

AMENDED PLANNING PERMIT

Permit No. PPA20-0465
Planning scheme Casey Planning Scheme
Responsible authority City of Casey

ADDRESS OF THE LAND:

280 Evans Road CRANBOURNE WEST VIC 3977 Lot 1 PS 823198L

THE PERMIT ALLOWS:

Staged Two Lot Subdivision within a Public Acquisition Overlay, Creation of Road Reserve and Creation of Easement

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions: 1-56 and Notes (Inclusive)

Registration of Road Acquisition Plans Prior to Certification

1. ****DELETED****

Subdivision Master Plan

2. Before the plan of subdivision is certified under the *Subdivision Act* 1988, an amended subdivision layout plan to the satisfaction of the Responsible Authority must be submitted to 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 submitted electronically as a PDF. The plan must be generally in accordance with the plan prepared by KLM Spatial (ref: Proposed Subdivision (coloured plan), ref 5959.07 PP05, ver 3 dated 25/10/19) submitted with the application but modified to show:
 - (a) The 299m² and 21m² “future road” flaring to be generally in accordance with the historical Functional Intersection Layout Plan (ref: Evans Road – Cranbourne West Concept FLP, DWG D0399A-08, issue A, dated 26 Sept 2011, prepared by Traffix) and labelled as “indicative future ultimate intersection flaring” or similar.
3. The layout of the subdivision as shown on the endorsed plan must not be altered or modified (whether or not in order to comply with any statute, statutory rule or Local Law, or for any other reason) without the prior written consent of the Responsible Authority.
4. The subdivision must proceed in the order of stages shown on the endorsed Subdivision Master Plan unless otherwise agreed in writing by the Responsible Authority.

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Public Infrastructure Plan

5. Prior to the certification of the first plan of subdivision, a public infrastructure plan to the satisfaction of the Responsible Authority must be submitted to 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 submitted electronically as a PDF. The plan must address the following:
 - (a) What land may be affected or required for the provision of infrastructure works and the timing of when such land will be provided.
 - (b) The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
 - (c) The provision of public open space.
 - (d) What (if any) infrastructure set out in the Cranbourne West Development Contributions Plan applying to the land is sought to be provided as “works in lieu” subject to the consent of Casey City Council.
 - (e) Include the following notation:
 - (i) The permit applicant acknowledges to Council that the approval of the Permit PIP by Council is being done by Council in its capacity as the Responsible Authority and does not provide any indication or advice as to whether Council, acting in its capacity as the Collecting Agency under the relevant Development Contributions Plan, will approve a proposal to carry out any DCP projects as works in kind. The permit applicant acknowledges that a separate and formal request to carry out a DCP project as a works in kind project is required.

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The Public Infrastructure Plan may be amended with the consent of the Responsible Authority.

Section 173 Agreement

6. Before the first Plan of Subdivision is certified under the *Subdivision Act 1988*, or at such other time or as agreed in writing by Council and the Development Agency under the relevant Development Contributions Plan, the owner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* (Act). The agreement must be made between the owner and the responsible authority and also with Casey City Council in its capacity as the Collecting Agency and the Development Agency pursuant to the relevant Development Contributions Plan. The Section 173 Agreement must also specify the deferred public open space contribution requirements for the land comprising Lot A and Lot B. The agreement must provide for:
 - (a) The implementation of the endorsed Public Infrastructure Plan approved under this permit and specifically for the orderly provision of those infrastructure and land projects which are part of the relevant DCP to the satisfaction of the Collecting Agency and Development Agency.

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- (b) The provision including the timing and transfer to or vesting in Council of any land required for road widening or for any other infrastructure project funded under the relevant Development Contributions Plan in a manner which is agreed with Council and the Development Agency under the relevant Development Contributions Plan.
- (c) The arrangements for the provision of any infrastructure project forming part of the relevant Development Contributions Plan, including a requirement that:
 - (i) Construction of the Evans Road and Rangebank Drive intersection must be completed to the satisfaction of the Responsible Authority prior to any of the following occurring:
 - (i) The issue of a Certificate of Occupancy for any development permitted on Lot A.
 - (ii) The commencement of any new use or development on Lot A (excluding provision of public open space).
 - (iii) The further Certification under the Subdivision Act 1988 of any plan on Lot A (excluding excision of public open space).
- (d) The timing and the quantum of any credit or payments to be given or made to the owner in respect of any infrastructure project or land project having regard to the availability of funds in the relevant Development Contributions Plan.
- (e) Unless with the written consent of the Responsible Authority, 0.71ha of Public Open Space must be provided within either Lot A or Lot B (directly abutting either the northern or southern side of Rangebank Drive) and the location of the Public Open Space must be approved by the Responsible Authority.
- (f) Unless with the written consent of the Responsible Authority, the public open space must be provided and created by a further plan of subdivision, prior to any of the following occurring:
 - (i) The issue of a Certificate of Occupancy for any development permitted on Lot A or Lot B;
 - (ii) The commencement of any new use or development on Lot A or Lot B; or
 - (iii) The further certification under the Subdivision Act 1988 of any plan on Lot A or Lot B.
- (g) The equalisation of public open space contributions for owner/s of Lot A and B having regard to the amount specified in the schedule to Clause 53.01 of the Casey Planning Scheme (3.75%) and the Property Specific Land Budget contained within the relevant Precinct Structure Plan.

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(h) Any other matters required by the Collecting Agency or the Development Agency.

The owner/applicant must pay the Responsible Authority's reasonable costs for the preparation, execution and registration of the Section 173 Agreement.

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Engineering Fees

- 7. Before approval of the engineering plan/s submitted under Section 15(1) of the *Subdivision Act* 1988, the developer must pay Council an amount equivalent to 0.75% of the estimated cost of constructing the works proposed on the engineering plan.
- 8. Before the issue of a Statement of Compliance for the plan of subdivision under the *Subdivision Act* 1988, the developer must pay Council an amount equivalent to 2.5% of the estimated cost of the works which are subject to supervision in accordance with Section 17(2)(b) of the *Subdivision Act* 1988.

Site Environmental Management Plan

- 9. Fourteen (14) days before the development starts a site specific Environmental 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. No alterations to the Site EMP may occur without the consent of the Responsible Authority. All works must be undertaken in accordance with the approved Site EMP to the satisfaction of the Responsible Authority.

The Site EMP Kit is available on City of Casey's website, www.casey.vic.gov.au In preparation of the Site EMP, the applicant must use the environmental protection measures as set out in EPA's publication 480 "Environmental Management Guidelines for Major Construction Sites" unless the applicant can demonstrate that alternative techniques can fulfil the specified site requirements.

Construction Plans

- 10. Before any road/drainage works associated with each stage of the subdivision start, detailed construction plans for that stage to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and submitted in PDF. The plans must include as relevant:
 - (a) Fully sealed pavement with kerb and channel to connect to the southern leg of the Thompsons Road intersection and Evans Road.
 - (b) A 3m wide shared path on the eastern and southern side of the industrial local road.
 - (c) Street lighting.
 - (d) Underground drains.
 - (e) Details of any cut and fill.

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- (f) Services located in shared tranches wherever possible.
- (g) Temporary turnaround areas within the site for waste collection vehicles (8.8 metres in length) at the dead end of any road.

All works constructed or carried out must be in accordance with the plans approved by the Responsible Authority under this condition.

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Certification Plans

- 11. The plans submitted for certification must be in accordance with the endorsed plans but modified to show to the satisfaction of the Responsible Authority and relevant servicing authorities:
 - (a) All easements required by servicing authorities as well as any easements required by the Responsible Authority over any temporary drainage assets which are to be managed by the Responsible Authority.
 - (b) Unless otherwise agreed in writing by the Responsible Authority, road reserve and court head dimensions in accordance with the Victorian Planning Authority standard drawings.
 - (c) Any land required to be set aside for the purpose of road widening and to be vested in Council in accordance with any relevant condition of this permit.
 - (d) Any tree reserves to be vested with the City of Casey.
 - (e) All bearings, distances, street names, lot numbers, lot sizes, reserves and easements.
- 12. All 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.
- 13. 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.

Landscaping Plan – Street Trees

- 14. Before the plan of subdivision is certified under the *Subdivision Act* 1988, a landscape plan for the streetscape to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - (a) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - (b) Details of surface finishes of pathways and driveways.
 - (c) A planting schedule of proposed trees within the road reserve, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the Responsible Authority.

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Open Space Landscape Master Plan

15. In the event that public open space is to be provided under this planning permit, prior to the certification of the relevant plan of subdivision, an open space landscape master plan for the respective reserve prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to 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 submitted electronically in PDF. The plan must show, as required:
- (a) Vegetation that is approved to be retained, removed and/or lopped. Retention of vegetation is subject to assessment and approval by Council’s Arborist.
 - (b) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - (c) Site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
 - (d) The area and dimensions of the open space reserve.
 - (e) The general layout of reserve plantings including the proposed location of evergreen and deciduous tree species, and an indicative species list of all proposed planting.
 - (f) The proposed location of structures and furniture items.
 - (g) The proposed location of paths, trails and any other pavement areas.
 - (h) The proposed location of playgrounds including a list of proposed play elements and age groups of play.
 - (i) The location of fencing including tree, walkway, vehicle exclusion and open space reserve fencing.

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All species selected must be to the satisfaction of the Responsible Authority.

Detailed Landscape Construction Plans

16. Before the start of any landscaping works for any stage of the subdivision, a detailed landscape plan and plant schedule for that stage prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must show the proposed landscape and plant schedule for all public open space areas, including streetscapes. 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 be generally in accordance with the landscape master plan endorsed under the permit, except that the plan must show as relevant:

- (a) Existing vegetation that is approved to be retained.

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- (b) New plantings including their layout to be provided in all road reserves.
- (c) A detailed plant schedule including all proposed tree, shrub, groundcover and climbing plant species.
- (d) The proposed location and final set out of paths, areas of pavement, structures, play items (if required) and street furniture.
- (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) Additional supporting information, such as certified structural designs or building forms

Note: Before the issue of Practical Completion for any landscape works required to be completed by the developer, the developer must provide to the Responsible Authority A-Spec digital documentation for open space assets in a format consistent with the street tree master plan and/or open space landscape master plan endorsed under this permit.

All species selected must be to the satisfaction of the Responsible Authority.

- 17. The developer must notify the Responsible Authority a minimum of seven days prior to commencing street tree planting and landscaping so that surveillance of the works can be undertaken.

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Construction

- 18. Before the issue of a Statement of Compliance for the subdivision under the *Subdivision Act* 1988, the developer must construct in accordance with the approved engineering plans and to the satisfaction of the Responsible Authority:
 - (a) Roads, including traffic management devices, footpaths, shared paths, and street lighting;
 - (b) Drainage;
 - (c) Temporary turnaround areas;
 - (d) Permanent survey marks, levelled to the Australian Height Datum and coordinated to the Australian Map Grid,

as shown on the approved construction plans.

- 19. All construction activities associated with the subdivision must be managed by the applicant so as to limit any inconvenience to occupiers of abutting sites in the vicinity of the works to the satisfaction of the Responsible Authority. The matters to be considered include but are not limited to site access, times of operation, dust, vibration, stormwater runoff etc.
- 20. Roads must be provided and constructed to the satisfaction of the Responsible Authority, including the provision of traffic management devices to the satisfaction of the Responsible Authority.

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21. Streets must be named to the satisfaction of the Responsible Authority.

Prior to Statement of Compliance – Roads

22. Prior to the issue of a Statement of Compliance for Stage 3 under the Subdivision Act 1988 and in accordance with any relevant Section 173 Agreement, the following works must have been completed:

(a) The interim intersection of Evans Road and the proposed local industrial road to the satisfaction of the Responsible Authority.

23. Land required for road widening including right of way flaring, to the satisfaction of the Responsible Authority, for the ultimate design of any intersection within an existing or proposed local road must be transferred to or vested as 'road' in the Roads Corporation (in the case of land for arterial roads under the Road Management Act 2004) or in Casey City Council (in the case of other roads) at no cost to the acquiring agency unless funded by the Cranbourne West Development Contributions Plan or unless that land is included within a Public Acquisition Overlay in the scheme. Subject to Council agreeing, the small area of land affected by the Public Acquisition Overlay on the north eastern corner of Breens Road and Evans Road may be excluded.

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Prior to Statement of Compliance – Landscaping

24. Prior to the issue of a Statement of Compliance for each stage, or such later date as approved in writing by the Responsible Authority, all public open space areas, including, parklands, water retention areas, buffer zones, service corridors, community use areas and all streetscapes including road and plantation reserves must be landscaped and planted as shown on the approved landscape construction plans, or bonded, to the satisfaction of the Responsible Authority.

25. Prior to the issue of a Statement of Compliance for any plan of subdivision under this permit that creates any public open space the owner must re-grade, top dress, landscape and otherwise embellish the land to the satisfaction of the Responsible Authority including the following works (as directed by the Responsible Authority):

- (a) Removal of all vegetation as directed by the Responsible Authority.
- (b) Removal of all existing disused structures, foundations, pipelines or stockpiles.
- (c) Cleared of rubbish and environmental weeds, levelled, topsoiled and grassed with warm climate grass (unless a conservation reserve).
- (d) Provision of water tapping.
- (e) Provision of planting, park furniture and play items (if required) as identified on the approved landscape construction plans.
- (f) Vehicle exclusion devices (fence or other suitable method) with controlled access points.

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- (g) Shared paths and / or footpaths as shown in the plans both endorsed and approved under this permit and the approved Precinct Structure Plan applying to the land.
- 26. All filling on the site over 300mm must be carried out, supervised, completed and recorded in accordance with AS 3798 - 2007 (Guidelines on earthworks for commercial and residential developments) to specifications to the satisfaction of the Responsible Authority. The geotechnical authority responsible for supervision and testing under this condition must be independently engaged by the applicant and not be engaged by the contractor carrying out the works. Before the issue of a Statement of Compliance unless otherwise agreed in writing by the Responsible Authority, compaction test results and a report shall be provided to the satisfaction of the Responsible Authority.
- 27. The landscaping constructed in accordance with the endorsed approved landscape construction plans must be maintained to the satisfaction of the Responsible Authority, for a period of 24 months, (or other period as approved in writing by the Responsible Authority), following the granting of Practical Completion of landscape construction works.
- 28. Before the issue of a Statement of Compliance for any plan of subdivision, the developer must provide to the Responsible Authority:
 - (a) Copies of the "as constructed" engineering roads and drainage drawings in PDF format.
 - (b) Survey enhanced "as constructed" digital data for all assets that will become the responsibility of Council, in accordance with the relevant current A-Spec specification. These specifications and supporting information are available from www.dspeg.com.au. Council's preferred format for the submission of the data is "MapInfo Native Format". A secondary format is "MapInfo MID/MIF". Grid Coordinates must be MGA Zone 55 (GDA 94).
 - (c) Sketches of the details of the permanent survey marks.
- 29. The applicant must send the following documents to the Responsible Authority within four (4) weeks of the registration of the plans at the Land Titles Office:
 - (a) A Certificate of Title for all land vested in the Responsible Authority on the plan of subdivision; and,
 - (b) A clear copy of the Title Office approved Plan of Subdivision.

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Clause 66 Mandatory Conditions

30. The owner of the land must enter into an agreement with:
- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
31. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the requirements and relevant legislation at the time, and
 - a suitable qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian 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.

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Drainage

32. Prior to the issue of a Statement of Compliance the road reserve must be drained to the satisfaction of the Responsible Authority.
33. Polluted drainage must not be discharged beyond the boundaries of the lot from which it emanates, or into a watercourse or easement drain, but must be treated and/or absorbed on that lot to the satisfaction of the Responsible Authority.

Temporary Turning Areas

34. Any temporary turning areas to the land must be constructed in accordance with engineering construction plans approved by the Responsible Authority and maintained to the satisfaction of the Responsible Authority.
35. If the temporary turning area is to be retained after the relevant Statement of Compliance is issued, a bond of sufficient value to cover all reinstatement works must be lodged with the Responsible Authority before the Statement of Compliance is issued.
36. All works undertaken for a temporary turning area must be removed and all affected road pavement, concrete works, nature strips and other land must be reinstated to the satisfaction of the Responsible Authority when the turning area is no longer required.

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- 37. A sign of at least 1 square metre in area must be displayed in a prominent position near the temporary turning area whilst the temporary turning areas are in operation advising that they are temporary turning areas only. The sign must be removed after the temporary turning areas are removed.

Development Infrastructure Levy

- 38. A development infrastructure levy in accordance with the Cranbourne West *Development Contributions Plan* must be paid to the Collecting Agency for the land after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in with respect to that plan under the Subdivision Act 1988, except as otherwise agreed by the Collecting Agency.
- 39. Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed may only be paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance for that stage, provided that a Schedule of Development Contributions is submitted with each stage of plan of subdivision. This Schedule must show the amount of the development contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the Collecting Agency.

Public Open Space

- 40. Before a Statement of Compliance is issued under the Subdivision Act 1988 for any stage, a public open space contribution of 3.75% must be provided in accordance with the Schedule to Clause 53.01 of the Casey Planning Scheme in a manner consistent with the Cranbourne West Precinct Structure Plan and the terms of any Section 173 Agreement required/prepared under this Permit.

Melbourne Water

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- 41. Prior to the issue of a Statement of Compliance for the subdivision:
 - (a) 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.
 - (b) Engineering plans (Road and Drainage) of the subdivision must be submitted to Melbourne Water in electronic format for our records.
- 42. Any overland flow being directed towards Thompsons Road must be to the satisfaction of VicRoads.
- 43. Pollution and / or sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
- 44. Local drainage shall be to Council's satisfaction.

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- 45. The subdivision is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
- 46. 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 in Melbourne Water's Land Development Manual or to Council's requirements and standards (where appropriate).

South East Water

- 47. The Certified Plan of Subdivision should show a 3m wide Sewerage easement along and within the western boundary of Lot A to be in favour of South East Water Corporation pursuant to Section 12(1) of the Subdivision Act.
- 48. The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.
- 49. 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.

Country Fire Authority

- 50. Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the CFA:
 - (a) Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
 - (b) The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.
- 51. Roads must:
 - (a) Be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
 - (b) Be no more than 1 in 7 (14.4%) (8.1 degrees) grade with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
 - (c) For curves, have a minimum inner radius of 10 metres.
 - (d) Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- 52. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

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Archaeological

- 53. Works associated with the permitted subdivision must comply with the approved Cultural Heritage Management Plan applicable to the site.
- 54. Works must cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria shall immediately be notified of any such discovery.
- 55. Development of the subject land must cease immediately upon the discovery of any suspected human remains. The Police or State Coroner’s office must be informed of the discovery without delay. If there are any reasonable grounds to suspect that the remains are Aboriginal, the discovery must be reported to Aboriginal Affairs Victoria.

Permit Expiry

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56. This permit will expire if:
- The subdivision is not started within **two (2) years** of the date of this permit; or,
 - The subdivision is not completed within **five (5) years** from the date of starting.

Where the subdivision is to be developed in stages, the time specified for the commencement of the first stage is two years from the date of this permit. The time specified for the commencement of any subsequent stage is ten years from the date of this permit and the time specified for the completion of each stage is five years from the date of its commencement.

The Responsible Authority may extend the commencement periods referred to if a request is made in writing before the permit expires or within six months after the expiry date.

NOTES:

- (i) The starting of a subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan under Section 6 of the Subdivision Act 1988. Completion is regarded as registration of the subdivision.
- (ii) For further information with regard to the Telecommunications Conditions above, please refer to Advisory Note 49 – Telecommunications Services & Facilities in Subdivisions available from DEPI.
- (iii) The following South East Water agreement options are available:
 1. Application to enter into a Development Agreement-Works – If South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development
 2. Application to enter into an agreement-Non Works – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner only requires Statement of Compliance to release the titles (i.e. subdivision prior to building)

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Permit No. PPA20-0465
Planning scheme Casey Planning Scheme
Responsible authority City of Casey

- 3. Plumbing Industrial, Commercial, Units & Private Water application – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner wishes to commence construction of the building/s (i.e. building prior to subdivision)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of Amendment	Brief Description of Amendment	Name of responsible authority that approved the amendment
27 March 2020	<ul style="list-style-type: none"> Preamble and Land Address Amended Deleting, Amending and Adding Conditions Remaining Conditions Renumbered 	City of Casey
02 September 2020	<ul style="list-style-type: none"> Conditions 13,14,20 and 21 added Remaining conditions renumber 	City of Casey
18 December 2020	<ul style="list-style-type: none"> Preamble Amended Extensive changes to permit conditions Staging of the subdivision Amended plans endorsed 	City of Casey

ADVERTISED PLAN

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Applicant's Name & Address: KLM Spatial
Se 1 Bldg 2 3 Ordish Rd
DANDENONG SOUTH VIC 3175

**THIS IS A DIGITALLY
SIGNED PERMIT**

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(NOTE: This Is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A Permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued in any other case.

ADVERTISED PLAN

WHEN DOES A PERMIT EXPIRE?

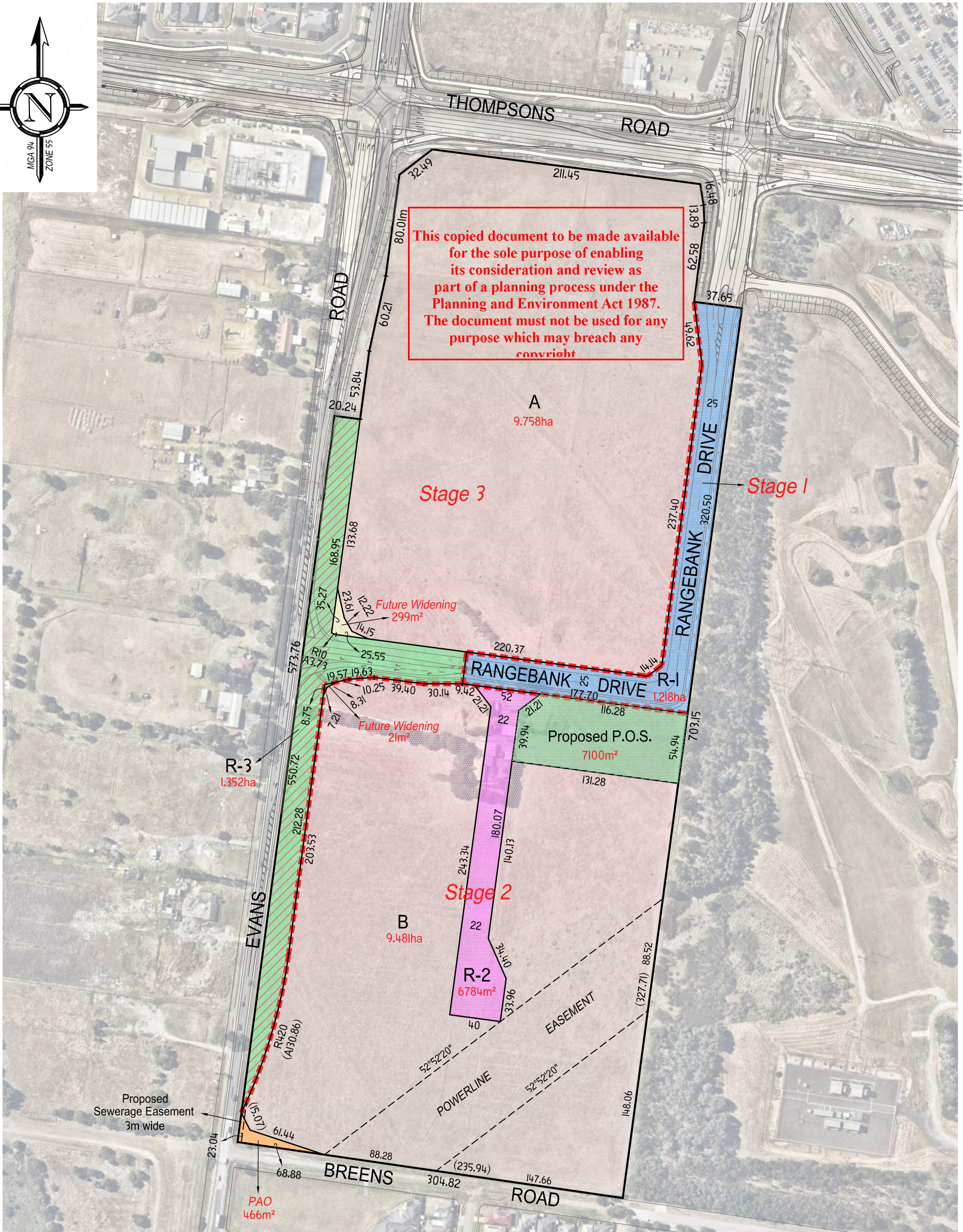
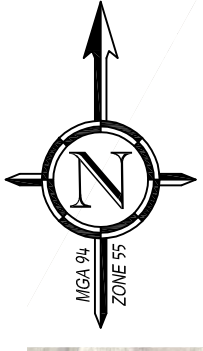
1. A permit for the development of land expires if:-
 - the development or at any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivisions Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if:-
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:-
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision:-
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a Notice of Decision to Grant a Permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

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NOTE
Road linework indicative only and subject to engineering approval

IMPORTANT NOTE
Title has been re-established but not marked at time of survey, see title for full easement details.

The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation that could cause a change to this plan.

KLM Spatial can therefore accept no responsibility for reliance on this plan for any financial dealings involving the land.

This note is an integral part of this plan.
This plan must not be passed on to any third party or reproduced in any documentation without the written approval of KLM Spatial.

LEGEND

- PROPOSED LOTS
- ROAD RESERVE R-1
- ROAD RESERVE R-2
- ROAD RESERVE R-3
- PUBLIC ACQUISITION OVERLAY (PAO)
- INDICATIVE ULTIMATE INTERSECTION FLARING
- PUBLIC ACQUISITION OVERLAY TO BE ACQUIRED (1.028ha)
- PROPOSED PUBLIC OPEN SPACE

SCALE

60 0 60 120 180

LENGTHS ARE IN METRES

Photomaps courtesy of Nearmap.
Photomap Flown: 22-02-2019

ADVERTISED PLAN

Client:
2 Bond Street
Nominees Pty Ltd

Title Details:
Vol. 12141 Fol. 517
Lot 1 on PS823198L

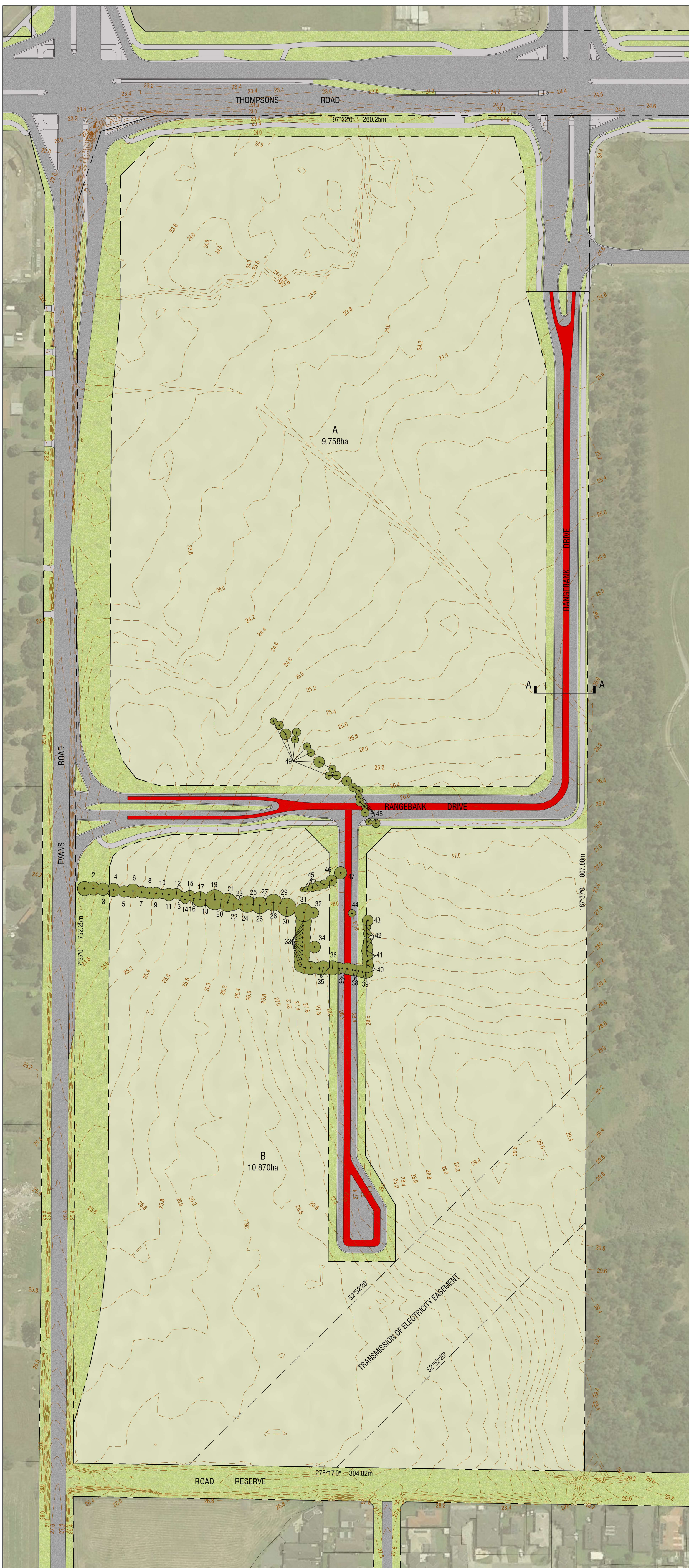
Reference: 5959.07 PP11
Plan Date: 02-07-2021
Version: 1
Scale: 1:3000
Sheet 1 of 1
Sheet Size: A3



280 Evans Road, CRANBOURNE WEST 3977

Proposed Subdivision

Casey Planning Scheme Endorsed in accordance with condition(s) 3 and 5 on 26/07/2021 under Permit No. PPA20-0465 (App Ref PSEC21-0194) Sheet 1 of 2 by phobbs



LEGEND

- EXISTING CONTOURS:
- EXISTING VEGETATION TO BE REMOVED:
- PROPOSED STREET TREES:
Acer x freemanii 'Autumn Blaze' - Red Maple
- GRASSED ROAD RESERVES:
- PROPOSED CONCRETE FOOTPATHS:
- PROPOSED BITUMEN ROADS:
- PROPOSED LOTS:



Acer x freemanii 'Autumn Blaze'
Red Maple

Residential Subdivision Development

Planting Schedule Rev. --

Botanical name	Common name	Size (mm)	Mature Height (metres)	Mature Spread (metres)	Density (mm)	Total No.
<i>Acer x freemanii</i> 'Autumn Blaze'	Red Maple	1.8 - 2.2m (45Litre)	8.0 - 12.0 m	7.0 - 9.0 m	Spaced @ 15.0m ctrs	76

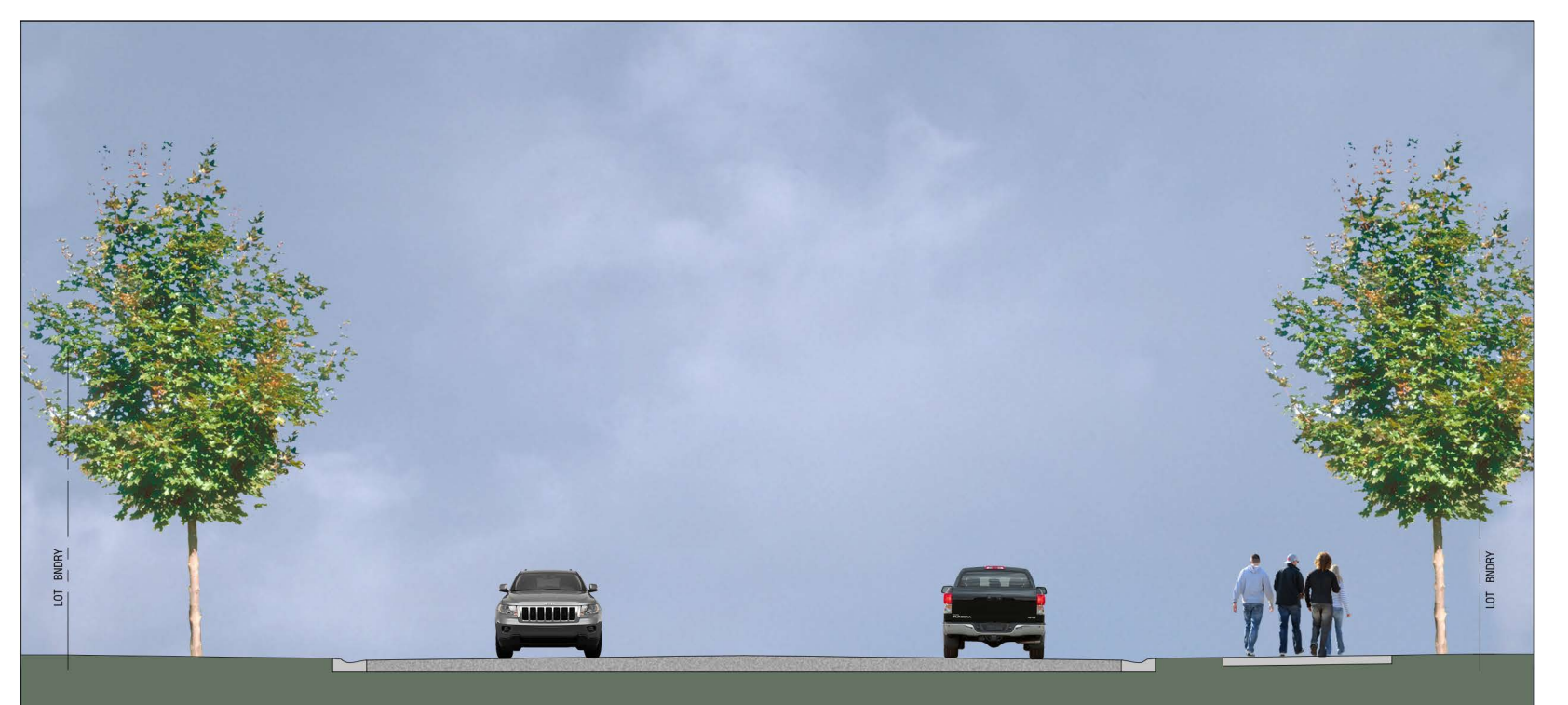
ADVERTISED PLAN

Proposed Subdivision Development

Existing Vegetation Schedule

Code	Botanical name	Common name	Status
Trees			
1	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
2	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
3	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
4	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
5	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
6	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
7	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
8	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
9	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
10	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
11	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
12	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
13	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
14	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
15	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
16	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
17	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
18	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
19	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
20	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
21	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
22	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
23	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
24	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
25	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
26	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
27	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
28	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
29	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
30	<i>Corymbia maculata</i>	Spotted Gum	planted tree - to be removed
31	<i>Corymbia chlorocarpa</i>	Lemon Scented Gum	planted tree - to be removed
32	<i>Callistemon viminalis</i>	Weeping Bottlebrush	planted tree - to be removed
33	<i>Melaleuca arillaris</i>	Giant Honey Myrtle	planted tree - to be removed
34	<i>Pittosporum undulatum</i>	Sweet Pittosporum	planted tree - to be removed
35	<i>Cyperus macrocarpa</i>	Monterey Cypress	planted tree - to be removed
36	<i>Melaleuca ericifolia</i>	Swamp Paperbark	planted tree - to be removed
37	<i>Cyperus macrocarpa</i>	Monterey Cypress	planted tree - to be removed
38	<i>Melaleuca ericifolia</i>	Swamp Paperbark	planted tree - to be removed
39	<i>Cyperus macrocarpa</i>	Monterey Cypress	planted tree - to be removed
40	<i>Melaleuca ericifolia</i>	Swamp Paperbark	planted tree - to be removed
41	<i>Cyperus macrocarpa</i>	Monterey Cypress	planted tree - to be removed
42	<i>Melaleuca ericifolia</i>	Swamp Paperbark	planted tree - to be removed
43	<i>Citrus proliferus</i>	Tree Louceme	planted tree - to be removed
44	<i>Camellia sasanqua</i>	Camellia	planted tree - to be removed
45	<i>Melaleuca ericifolia</i>	Swamp Paperbark	planted tree - to be removed
46	<i>Pittosporum undulatum</i>	Sweet Pittosporum	planted tree - to be removed
47	<i>Citrus proliferus</i>	Tree Louceme	planted tree - to be removed
48	<i>Cyperus macrocarpa</i>	Monterey Cypress	planted tree - to be removed
49	<i>Cyperus macrocarpa</i>	Monterey Cypress	planted tree - to be removed

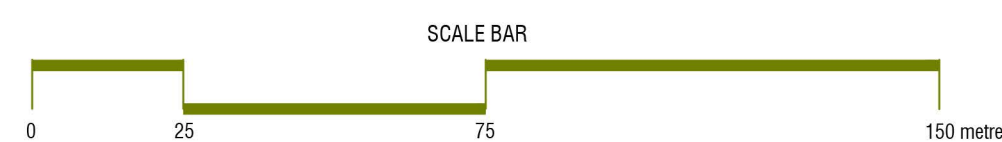
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SECTION 'A - A'

SCALE 1:125

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