Before the removal, destruction or lopping of any native vegetation within any property (identified by the Property Number Map 1 of the Officer NVPP) the owner of the land from which the native vegetation is being removed must provide offsets consistent with the incorporated NVPP by either:

- a) Providing an allocated credit extract issued by the Department of Sustainability and Environment; or
- b) Preparing and submitting an Offset Plan to the satisfaction of the Department of Sustainability and Environment and have the Offset Plan approved by Responsible Authority.

39. Where an Offset Plan is approved:

- a) Before the removal, destruction or lopping of any native vegetation, the owner of the land from which the native vegetation is being removed must provide on-title security for the Offset Site to the satisfaction of Department of Sustainability and Environment that provides for the implementation of the Offset Plan and pay the reasonable costs of the preparation, execution and registration of any on-title agreement; and

Offsets must be initiated within 12 months of approval of the Offset Plan or before the removal of Very High Conservation Significance vegetation, whichever is earlier, and be implemented according to the schedule of works in the Officer Plan to the satisfaction of the Responsible Authority.

40. Before the commencement of works a detailed Salinity Management Plan prepared by a suitably qualified consultant must be submitted to and approved by the Responsible Authority. The plan must include the following:

- a) A detailed assessment of groundwater depths and salinity across the site.
- b) The potential impacts on the proposed development and any measures required to mitigate the impacts of groundwater and salinity conditions on the development.
- c) Details as to how any measures required to mitigate impacts will be implemented in relation to construction of the subdivision (including engineering construction plans) and the subsequent development.
- d) Proposed ground water monitoring to understand seasonal changes and the effects of control measures and inform future management.

To the satisfaction of the Responsible Authority.

41. The permit holder must implement all recommendations contained within the salinity management plan required by condition 40 (a) to (d) to the satisfaction of the Responsible Authority.

Date Issued: 12 January 2017

Signature for the Responsible Authority:



PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T160824

ADDRESS OF THE LAND: L1 TP96223, 226 Rix Road, Beaconsfield VIC 3807

THIS PERMIT ALLOWS: Subdivision of the land in stages, in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

42. The landscaping works shown on the approved landscape plan/s for the development must be carried out and completed to the satisfaction of the Responsible Authority.
43. The landscaping works shown on the approved landscape plan/s must be maintained for a minimum of twenty-four (24) months to the satisfaction of the Responsible Authority. During this time the Responsible Authority may direct maintenance activities be undertaken. The direction to undertake maintenance activities must be completed within 14 days of the written notification being received from the Responsible Authority.
44. Before the installation of trees to be planted within the streetscape an inspection of the plant stock must be undertaken by Council's Open Space Department. Any trees deemed unsuitable must not be planted within the streetscape.
45. The permit holder must notify Council's Open Space Department a minimum of seven (7) days prior to commencing street tree planting and landscaping so that surveillance of the works can be undertaken.
46. All earthworks must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion to the satisfaction of the Responsible Authority.
47. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
48. Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
49. The applicant must provide reflective street number markers on the kerb in front of each lot to the satisfaction of the Responsible Authority.
50. All powerlines are to be provided underground to the satisfaction of the Responsible Authority.
51. All optical fibre conduit and associated infrastructure must be protected from damage to satisfaction of the Responsible Authority.
52. The permit holder must within four (4) weeks of the registration of the plans at the Land Titles Office send to the Responsible Authority:
 - a) A Certificate of Title for all land vested in the Responsible Authority on the Plan of Subdivision.
 - b) A clear A-3 size photocopy of the Title Office approved Plan of Subdivision.

Melbourne Water:

53. Prior to the issue of a Statement of Compliance, the owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and stormwater from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
54. Prior to the issue of a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the

Date Issued: 12 January 2017

Signature for the Responsible Authority:



PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
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PLANNING PERMIT NUMBER: T160824

ADDRESS OF THE LAND: L1 TP96223, 226 Rix Road, Beaconsfield VIC 3807

THIS PERMIT ALLOWS: Subdivision of the land in stages, in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.

55. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to the issue of a Statement of Compliance for the subdivision, a Site Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.
56. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water in accordance with Section 8 of the Subdivision Act 1988.
57. Prior to certification of the plan of subdivision under the Subdivision Act 1988 the permit holder must submit to Melbourne Water a stormwater management strategy including associated modelling. The strategy and modelling must be approved by Melbourne Water and Council and must demonstrate the following:
- a. The proposed alignment for any 1 in 5 year drainage infrastructure and any associated overland flow paths directions for the 1 in 100 year ARI flood event;
 - b. That the lot layout adequately accommodates the overland flows and the current layout and/or number of lots may need to change.
 - c. The details of the outfall/s for the development and calculate the appropriate flow volumes and flood levels for the 100-year ARI storm event within the property;
 - d. Stormwater runoff from the subdivision will achieve State Environment Protection
 - e. Policy (Waters of Victoria) objectives for environmental management of stormwater.
 - f. Stormwater Quality Treatment Assets are designed to comply with Melbourne Water's Constructed Wetlands Design Manual.
58. Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
59. Prior to the issue of a Statement of Compliance for the subdivision, engineering plans of the subdivision (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event.
60. All new lots are to be filled to a minimum of 300mm above the 1 in 100 year flood levels associated with any existing or proposed Melbourne Water pipeline and/or all new lots are to be filled to a minimum of 600mm above the 1 in 100 year flood level associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway.
61. Prior to the issue of a Statement of Compliance for the subdivision, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records.
62. Alignment of roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
63. The subdivision is to make provision for overland flows from the upstream catchment utilising roads
-

Date Issued: 12 January 2017

Signature for the Responsible Authority:



PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T160824

ADDRESS OF THE LAND: L1 TP96223, 226 Rix Road, Beaconsfield VIC 3807

THIS PERMIT ALLOWS: Subdivision of the land in stages, in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

and/or reserves.

64. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
65. Easements or reserves shall be created over existing and proposed Melbourne Water assets on the Plan of Subdivision to the satisfaction of Melbourne Water.
66. The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to construction commencing.
67. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
68. Prior to the issue of a Statement of Compliance for the subdivision, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.

AusNet:

The applicant must –

69. Enter in an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.
70. Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.
71. 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.
72. Provide easements satisfactory to AUSNET ELECTRICITY SERVICES PTY LTD for the purpose of "Power Line" in the favour of "AUSNET ELECTRICITY SERVICES PTY LTD" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AUSNET ELECTRICITY SERVICES PTY LTD electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
73. Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.
74. 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.
75. Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.
76. 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

Date Issued: 12 January 2017

Signature for the Responsible Authority:



PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T160824

ADDRESS OF THE LAND: L1 TP96223, 226 Rix Road, Beaconsfield VIC 3807

THIS PERMIT ALLOWS: Subdivision of the land in stages, in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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.

77. 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.
78. 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.
79. Ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.

South East Water:

80. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfil all requirements to its satisfaction.
81. The owner of the subject land must enter into an agreement with South East Water for the provision of recycled water supply and fulfil all requirements to its satisfaction
82. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.
83. All lots on the Plan of Subdivision are to be provided with separate connections to our potable water supply, recycled water supply and sewerage systems.
84. Prior to Certification, the Plan of Subdivision must be referred to South East Water in accordance with Section 8 of the *Subdivision Act 1988*.

APA:

85. Easements in favor of "Australian Gas Networks (VIC) Pty Ltd" must be created on the plan to the satisfaction of APT.
86. The plan of subdivision submitted for certification must be referred to APT O&M Services Pty Ltd, in accordance with Section 8 of the *Subdivision Act 1988*.

Expiry of permit:

This permit will expire if:

- a) The subdivision is not commenced within **two (2) years** of the date of this permit; or
- b) The subdivision is not completed within **five (5) years** of the date of commencement.

Where the subdivision is to be developed in stages, the time specified for the commencement of the

Date Issued: 12 January 2017

Signature for the Responsible Authority:



PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T160824

ADDRESS OF THE LAND: L1 TP96223, 226 Rix Road, Beaconsfield VIC 3807

THIS PERMIT ALLOWS: Subdivision of the land in stages, in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

first stage is two (2) years from the date of this permit. The time specified for the commencement of any subsequent stage is ten (10) years from the date of this permit and the time specified for completion of each stage is five (5) years from the date of its commencement.

The Responsible Authority may extend the periods referred to, if a request is made in writing in accordance with Section 69 of the *Planning & Environment Act 1987*.

(Note: The starting of the subdivision is regarded by Section 68(3A) of the *Planning and Environment Act 1987* as the certification of a plan, and completion is regarded as the registration of the plan.)

Permit Notes:

South East Water:

1. The owner of the subject land is required to obtain a 'Notice of Agreement' from South East Water. All requirements must be fulfilled to its satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.

Agreement Options:

The South East Water agreement options are available:

2. Application to enter into a Development Deed Works - If South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development.
3. Application for Notice of Agreement Subdivision Non-Works - If South East Water reticulated sewer/water/recycled water (as applicable) is available for the development and the owner only requires Statement of Compliance to release the titles (i.e. subdivision prior to building)
4. Plumbing Industrial, Commercial, Units & Private Water application - If South East Water reticulated sewer/water/recycled water (as applicable) is available for the development and the owner wishes to commence construction of the buildings (i.e. building prior to subdivision)

To obtain a copy of the appropriate application form required please go to South East Water's website: www.southeastwater.com.au (Property Tab/Land Development)

Melbourne Water:

If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference **285259**.

Other notes:

- Vehicle Crossing Permit's for driveways to each lot must be obtained from Council's Engineering Department prior to the commencement of any works associated with the proposed vehicle crossing.

Date Issued: 12 January 2017

Signature for the Responsible Authority:



IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
- b) 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?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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 (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) 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 in case of a subdivision or consolidation within five (5) years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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.
- c) 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
- d) The use is discontinued for a period of two (2) years.

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:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

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.

An application for review must also be served on the Responsible Authority.

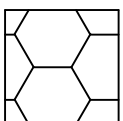
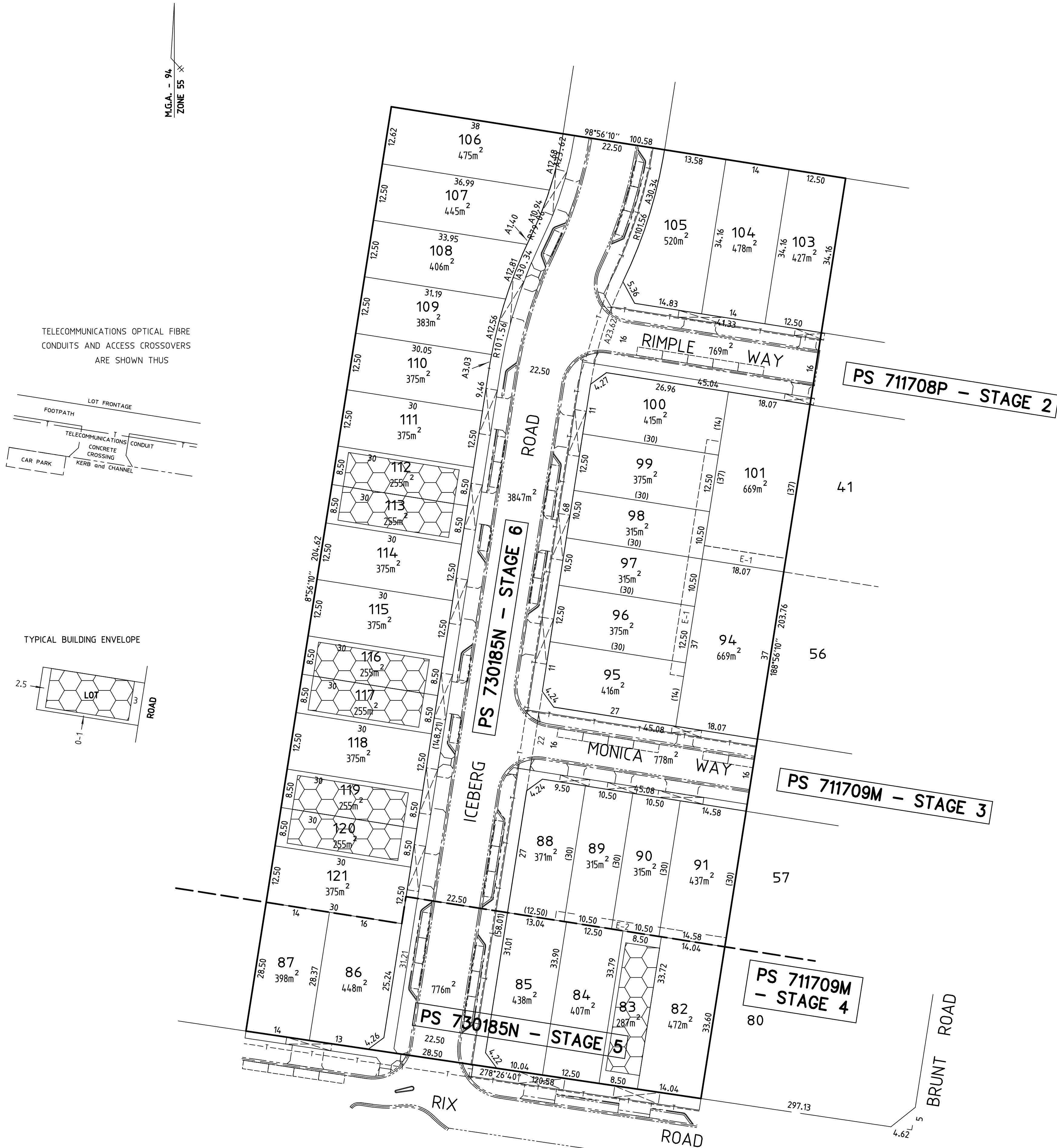
Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789

SCALE 1:500 METRIC
ORIGINAL SHEET SIZE (A-1)

Permit No.: T160824
Sheet: 1 of 2
Approved by: Stephen Powell
CARDINIA SHIRE COUNCIL
Date: Thursday, 12 January 2017

SURVEY REF : 18028
DATE : 10/12/2015



Building Envelope in accordance with Officer PSP - Small Lot Housing Code

LOT SIZE RANGE (m ²)	NUMBER OF LOTS
< 300	7 LOTS
300 - 350	4 LOTS
351 - 400	11 LOTS
401 - 450	9 LOTS
451 - 500	3 LOTS
500 +	3 LOTS
TOTAL	37 LOTS

TOTAL	37 LOTS
Total Area : 2.054ha	No. of Lots : 37
Lots per Hectare : 18.01	
Total Area Roads : 6170m ²	

COMPUTER REF : 802887

RODNEY AUJARD & ASSOCIATES
LICENSED LAND SURVEYORS
Level 1, 325 Camberwell Road, Camberwell. 3124
ph: 9813 2222 fax: 9813 2244
EMAIL: aujard@bigpond.net.au

EASEMENT	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED / IN FAVOUR OF
E-1	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL
	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
E-2	SEWERAGE	2	THIS PLAN	SOUTH EAST WATER CORPORATION

FEATURE SURVEY PLAN
FOR SITE ANALYSIS AND CONTEXT PURPOSES
FOR SUBDIVISION AT
No. 226 RIX ROAD
BEACONSFIELD
SCALE 1:500 METRIC
LEVELS ARE TO AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL 0.20 METRES
MELWAYS REF : 214 C-4
COMPUTER REF : 802806
ORIGINAL SHEET SIZE (A-1)

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
Permit No.: T160824
Sheet: 2 of 2
Approved by: Stephen Powell
CARDINIA SHIRE COUNCIL
Date: Thursday, 12 January 2012

- S/W PROPERTY INLET
- SEPTIC MANHOLE
- ELECT. PIT
- ELECT. PILLAR
- ELECT. POLE
- STREET LAMP
- WATER VALVE
- WATER HYDRANT
- SEWER VENT / I.S.
- TELSTRA PIT
- TREE
- LEMON-SCENTED EUCALYPT
- STREET SIGN
- T.B.M.
- GAS METER
- WATER METER
- SHRUBS
- TOP OF BANK
- EDGE OF FORMATION
- HABITABLE ROOM WINDOW
- HEAD
- SILL

RODNEY AUJARD & ASSOCIATES
Licensed Land Surveyors

Level 1, 325 Camberwell Road, Camberwell, 3124.
ph: 9819 2222 fax: 9819 2244
aujard@bigpond.net.au

COMPUTER REF : 1802806W DATE OF SURVEY : 27/07/2013
AMENDED : 18/12/2013

