

RECEIVED  
16 APR 2014 MLT



15 April 2014

Hansen Partnership Pty Ltd  
Markus Tschech  
Level 4, 136 Exhibition Street  
Melbourne VIC 3000

Dear Markus,

**App No.:** T120317  
**Prop No.:** 1733500500  
**Address.:** L1 PS403559, 208 Rix Road, Beaconsfield  
**Proposal.:** Amended Permit - Multi lot residential subdivision and the removal of an easement (E-1 on PS430093R)

I refer to the above planning permit and your application to amend the permit.

I wish to advise that your application to amend the planning permit by amending Condition 8 has been approved.

Please find enclosed your copy of the amended permit. This permit now supersedes the previously issued permit.

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 (03) 5945 4284 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).

Yours faithfully,

Angela Gleeson  
Project Planner - Urban Development

# AMENDED PERMIT

Form 4

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

PERMIT NO.: T120317-1

ADDRESS OF THE LAND: Lot 1 PS403559X and Lot A PS430093R,  
208 Rix Road and 90 Brunt Road, Officer

THE PERMIT ALLOWS: Multi lot residential subdivision and the removal of an  
easement (E-1 on PS430093R), generally in accordance  
with the approved plans.

<b>Date amended:</b>	<b>Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to:</b>
15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the Plan of Subdivision is certified, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and three (3) copies must be provided. The plans must be generally in accordance with the Rodney Aujard & Associates Plan ref 17563 dated 26/09/2012 but modified to show:
  - a) Removal of street names.
  - b) Crossover locations for each lot.
  - c) Road reservation widths dimensioned on the plan in accordance with the Officer Precinct Structure Plan to the satisfaction of the Responsible Authority.
  - d) Easements, details of what they are for and who they benefit.
  - e) A table that details lot distribution, yields, area of road reserves, land size and density.
  - f) Location of any proposed substations.
  - g) The telecommunications optical fibre conduit network for the subdivision. This can be shown indicatively on the plan or as a notation on the plan.
2. The layout of the subdivision, and access as shown on the endorsed plan/s, must not be altered or modified without the prior written consent in writing of the Responsible Authority.
3. The subdivision must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the Responsible Authority.

**Date Issued:** 18 December 2012  
**Date Amended:** 15 April 2014

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Signature for the Responsible Authority:  
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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

4. 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.
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 authorities under Section 8 of that Act.
7. Before the Plan of Subdivision for the first stage of development is certified under the *Subdivision Act 1988* a Public Infrastructure Plan (PIP) must be submitted to and approved by the Responsible Authority. Once approved, the PIP must be implemented to the satisfaction of the Responsible Authority. The PIP 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*) Officer Development Contributions Plan (DCP) and (PSP), 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 staging sequence.
  - 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 any equalisation which is required in respect of public open space to be provided having regard to the PSP and the DCP.

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- d) Subject to the consent of the Collecting Agency, any infrastructure works set out in the DCP 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.

The PIP may be amended with the consent of the Responsible Authority.

- 8. Before the issue of a Statement of Compliance for stage one of the subdivision, the permit holder must enter into an agreement or agreements under Section 173 of the *Planning & Environment Act 1987* which provides for:
  - a) The implementation of the Public Infrastructure Plan approved under this permit.
  - b) The equalisation of open space if applicable having regard to the areas set aside in a plan of subdivision and the amount specified in the schedule to Clause 52.01.
  - c) The timing of any payments to be made to the owner in respect of any infrastructure project having regard to the availability of funds in the DCP or the public open space account.
- 9. 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, 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, to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority.

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**Date Amended:** 15 April 2014

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

When approved, the functional layout plan will be endorsed and will then form part of the permit. Three (3) 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 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, service 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;

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 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
- 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 road showing interim and ultimate treatments;
- s) Drainage and sewerage outfalls including any easements required over other property.

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

10. The Permit Holder must submit to Council for approval, an integrated water management plan which demonstrates that this subdivision will conserve water resources while improving environmental protection from adverse water practices. The plan must be submitted to Council before the plan of subdivision is certified and the construction plans are submitted and is to be to the satisfaction of the Responsible Authority. The plan is to include and apply where applicable:
  - a) Water sensitive urban design treatments to meet best practice water quality requirements including submission of the MUSIC model.
  - b) Storm water control and retention measures.
  - c) Use of recycled water, if available.
  - d) Water infiltration practices.
  - e) Water harvesting and reuse proposals.
  - f) Outfall drainage location and requirements.
11. Before the Plan of Subdivision for the first stage of development is certified a landscape master plan for the whole estate must be prepared by a person suitably qualified and experienced in landscape design, must be designed to the satisfaction of the Responsible Authority 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 (3) copies must be provided. The plan must show:
  - a) New plantings including their layout are to be provided in any streetscapes/road reserves and municipal offices.

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- b) A detailed plant schedule of all proposed tree, shrubs and ground covers, including botanical 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, playgrounds, play items, structures and street and park furniture.
- d) Details of any entrance treatments.
- e) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
- f) The proposed road reserve widths including proposed areas within the road reserves set aside for the retention of existing vegetation.
- g) Additional supporting information, such as certified structural designs or building forms.
- h) The removal of all existing disused structures, foundations, pipelines or stockpiles and eradication of weeds.
- i) 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.
- j) The proposed location of paths and any other pavement areas.
- k) 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.

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

12. Before the Plan of Subdivision for each stage of development is certified the permit holder must submit building design guidelines and fencing controls for all lots the satisfaction of the Responsible Authority. The guidelines must address the housing planning and design guidelines of the Officer Precinct Structure Plan and show 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) Fencing treatments which show:
    - i. Fencing heights, level of transparency, type and material;
    - ii. Minimisation of fencing along street boundaries or corner lots;
    - iii. Avoidance of long expanses of fencing onto public spaces;
    - iv. Boundary fencing for lots;
  - c) Details about the width of frontages and garages as a ratio to ensure that garages do not dominate the streetscape.
  - d) Details of the development for narrow allotments (i.e. under 12 metres in width). Guidelines should restrict development to single garages only.
  - e) Garages located on the primary street frontage setback at equal or greater distance to that of the dwelling.
  - f) Dwelling, fencing and garage design for corner lots and lots adjoining open space if applicable.

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- g) Measures to produce an attractive streetscape including the siting and design of dwellings, garages, fencing and landscaping.
  - h) 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.
13. Before the Plan of Subdivision is certified the permit holder must nominate the telecommunications fibre to the premises (FTTP) network provider to Council's Subdivision Department (ph. 5945 4224).
14. Before the Plan of Subdivision for the first stage of development is certified a detailed contamination 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.
15. If an environmental site assessment recommends an environmental audit of all or part of the land then:
- a) Prior to the commencement of any use for a sensitive purposes; or
  - b) Prior to any buildings or works; or

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

c) Prior to the Certification of the 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);

16. 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.

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

17. Before the commencement of works a detailed salinity management plan prepared by a suitably qualified consultant must be submitted to and to the satisfaction of the Responsible Authority. The plan must include:
  - a) A detailed assessment of ground water 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.
18. The permit holder must implement all recommendation contained in the salinity management plan required by Condition 17 to the satisfaction Responsible Authority.
19. Before the issue of a Statement of Compliance 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 pursuant to Section 173 of the *Planning & Environment Act 1987* with the Responsible Authority 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.

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## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

20. Native Vegetation Precinct Plan Implementation - Any:

- a) Works carried out in respect of any subdivision;
- 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 m

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.

21. 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.

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## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

22. 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
- b) 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.

23. Before a Statement of Compliance is issued for stage one under the *Subdivision Act 1988*:

- a) A public open space contribution as specified in the schedule to Clause 52.01 of the Cardinia Planning Schemes must be made to the responsible authority in a manner which is consistent with the Officer PSP.
- b) Any reserve or land set aside for public open space or any tree reserve or the like must be graded, top dressed and sown to grass, landscaped and otherwise embellished in accordance with the endorsed landscape plan to the satisfaction of the Responsible Authority.

24. A Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council in accordance with the provisions of the approved *Officer Development Contributions Plan* (September 2011) after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan under the *Subdivision Act 1988*. (Please note: The Responsible Authority may agree to accept the provision of works or land in lieu of the payment of the contribution in accordance with the *Officer Development Contributions Plan* (September 2011).

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# AMENDED PERMIT

Form 4

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

PERMIT NO.: T120317-1

ADDRESS OF THE LAND: Lot 1 PS403559X and Lot A PS430093R,  
208 Rix Road and 90 Brunt Road, Officer

THE PERMIT ALLOWS: Multi lot residential subdivision and the removal of an easement (E-1 on PS430093R), generally in accordance with the approved plans.

<b>Date amended:</b>	<b>Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to:</b>
15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

25. Before the issue of a Statement of Compliance for each stage of subdivision the permit holder must:
- Design and construct 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".
  - Design and construct outfall drainage for the subdivision to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority.
  - Submit survey enhanced "as constructed" GIS data for the drainage, road and footpath information components of the subdivision, in accordance with the current version of D-SPEC and R-SPEC. Council's preferred format for the submission of the graphical data is in "MapInfo Native Format". A secondary format is "MapInfo MID/MIF". Grid Co-ordinates must be MGA zone 55 (GDA 94). Please refer to the A-SPEC website for further information: [www.dspeg.com.au](http://www.dspeg.com.au). Sketches of the details of the permanent survey marks.
  - Submit to Council for assessment CCTV results for the full length of all stormwater drainage pipes where Council is the Responsible Authority. The submitted information is to be to the satisfaction of the Responsible Authority.
  - Submit "as constructed" digital road and drainage information for all civil works where Council is the Responsible Authority in AutoCAD format with all Xrefs binded into the drawings and showing any amendments during construction.

Date Issued: 18 December 2012  
Date Amended: 15 April 2014

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- f) Complete landscaping works to the satisfaction of the Responsible Authority or by agreement with the Responsible Authority bond landscaping works incomplete at the completion of civil works. Payment can be in the form of a cash bond or bank guarantee to the value of 100% of the landscaping works. The bond will be released upon satisfactory completion of works.
  - g) Provide bonding to cover all landscaping works for the twenty four (24) month maintenance period. A Certificate of Final Completion will be issued by the Responsible Authority and the bond released at the end of the quarter for the period in which the 24 month maintenance period concludes, following the satisfactory completion and satisfactory maintenance of the landscaping. All maintenance activities are to be undertaken by the developer until a Certificate of Final Completion is received by the Responsible Authority.
  - h) Provide telecommunications fibre to the premises (FTTP) network to the lots.
26. Before the issue of a Statement of Compliance, the intersection of the proposed internal access roads with Brunt Road and Rix Road must be designed and constructed in accordance with the plans and specifications approved by the Responsible Authority.
27. If prior to the issue of a Statement of Compliance for stage one of the subdivision, Brunt Road has not been fully constructed, (one carriageway only), in accordance with the cross section included in the Officer PSP, extending from the end of the existing seal in Brunt Road to the proposed Linden Lane intersection location, the developer must complete these works in accordance with plans and specifications approved by and to the satisfaction of the Responsible Authority. (Note: these works are included within the Officer Development Contributions Plan and may be claimed as an offset in lieu of DCP payments required for this site).

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

28. If prior to the issue of a Statement of Compliance for stage two of the subdivision, Rix Road has not been fully constructed in accordance with the cross section included in the Officer PSP, extending from Brunt Road to the Western Boundary of the site, the developer must complete these works in accordance with plans and specifications approved by and to the satisfaction of the Responsible Authority. (Note: these works are included within the Officer Development Contributions Plan and may be claimed as an offset in lieu of DCP payments required for this site).
29. Before a Statement of Compliance is issued for each stage of development, 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 and Environment Act 1987*, or Notice of Restriction on each plan of subdivision.
30. Before a Statement of Compliance is issued for the relevant stage lighting of street and pedestrian/cycle paths must be designed and provided in accordance with Australian Standard 1158.1 to the satisfaction of the Responsible Authority.
31. Before a Statement of Compliance is issued for the relevant stage a certificate from a geotechnical engineer must be submitted to the Responsible Authority certifying that the filling of any dam on the land has been undertaken in accordance with acceptable engineering standards.
32. 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.

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15 April 2014	Amend the wording of condition 8 of the permit.

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33. Fourteen (14) days before the development starts a site specific Environment Management Plan (Site EMP) must be submitted to and approved by the Responsible Authority. The Site EMP must be prepared in accordance with Council's 'Site EMP Kit' to the satisfaction of the Responsible Authority. When approved, the Site EMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved Site EMP to the satisfaction of the Responsible Authority.
34. Prior to the commencement of any works a Construction Environmental Management Plan (CEMP) is to be prepared. The CEMP must specifically 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.

35. 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.
36. Prior to landscape works commencing for each stage detailed landscape plans for that stage must be submitted to and approved by the Responsible Authority. The plans must be in accordance with the approved Landscape Masterplan.

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Date Amended: 15 April 2014

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## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

37. Prior to 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.
38. 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.
39. 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.
40. 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.
41. 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.
42. The applicant must provide reflective street number markers on the kerb in front of each lot to the satisfaction of the Responsible Authority.
43. Where practicable existing above ground power lines on the land must be undergrounded by the developer as part of the overall works to supply electricity to new lots.
44. All powerlines are to be provided underground to the satisfaction of the Responsible Authority.

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

45. All optical fibre conduit and associated infrastructure must be protected from damage to satisfaction of the Responsible Authority.
46. Land required for road widening must be transferred to or vested in the relevant roads authority at no cost to the relevant road authority unless the land is funded by the *Officer Development Contributions Plan (September 2011)*.
47. 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

48. 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 provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
49. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
50. Prior to Certification of any stage of the development a drainage strategy must be submitted and approved by Melbourne Water demonstrating the proposed alignment for the 1 in 5 year drainage infrastructure and the overland flow paths directions for the 1 in 100 year ARI flood event. The strategy is to include details of temporary and/or permanent outfall arrangements.

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

51. All new lots are to be filled to a minimum of 600mm above the 100 year flood level associated with any proposed Melbourne Water waterway.
52. Engineering plans of the subdivision in electronic format are to be forwarded to Melbourne Water for comment/approval.
53. A Certified Survey Plan is to be submitted for approval after the completion of filling, verifying that the specified fill levels have been achieved. This will be required prior to an issue of a Statement of Compliance for the Subdivision.
54. Local drainage must be to Council's satisfaction.
55. All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council satisfaction.
56. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the *Subdivision Act 1988*.

### South East Water

57. 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.
58. 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.
59. 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.

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15 April 2014	Amend the wording of condition 8 of the permit.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

60. Prior to Certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.

### Telstra

61. The Plan of Subdivision submitted for certification be referred to Telstra in accordance with Section 8 of the *Subdivision Act 1988*.
62. Telstra will not consent to the issue of a Statement of Compliance until such time as the applicant provides satisfactory evidence of compliance with the above conditions.

### SP AusNet

63. The Plan of Subdivision submitted for certification must be referred to SPI Electricity Pty Ltd in accordance with Section 8 of the *Subdivision act 1988*.
64. The applicant must enter in an agreement with SPI Electricity Pty Ltd for supply of electricity to each lot on the endorsed plan.
65. The applicant must enter into an agreement with SPI Electricity Pty Ltd for the rearrangement of the existing electricity supply system.
66. The applicant must enter into an agreement with SPI Electricity 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 SPI Electricity Pty Ltd.

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## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

67. The applicant must provide easements satisfactory to SPI Electricity Pty Ltd for the purpose of "Power Line" in the favour of "SPI Electricity Pty Ltd" pursuant to Section 88 of the *Electricity Industry Act 2000*, where easements have not been otherwise provided, for all existing SPI Electricity Pty Ltd electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
68. The applicant must obtain for the use of SPI Electricity Pty Ltd any other easement required to service the lots.
69. The applicant must adjust the position of any existing SPI Electricity Pty Ltd easement to accord with the position of the electricity line(s) as determined by survey.
70. The applicant must set aside on the Plan of Subdivision Reserves for the use of SPI Electricity Pty Ltd for electric substations.
71. The applicant must provide survey plans for any electric substations required by SPI Electricity 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. SPI Electricity Pty Ltd requires that such leases are to be noted on the title by way of a caveat or notification under Section 88 (2) of the *Transfer of Land Act* prior to the registration of the Plan of Subdivision.
72. The applicant must provide to SPI Electricity Pty Ltd a copy of the Plan of Subdivision submitted for certification that shows any amendments have been required.
73. 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 SPI Electricity 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*.

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74. The applicant must ensure that all necessary auditing is completed to the satisfaction of SPI Electricity Pty Ltd to allow the new network assets to be safely connected to the distribution network.
75. The applicant must undertake the upgrading of overhead line in Rix Road is required to service any developments in the area.

### Country Fire Authority

#### 76. Hydrants

- a) Operable hydrants, above or below ground must be provided to the satisfaction of the CFA.
- b) The maximum distance between these hydrants and the rear of all buildings envelopes (or in the absence of the building envelope, the rear of all lots) must be 120m and hydrants must be no more than 200m apart.
- c) Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting purposes' available under publications on the Country Fire Authority website ([www.cfa.vic.gov.au](http://www.cfa.vic.gov.au))

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## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### Expiry of permit:

This permit will expire if:

- The subdivision is not commenced within **two (2) years** of the date of this permit; or
- 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 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 the 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 before the permit expires or within three (3) months afterwards.*

### Permit Notes:

- No dwelling may be constructed on any lot unless the dwelling is connected to a reticulated recycled water supply system for toilet flushing and garden watering where available to the lot or where a reticulated recycled water supply system is not available to the lot the dwelling must be connected to a rainwater tank with a minimum capacity of 2,500 litres for toilet flushing and garden watering or an alternative grey water recycling system to the satisfaction of the Responsible Authority.
- Section 3a) of the Aboriginal Heritage Act (2006) states that the principal objective of the legislation is to, protect and conserve Aboriginal cultural heritage in Victoria. No Aboriginal cultural heritage has been identified in the Study Area, as such it is foreseen that the Activity can proceed with no impact to known Indigenous cultural heritage. No further archaeological investigations are recommended for the Study Area.

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It is recommended that the Activity be allowed to proceed and that no impacts to Aboriginal cultural recognise heritage occur.

- The contingency contained in Section 5.2 of Cultural Heritage Assessment and Archaeological Survey Benchmark Heritage Management (July 30<sup>th</sup> 2012) must be incorporated into the development plan for the project.

### Melbourne Water:

If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne water on telephone 9235 2517, quoting Melbourne Water's reference **210105**.

### South East Water:

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.

### SP AusNet:

It is recommended that at an early date the applicant commences negotiations with SP Ausnet for a supply of electricity in order that supply arrangements can be work out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).

Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply lots and for any tree clearing.

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Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.

### Telstra:

Approval does not cover alterations to existing Telstra Plant or Network. Locations of existing network can be obtained from Dial Before You Dig – Ph: 1100.

For co-ordinated Telstra plant reticulation in this development, please refer to [www.telstrasmartcommunity.com](http://www.telstrasmartcommunity.com) to Register your Development and Apply for Reticulation.

Please note the timeframes detailed in the 'Expiry of Permit' relate to the Date Issued, not the Date Amended.

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