

PLANNING PERMIT

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| Permit No.: | PA2604179 |
| Planning scheme: | Hepburn Planning Scheme |
| Responsible authority: | Minister for Planning |
| ADDRESS OF THE LAND: | 9 Chaplain St Daylesford (Lot 105 on Plan of Subdivision 908862G) |

THE PERMIT ALLOWS:

| Planning scheme clause | Matter for which the permit has been granted |
|-------------------------------|--|
| 42.01-2 | Construct a building or construct or carry out works |
| 43.01-1 | Construct a building or construct or carry out works |

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement

2. This permit will operate from the issued date of this permit.

Approved and endorsed plans

3. Before the development starts, excluding demolition, bulk excavation and site preparation works, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, and be generally in accordance with the plans prepared by JV Dodd Building, titled 'Lot 105 Chaplain Street, Daylesford', dated 1 February 2026.

Layout Not Altered

4. The development as shown on the endorsed plans must not be altered (unless the Hepburn Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Date of issue: 3 March 2026 Signature for the responsible authority:



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Relocation of street tree

5. Within six months of the issue date of the permit, the street tree located on the southern side of the road reserve, must be relocated or replaced with the equivalent asset, to the northern side of the road reserve, as shown and in accordance with the endorsed plans, to the satisfaction of the responsible authority.

Goulburn Murray Water Conditions

6. All wastewater from the dwelling must be disposed of via connection to the reticulated sewerage system in accordance with the requirements of the relevant authority.
7. Where the following features are present on or in proximity to the subject land, no buildings or works must be constructed:
- i. Within 30 metres of any waterways.
 - ii. Within 50 metres of the Full Supply Level of Malmsbury Reservoir, Hepburns Lagoon (516.05 m AHD) or Newlyn Reservoir (531.785 m AHD).
 - iii. On any drainage lines.
8. All stormwater from buildings and other impervious surfaces must be accommodated and treated within the subject land. All stormwater must be drained to the legal point of discharge to the satisfaction of the responsible authority and the permit holder/landowner may be required to design and construct a drainage system in this regard. No stormwater is to be directly discharged into Tullaroop Reservoir, Cairn Curran Reservoir or Laanecoorie.
9. All construction and ongoing activities must be in accordance with the Environment Protection Authority publication 1834.1 *Civil Construction, Building and Demolition Guide* (as amended or replaced).

Expiry

10. This permit will expire if:
- a) The development is not started within two years of the date of this permit; or
 - b) The development is not completed within four years of the date of this permit.
- In accordance with section 69 of the *Planning and Environment Act 1987*, the Responsible Authority may extend:
- i. The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
 - ii. The completion date referred to if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

USEFUL INFORMATION:

Note: The following information does not form part of this permit.

- The permitted use or development may need to comply with, or obtain the following further approvals:
 - A building permit under the *Building Act 1993*.

Date of issue: 3 March 2026 Signature for the responsible authority:



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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

Date of issue: 3 March 2026 Signature for the responsible authority:

