

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2403444
Planning scheme:	Mount Alexander Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	8 Allans Road, Maldon (Lot 1 on Title Plan 131208F and Crown Allotment 18F, Section F, Parish of Maldon)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
35.07-1	Use of the land for a place of assembly (including function centre and museum), restaurant, motel and dwelling.
35.07-4	Construct a building and carry out works associated with Section 2 land uses. Construct a building within 100 metres of a Transport Zone 2. Construct or carry out earthworks which change the rate of flow or the discharge point of water across a property boundary.
42.03-2	Construct a building and carry out works. Remove, destroy or lop vegetation (trees with diameter of 40cm or more at a height of 1.3 metres above ground level).
44.06-1	Buildings and works associated with accommodation and place of assembly uses.
52.05-14	Construct and display business identification signage.
52.06-3	Reduce the number of car parking spaces.
52.17	Remove, destroy or lop native vegetation.
52.27	Use land to sell or consume liquor.
52.29-2	Alter access to a Transport Zone 2.

Date of issue: 27 June 2025 **Signature for the responsible authority:**



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.

Layout not altered

3. The use and development as shown on the endorsed plans must not be altered (unless the Mount Alexander Shire Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Cancellation of existing permit

4. Before the restaurant (and ancillary hotel) use starts, planning permit number PA290/2021 must be cancelled. Proof must be provided to the satisfaction of the responsible authority that this has occurred.

DEECA approval for access across Crown Land

5. Before the uses start, written consent must be obtained from the Department of Energy, Environment and Climate Action (DEECA) confirming approval of access across the Crown land parcel between Lot 1 on Title Plan 131208F and Crown Allotment 18F, Section F, Parish of Maldon. The written consent must be provided to the satisfaction of the responsible authority.

Approved and endorsed plans

6. Before the development starts, including 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 and be generally in accordance with the plans prepared by Dale Grant Building Design and Documentation, Revision G, dated 23 May 2025, but amended to show:
 - a) Waste storage area including dimensions to be consistent with endorsed Waste Management Plan.
 - b) Organic food waste disposal and composting area, consistent with endorsed Waste Management Plan.
 - c) Carparking provision associated with motel and caretakers dwelling clearly numbered on site plan.
 - d) Relevant building construction standards BAL-ratings for all new buildings notated, consistent with endorsed Bushfire Management Plan.
 - e) Location and dimensions of accessway path between main and secondary lot across Crown Land, consistent with DEECA approval.
 - f) All zincalume roofing for new buildings replaced with colorbond or suitable non-reflective alternative.

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- g) Maximum height of the proposed museum building reduced to be no higher than the roofline of the existing function marquee.
- h) Location and dimensions for 9 secure bicycle parking spaces, compliant with the requirements of Clause 52.34-5.
- i) Any changes required as a result of the amended Acoustic Report.

Red Line Plan

7. Concurrent with the endorsement of plans, a red line plan showing the areas where liquor is proposed to be sold and consumed on the subject land must be approved and endorsed by the responsible authority. The plan must be prepared to the satisfaction of the responsible authority and be generally in accordance with the plans prepared by Dale Grant Building Design & Documentation, dated 11 December 2024 and Paul Evans Registered Architect dated 13 October 2021 but amended to include:
- a) Red line plan associated with function marquee appropriately dimensioned.

Vegetation management plan

8. Concurrent with the endorsement of plans, a vegetation management plan must be approved and endorsed by the responsible authority. The vegetation management plan must be prepared to the satisfaction of the responsible authority, in consultation with Mount Alexander Shire Council, and must include the following:
- a) Measures that must be incorporated into the design and construction of the development to ensure the protection of any trees identified for retention, determined in accordance with *Australian Standard AS4970-2009 - Protection of Trees on Development Sites*, generally in accordance with the Arboricultural Impact Assessment, prepared by Tree Department, Version 1.2 dated 6 March 2025.
 - b) Specific design and construction mitigation recommendations in accordance with the Flora and Fauna Assessment prepared by Nature Advisory and dated November 2024.
 - c) The location of tree protection zones (TPZ) and tree protection fencing for trees identified for retention on a plan that is drawn to scale with dimensions.
 - d) Details of activities prohibited within TPZs including:
 - vehicular or pedestrian access
 - trenching or soil excavation
 - storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - entry and exit pits for underground services
 - any other actions or activities that may result in adverse impacts to retained vegetation.

Waste management plan

9. Concurrent with the endorsement of plans, the waste management plan prepared by One Mile Grid, and dated 7 April 2025 must be approved and endorsed by the responsible authority. The recommendations of the approved waste management plan must be implemented to the satisfaction of Mount Alexander Shire Council. The responsible authority may consent in writing to alter the requirements.

Traffic and parking management plan

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

10. Concurrent with the endorsement of plans, a traffic and parking management plan must be approved and endorsed by the responsible authority, in consultation with Mount Alexander Shire Council. The traffic and parking management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Transport Impact Assessment prepared by One Mile Grid, dated 28 June 2024, but amended to include:
- a) Any changes required by the detailed development plans.
 - b) The means by which the on-site car parking and bicycle parking spaces will be allocated and managed.
 - c) The location of all areas on-site to be used for staff and patron parking.
 - d) Staffing and other measures to ensure the orderly departure and arrival of patrons especially any large groups departing at closing time.
 - e) Parking arrangements for larger groups visiting the premises (for example in buses).

Stormwater management plan

11. Concurrent with the endorsement of plans, a stormwater management plan must be approved and endorsed by the responsible authority, in consultation with Mount Alexander Shire Council. The stormwater management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Drainage Management report prepared by Kevin Wiseman Consulting Civil Engineer, Revision 5, dated 18 April 2025 but amended to include:
- a) Any changes required by the detailed development plans.
 - b) Site drainage plan including details of existing and proposed dams and ponds, consistent with Version 6, dated 20 February 2025.
 - c) Location of proposed sewer pump station and associated asset protection easement.
 - d) Details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the natural watercourse and surrounding catchment, including modelling and calculations.

Bushfire Planning Report

12. Concurrent with the endorsement of plans, a Bushfire Planning Report plan must be approved and endorsed by the responsible authority. The Bushfire Planning Report must be prepared to the satisfaction of the responsible authority, be generally in accordance with the report prepared by Living Rural Bushfire & Native Vegetation Assessments and dated 26 April 2024 and amended to include:
- a) Amended site plan to show consistent museum building footprint.
 - b) Architectural site plan consistent with any changes required by detailed development plans.

Bushfire Management Plan

13. Concurrent with the endorsement of plans, a Bushfire Management Plan must be approved and endorsed by the responsible authority. The Bushfire Planning Report must be prepared to the satisfaction of the responsible authority, be generally in accordance with the plan prepared by Living Rural Bushfire & Native Vegetation Assessments, Revision 5 and dated 26 April 2024 and amended to include:
- a) Amended site plan to show consistent museum building footprint.
 - b) Architectural site plan consistent with any changes required by detailed development plans.

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

Bushfire Emergency Plan

14. Concurrent with the endorsement of plans, a Bushfire Emergency Plan must be approved and endorsed by the responsible authority. The Bushfire Planning Report must be prepared to the satisfaction of the responsible authority, be generally in accordance with the plan prepared by Living Rural Bushfire & Native Vegetation Assessments, dated 26 April 2024 and amended to include:
- a) Amended site plan to show consistent museum building footprint.
 - b) Architectural site plan consistent with any changes required by detailed development plans.

Bushfire management – buildings and works in a Bushfire Management Overlay

15. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Noise attenuation

16. Concurrent with the endorsement of plans, an acoustic report must be approved and endorsed by the responsible authority. The acoustic report must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Environmental Noise Assessment prepared by Audiometric and Acoustic Services and dated 22 May 2025 but amended to include the following details:
- a) Any changes required by detailed development plans.
 - b) Confirmation that patron noise acoustic calculations are accurate for the approved uses and patron numbers, noting sound power level noise from patrons remains consistent with previous assessment results based on 200 patron capacity within function marquee.
 - c) Details of noise attenuation treatments and specific operational measures required to ensure music and patrons noise associated with function centre and restaurant uses do not exceed the levels specified in the Noise Limit and Assessment Protocol for the Control of Noise From Commercial, Industrial and Trade Premises and Entertainment Venues (EPA Publication 1826.4).
 - d) Details of noise attenuation treatments and specific operational measures required to ensure no noise associated with function centre or restaurant uses are audible beyond the property boundaries.

Noise management (before 9pm)

17. The noise attenuation treatments and specific operational measures provided in the amended acoustic report to ensure noise associated with function centre and restaurant land uses do not exceed the levels specified in the Noise Limit And Assessment Protocol For The Control Of Noise From Commercial, Industrial And Trade Premises And Entertainment Venues (EPA Publication 1826.4) must be implemented at all times prior to 9pm, to the satisfaction of the responsible authority and Mount Alexander Shire Council.

Noise management (after 9pm)

18. The noise attenuation treatments and specific operational measures provided in the amended acoustic report to ensure no noise associated with function centre or restaurant uses is audible from beyond

Date of issue: 27 June 2025 Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

property boundaries must be implemented from 9pm onwards, the satisfaction of the responsible authority and Mount Alexander Shire Council.

Materials and colours schedule

19. Before the development starts, excluding demolition, bulk excavation and site preparation works, an amended schedule of construction materials, external finishes and colours must be approved and endorsed by the responsible authority. The schedule must be prepared to the satisfaction of the responsible authority and be generally in accordance with the finishes schedule prepared by Dale Grant Building Design & Documentation Architects, dated 7 April 2025 but amended to include the following:
- a) Proposed buildings to be constructed with external walls and roofing finished in muted and non-reflective tones which integrate with the surrounding natural landscape.
 - b) Any new above-ground water tanks (and any associated structures) finished in muted and non-reflective tones which integrate with the surrounding natural landscape.

Signs not to be altered

20. The location and details of the sign, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.

Sign maintenance

21. The sign, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority

Landscape plan

22. Before the development starts, including demolition, bulk excavation and site preparation works, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Illustrative Landscape Masterplan prepared by CDA Design Group and dated 3 May 2025, but amended to include the following:
- a) Layout of landscaping and planting within open areas of the subject land.
 - b) Survey (including botanical names) of all existing vegetation to be retained and/or removed
 - c) Details of surface finishes of pathways and driveways.
 - d) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names and common names, pot sizes, sizes at maturity, and quantities of each plant.
 - e) Species selection consistent with the suggested species list at Section 8.3 of the submitted Flora and Fauna Assessment prepared by Nature Advisory and dated November 2024.
 - f) Planting for improved understorey and mid-storey vegetation in retained vegetation area, including planting of golden wattle.
 - g) Revegetation of the land, consistent with the recommendations of the Flora and Fauna Assessment prepared by Nature Advisory and dated November 2024, including:
 - a) Areas cleared around construction fencing.
 - b) Areas under trees being retained to avoid soil compaction.

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- c) Saplings planted for revegetation should be protected with tree guards to assist in the regeneration of lost canopy species.
- h) Lopped trees to be placed as fallen timber habitat on the land.
- i) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

Completion of landscaping

23. Before the uses start (with the exception of the restaurant, existing motel units (Building 37) and historic village), the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of Mount Alexander Shire Council. The responsible authority may consent in writing to vary this requirement.

Landscaping maintenance

24. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Mount Alexander Shire Council.

Tree protection during construction

25. Before the development starts, including demolition, bulk excavation and site preparation works, a tree protection fence must be erected around all trees identified for retention in the Arboricultural Impact Assessment, prepared by Tree Department, Version 1.2 dated 6 March 2025, to define a TPZ.

The tree protection fencing and TPZ must be established and maintained in accordance with the following requirements, to the satisfaction of Mount Alexander Shire Council:

- a) the tree protection fence must be constructed of chain mesh or similar.
- b) the tree protection fence must remain in place until the development is completed
- c) the TPZ must be covered by a 100 mm deep layer of mulch and watered regularly.

Mount Alexander Shire Council may consent in writing to vary any of these requirements.

Regulation of activities in Tree Protection Zone

26. During the course of construction, the TPZ must not be used for:

- a) vehicular or pedestrian access
- b) trenching or soil excavation
- c) storage or dumping of materials, tools, equipment, waste, machinery or waste products.
- d) entry and exit pits for underground services
- e) any other actions or activities that may result in adverse impacts to retained vegetation.

Mount Alexander Shire Council may consent in writing to vary any of these requirements.

Maintenance of tree protection fencing and exclusion of activities within fencing

27. At all times during the carrying out of the development:

- a) the tree protection fencing must remain in place and be maintained around any trees identified for retention on the approved and endorsed plans, in accordance with the approved vegetation

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

management plan and *Australian Standard AS4970-2009 - Protection of Trees on Development Sites* to the satisfaction of the responsible authority

- b) development, excavation, construction works or activities, grade changes, surface treatments, storage and movement of construction materials and vehicles of any kind must not occur on or over and must be excluded from any areas inside the tree protection fencing

to the satisfaction of Mount Alexander Shire Council.

Mount Alexander Shire Council may consent in writing to the variation of these requirements.

Avoiding damage during vegetation removal

- 28. Vegetation removal and disposal must not cause damage to vegetation stands to be retained or to drainage lines or watercourses to the satisfaction of Mount Alexander Shire Council.

Fauna survey and relocation

- 29. A suitably qualified zoologist must undertake a pre-clearance survey of planted trees to be removed during the week prior to removal to identify the presence of any nests or hollows.

If considered necessary based on the results of the pre-clearance survey, a suitably qualified zoologist must be on site during any tree removal works to capture and relocate any misplaced fauna that may be present to the satisfaction of Mount Alexander Shire Council.

Tree hollows

- 30. Any pruning or removal of tree limbs, particularly hollow-bearing tree limbs, must be to the minimum extent necessary to the satisfaction of Mount Alexander Shire Council.

Enhancing ground habitat

- 31. Felled timber containing hollows or dead timber must be retained and located on-site to the satisfaction of Mount Alexander Shire Council. The responsible authority may consent in writing to vary this requirement.

Notification of permit conditions

- 32. Before works start, all persons undertaking the vegetation removal or works on site must be advised of all relevant permit conditions and associated statutory requirements or approvals.

Construction Environmental Management Plan

- 33. Before the development starts, including demolition, bulk excavation and site preparation works, a Construction Environment Management Plan (CEMP) must be submitted to and approved by Mount Alexander Shire Council. When approved, the CEMP will be endorsed and will form part of this permit. The CEMP must include (but not necessarily be limited to) the following:

- a) Be prepared in accordance with the *Civil construction building and demolition guide, Publication 1834.1* (EPA, September 2023)
- b) Adopt the form of the template included in the EPA guide
- c) The working hours schedule for construction, building and demolition noise in accordance with the EPA guide (unless with the further written consent of Mount Alexander Shire Council):
- d) Include a traffic management plan showing:
 - i. access routes for construction vehicles

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- ii. swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction
- iii. proposed parking locations for construction vehicles and construction workers' vehicles
- iv. any impacts upon adjacent roads and pedestrian walkways and provision for adequate movement and circulation of vehicles and pedestrians adjacent to the land during the construction phase
- e) Details of how native vegetation removal is to be conducted in a manner that avoids any further, un-permitted impacts or damage to other native vegetation being retained on site or on adjoining land and avoids impacts, disturbance or damage to any native fauna.
- f) Identification of all stockpiles, storage, laydown, parking and machinery storage locations on site and management requirements for these. These need to be located within identified impact areas/footprint.
- g) Appropriate sediment and dust control, erosion and drainage management to be implemented on site, to ensure no sediment or sediment laden runoff enters any waterways, drainage lines, wetlands or moves off the subject land.
- h) Weed control and management on site, including appropriate vehicle hygiene measures during construction phase, and post construction ongoing weed management.
- i) The person responsible for implementation and compliance of each aspect of the CEMP.
- j) Measures to avoid and minimise amenity and environmental impacts during construction.
- k) Procedures to manage mud and debris on the surrounding road network which may occur during construction.
- l) Procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.
- m) A construction timetable, including typical daily start and end times.

Mount Alexander Shire Council may consent in writing to vary any details in the endorsed CEMP.

All persons undertaking works on site must be fully briefed on all aspects and requirements of the endorsed CEMP. All works constructed or carried out must be in accordance with the endorsed CEMP, to the satisfaction of Mount Alexander Shire Council.

Removal of construction material and site maintenance

34. Before the uses start, all temporary structures, machinery and construction waste must be removed, the site suitably cleaned appropriately maintained, to the satisfaction of Mount Alexander Shire Council.

Waste storage

35. All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained and screened from public view to the satisfaction of Mount Alexander Shire Council.

Regular waste removal

36. All waste material not required for further on-site processing must be regularly removed from the site to the satisfaction of Mount Alexander Shire Council. All vehicles removing waste must have fully

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

secured and contained loads so that no wastes are spilled or dust or odour is created, to the satisfaction of Mount Alexander Shire Council.

Car park construction

37. Before the use starts, the areas set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans must be:
- a) constructed
 - b) properly formed to such levels that they can be used in accordance with the plans
 - c) drained
- to the satisfaction of Mount Alexander Shire Council.
38. At all times car spaces, access lanes and driveways must be kept available for these purposes. Once constructed, these areas must be maintained to the satisfaction of Mount Alexander Shire Council.

Number of car spaces required

39. No fewer than 140 car spaces must be provided on the land.

Car parking for disabled persons

40. A minimum of one car space must be provided for the exclusive use of disabled persons.
41. The car space must be provided as close as practicable to a suitable entrance of the building and must be clearly marked with a sign to indicate that the space must only be utilised by disabled persons to the satisfaction of Mount Alexander Shire Council.

The dimensions and layout of the car space must be in accordance with Australian Standard AS2890.6-2009 (*Accessible (Disabled) Car Parking Requirements*) and the Building Code of Australia.

New vehicular crossings

42. Before the use starts, any new vehicular crossing must be constructed to the satisfaction of Mount Alexander Shire Council.

Vehicle access

43. Access to and egress from the land must only be at the vehicular ingress and egress point to Allans Road as shown on the endorsed plans. Head, Transport for Victoria may consent in writing to vary ingress and egress points.

Loading / Unloading

44. The loading and unloading of goods from vehicles must only be carried out on the subject land during designated times and must not disrupt the circulation and parking of vehicles on the land, to the satisfaction of Mount Alexander Shire Council.

Stormwater management system – implementation and management

45. The stormwater management system approved by the responsible authority and included in the endorsed stormwater management plan must be constructed, managed and maintained to the satisfaction of Mount Alexander Shire Council.

Date of issue: 27 June 2025 Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

The details of the stormwater management system must not be altered from the details in the endorsed stormwater management plan without the written consent of Mount Alexander Shire Council.

Run-off Control

46. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Mount Alexander Shire Council or Goulburn-Murray Water drains or watercourses.

Ongoing soil erosion control

47. All works must be undertaken in a manner that minimises soil erosion to greatest extent practicable, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of Mount Alexander Shire Council.

Noise Limiter – Restaurant

48. Before the restaurant use commences, a noise limiter must be installed to limit the restaurant PA system. The noise limiter must:
- a) Have capability to be set at different levels determined by a qualified acoustic engineer, as specified by the amended acoustic assessment, to achieve the level of noise attenuation required before and after 9pm.
 - b) Be maintained and operated at all times to the satisfaction of the responsible authority.

Noise Limiter – Function Marquee

49. Before the function centre use starts, a noise limiter must be installed on the land to limit the function centre PA system. The noise limiter must:
- a) Have capability to be set at different levels determined by a qualified acoustic engineer, as specified by the amended acoustic assessment, to achieve the level of noise attenuation required before and after 9pm.
 - b) Be maintained and operated at all times to the satisfaction of the responsible authority.

Acoustic Review

50. An acoustic review must be undertaken within 3 months of restaurant and function centre uses commencing to ensure emission of noise from amplified music does not exceed the levels specified in the amended acoustic report and permit conditions, and the noise limiters adjusted if required.
51. Further reviews may be required pending the findings of initial review, to the satisfaction of the responsible authority and Mount Alexander Shire Council.

Noise and amenity plan / patron management plan

52. Before the function centre use starts, a noise and amenity plan/ patron management plan must be approved and endorsed by the responsible authority. The plan must be prepared to the satisfaction of the responsible authority and must include the following details:
- a) Requirements for implementation of all noise management recommendations specified in the endorsed acoustic report, including but not limited:
 - i. Operation of marquee doors and airlock to avoid noise breakout when patrons enter and exit the venue.

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- ii. Measures to avoid patrons congregating outside marquee amenities building or carparking area, including staff directions.
 - iii. With the exemption of ceremonies, restricting no more than 30 patrons gathering outside the marquee, through physical barriers such as balustrading or planters.
 - iv. Adjustment to the equalizer of the marquee PA system to reduce audibility of low frequency bass noise from surrounding residences.
- b) Staffing and other measures which are designed to ensure the orderly arrival and departure of patrons.
 - c) Management of patrons who are smoking.
 - d) Signage to be used to encourage responsible off-site patron behaviour.
 - e) Training of staff in the management of patron behaviour.
 - f) Staff communication arrangements.
 - g) Measures to control noise emissions from the premises in accordance with the endorsed acoustic report.
 - h) Complaint handling process to effectively manage any complaints received. This must include a Complaints Register to be kept at the premises which records details of the complaint received, any action taken and the response provided to the complainant.
 - i) Details of the provision of music including the frequency and hours of entertainment provided by live bands/music, amplified music and any other forms of entertainment.
 - j) Bottle storage and removal arrangements, with limited hours for movement of bottles between 9am – 7pm.

The responsible authority may consent in writing to vary any of these details.

Acoustic fencing

53. Before the function centre use starts, an acoustic fence must be erected along the southern perimeter of the marquee. The fence must be designed by a suitably qualified acoustic engineer and be constructed to be consistent with all specifications included in the endorsed acoustic report, to the satisfaction of Mount Alexander Shire Council.

General amenity provision

54. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
- a) transport of materials, goods or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil
 - d) presence of vermin
- to the satisfaction of Mount Alexander Shire Council.

Licensed premises – management / supervision of premises

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

55. At all times when the premises is open for business, a designated manager must be in charge of the premises to the satisfaction of Mount Alexander Shire Council.

The manager must be authorised by the operator under this permit to make statements at any time on their behalf to any authorised police officer, any authorised officer of the responsible authority or Mount Alexander Shire Council or any authorised officer under the *Liquor Control Reform Act 1998*, and to take action on behalf of the operator in accordance with a direction by such officer.

Light Spill Management

56. All lighting installed and operated at the site must comply with *Australian Standard AS4282 Control of the obtrusive effects of outdoor lighting*.

Control of light spill

57. External lighting must be designed, baffled and located to prevent any adverse effect on adjoining land to the satisfaction of Mount Alexander Shire Council.

Leave quietly sign

58. A clear and legible sign must be attached to an internal wall in a prominent position adjacent to each entry/exit point to advise patrons to leave in a quiet and orderly fashion, to the satisfaction of Mount Alexander Shire Council.

Patrons to vacate premises

59. All patrons must vacate the premises and the immediate area within 30 minutes of the permitted closing time.

Restaurant Conditions

Hours of operation – Restaurant

60. The use must only operate between the following times:

- a) 12pm and 10pm Friday
- b) 12pm and 10pm Saturday
- c) 12pm and 10pm Sunday or public holiday.

The responsible authority may consent in writing to vary these requirements.

Limit on number of patrons – Restaurant

61. At any time no more than 100 patrons may be present on the land within the restaurant area.

The responsible authority may consent in writing to vary this requirement.

Licensed premises – regulation of sale and consumption of liquor – restaurant

62. The predominant activity carried out on the land must be the preparation and serving of meals for consumption on the premises.

Hotel (Ancillary) Conditions

Hours of operation – Hotel

63. The use must only operate between the following times:

- d) 12pm and 10pm Monday to Sunday

Date of issue: 27 June 2025 Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- e) 12pm and 10pm public holiday.

The responsible authority may consent in writing to vary these requirements.

Limit on number of patrons – Hotel

64. At any time no more than 5 patrons may be present on the land within the hotel area.

The responsible authority may consent in writing to vary this requirement.

Limit on number of patrons – Place of Assembly

65. At any time no more than 300 patrons may be on the land in association with the place of assembly (function centre, museum and historic village).

Function Centre Conditions

Hours of operation – Function Centre

66. The use must only operate between the following times:

- a) 12pm and 11pm Friday and Saturday
- b) 12pm and 10pm Sunday
- c) 12pm and 10pm public holiday

The responsible authority may consent in writing to vary these requirements.

Limit on number of patrons – Function Centre

67. At any time no more than 250 patrons may be present on the land in association with the function centre.

The responsible authority may consent in writing to vary this requirement.

68. With the exception of formal ceremonies, no more than 30 patrons may gather in the outdoor area adjoining the function marquee between hours of 12pm and 9pm.

69. Patrons gathering in the outdoor area adjoining the function marquee must be reduced (or restricted completely) after 9pm, where the findings of the endorsed acoustic assessment conclude noise generated will be audible beyond the property boundaries.

Historic Village (Place of Assembly) Conditions

Hours of operation – Historic Village

70. The use must only operate between the following times:

- d) 8am and 10pm Monday to Sunday.
- e) 8am and 10pm public holiday.

The responsible authority may consent in writing to vary these requirements.

Coliban Water Conditions

71. The owner is required to reach agreement with Coliban Water for the provision of reticulated water supply and sewerage services to the development site and comply with any requirements arising from any effect of the proposed development on Coliban Water assets.

The reticulated sewer main extension and sewerage pump station required to service this development site is to be connected to Coliban Water's sewer network at Coliban Water's Reef St

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

sewerage pump station (SPS00165) which must be designed, constructed and finalised in accordance with Coliban Water's Developer Installed Works process.

The reticulated water main extension is required from the Maldon township to service this development site, the connection point requires a two-direction feed or \geq DN150 single feed main water main, is necessary to ensure that capacity will exist within Coliban Water's potable water supply network, which must be designed, constructed and finalised in accordance with Coliban Water's Developer Installed Works process.

72. Services are to be provided and where necessary, amendments will be required to the existing water supply service pipes and the property service drains located within this development site, connected Coliban Water assets in accordance with our specifications.
73. All private works for water supply and sanitary drainage must be constructed in accordance with the National Plumbing and Drainage Code of Australia being AS3500, the MRWA Water Metering & Servicing Guidelines 2022 and or any relevant requirements of Coliban Water.

An application for connection to, and/or upgrading an existing service connected to Coliban's potable water supply main, will need to be made through our consent to connect process. The water meter assembly and digital data device, which is to be located in an accessible location within 2.0 metres but no closer than 600mm, inside the title boundary line, fronting the Road Reserve.

An application for a connection to Coliban's sewer main at the new Sewer Pump Station will need to be made through our consent to connect process, prior to the property service drains being connected in accordance with our conditions.

74. The owner of the land must make payment to Coliban Water of New Customer Contributions (NCCs) for water and sewer. These contributions are based upon the size of the metered water supply and the fixture unit rating of the plumbing fixtures (per AS 3500) proposed to be installed within this development site, or from the number of additional occupancies to be connected to Coliban Water's water or sewer networks.

NCCs are a one-off, upfront charge applied under sections 145(3), 268 and/or 269 of the Water Act 1989 requiring the owner to contribute to the costs of Coliban Water providing existing and incremental infrastructure and services for the supply of water, sewer or recycled water networks (as applicable) to account for the increase in use of these services resulting from additional lots or further development of existing lots. NCCs include standard and, where applicable, non-standard (also known as 'negotiated') NCC charges.

A Tax Invoice will be supplied to the owner as part of our Consent to Connect Process. NCCs must be paid in full before Coliban Water will provide Consent to Connect.

75. All Coliban Water assets located within development site, both existing and required, are to be protected by a registered easement created in favour of Coliban Region Water Corporation.

The minimum width of an easement required to protect a Coliban Water sewer main located within this development site is 2.50 metres.

76. Please note Under section 165(5) of the Water Act (1989), Coliban Water is not required to ensure that the water pressure is adequate for firefighting.

Goulburn Murray Water Conditions

77. All wastewater from wastewater producing buildings (existing and new) must be disposed of via connection to the reticulated sewerage system in accordance with the requirements of Coliban Water.

Date of issue: 27 June 2025 Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

78. The existing onsite wastewater management system must be decommissioned once the reticulated sewer is installed and operational to the satisfaction of Council's Environmental Health Department.
79. Stormwater must be discharged to a legal point as nominated by the Responsible Authority. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.
80. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).

CFA Conditions

Endorsement of Bushfire Management Plan

81. Before the development starts, the Bushfire Management Plan prepared by Living Rural, (Version 5.0 dated 26/04/2024) must be endorsed by the responsible authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the responsible authority.

Bushfire Emergency Plan

82. The Bushfire Emergency Plan prepared by Living Rural (Report 202165.4.4 dated 26/04/2024) be endorsed to form part of the permit and must not be altered (except annual/routine updates) unless agreed in writing by the CFA and the responsible authority.

Use of Group Accommodation (Glamtainers) & Temporary Marquee

83. The use of the Group Accommodation Buildings or Temporary Marquee approved under this permit must not operate after 10.00am on any day with a declared Fire Danger Rating of Catastrophic or Extreme for the North Central District.

Department of Energy, Environment and Climate Action (DEECA) Conditions

Native Vegetation Protection Plan

84. Before works start, a plan identifying all native vegetation to be retained and describing measures to be used to protect the identified vegetation during construction and use must be approved and endorsed by the responsible authority.

Notification of permit conditions

85. Before works start, the permit holder must advise all persons undertaking the vegetation removal works on site of all permit conditions pertaining to native vegetation protection.

Protection of native vegetation to be retained

86. Before works start, native vegetation protections must be erected around all native vegetation to be retained within 15 metres of the works area in accordance with the approved Native Vegetation Protection Plan.

Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:

- a) vehicular or pedestrian access;
- b) trenching or soil excavation;
- c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
- d) construction of entry and exit pits for underground services; or

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- e) any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

87. The total area of native vegetation permitted to be removed is 1.704 hectares, including nine large patch trees and three scattered trees as identified in Native Vegetation Removal Report 353_20241108_YSI.
88. To offset the removal of 1.704 hectares of native vegetation and nine large patch trees, as well as three scattered trees the permit holder must secure a native vegetation offset(s) that meets all the following:
- a) A general offset of 1.220 general habitat units located within the North Central Catchment Management Authority boundary or Mount Alexander Shire LGA
 - b) have a Strategic Biodiversity Value score of at least 0.5450
 - c) provide protection for at least 9 large trees.

Offset evidence

89. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be:
- a) credit extract(s) allocated to meet the requirements of the permit from the Native Vegetation Credit Register and/or
 - b) an established first party offset site. This must include:
 - i. a security agreement signed by both parties, and
 - ii. a management plan detailing the 10-year management actions and ongoing management of the site; to the satisfaction of DEECA and approved by the responsible authority.

A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, the permit holder must provide a copy of the endorsed offset evidence to DEECA at pe.assessment@deeca.vic.gov.au.

Monitoring and reporting for onsite offset implementation

90. In the event that a security agreement is entered into as per condition 89b, the applicant must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Head, Transport for Victoria (HTfV) Conditions

91. Only one access will be permitted from the subject land to Allans Road.
92. No vehicular access will be permitted from the subject land to the Bendigo-Maldon Road.
93. Prior to the commencement of the buildings and/or works approved by this planning permit, a Functional Layout Plan (FLP) must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the responsible authority and will then form part of the permit. The plans must include the following:
- a) At the intersection of the Allans Road and Bendigo Maldon Road:
 - i. Rural Basic Left Turn (BAL) treatment

Date of issue: 27 June 2025 Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- ii. All existing and proposed line marking
 - b) At the main access to the subject land in Allans Road:
 - i. Rural Basic Left Turn (BAL) treatment.
 - ii. Rural Basic Right Turn (BAR) treatment
 - iii. All existing and proposed line marking.
 - c) A Road Safety Audit (RSA) must be submitted to and approved by the Head, Transport for Victoria and the responsible authority. The RSA must be undertaken by a suitably qualified road safety auditor.
94. Prior to the commencement of the buildings and/or works, a functional design stage road safety audit must be submitted to and approved by the Head, Transport for Victoria and the responsible authority. The road safety audit must be undertaken by a suitably qualified road safety auditor.
95. Prior to the commencement of use, the following roadworks must be completed to the satisfaction of and at no cost to the Head, Transport for Victoria:
- a) At the intersection of the Allans Road and Bendigo Maldon Road:
 - i. Rural Basic Left Turn (BAL) treatment
 - ii. Any other works required.
 - b) At the main access to the subject land in Allans Road:
 - i. Rural Basic Left Turn (BAL) treatment
 - ii. Rural Basic Right Turn (BAR) treatment
 - iii. Any other works required.
 - c) The main access to the subject land must be constructed and sealed in accordance with DTP GD4010 Typical Access to Rural Properties to cater for a 12.5m Single Unit vehicle.
96. Prior to the commencement of use, a detailed design stage road safety audit must be submitted to and approved by the Head, Transport for Victoria and the responsible authority. The road safety audit must be undertaken by a suitably qualified road safety auditor. Any mitigating works arising out of the audit must be carried out by the applicant at no cost and to the satisfaction of Head, Transport for Victoria.
97. The driveway must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g. by spilling gravel onto the roadway).

Expiry – Signs

98. This permit as it relates to signs will expire 15 years from the issued date of this permit.

On expiry of the permit, the sign and structures built specifically to support and illuminate it must be removed.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the period referred to in this condition.

Expiry – Development and use

99. This permit will expire if one of the following circumstances applies:

Date of issue: 27 June 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- a) The development is not started within 2 years of the issued date of this permit.
- b) The development is not completed within 4 years of the issued date of this permit.
- c) The use does not start within 2 years of completion of the development.

In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

Notes

- The permitted use or development may need to comply with, or obtain the following further approvals:
 - The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
 - A building permit under the *Building Act 1993*.
 - Commercial Wildlife Licence under the Wildlife Regulations 2024, to the satisfaction of DEECA.

Head, Transport for Victoria Notes

- Separate 'detailed design' approval (fees and charges apply) and the specifications of these are required under the Road Management Act. For the purposes of this application, the works will include the provision of:
 - i. Rural Basic Left Turn (BAL) treatment.
 - ii. Rural Basic Right Turn (BAR) treatment.
 - iii. Any additional works required within arterial road reserve.
- Additional consent must be sought and obtained from Mount Alexander Shire Council prior to proceeding under Section 23 of the Subdivision Act 1988 to create an easement for the purpose of protecting Coliban Water assets within the development site.

CFA Notes

- CFA accepts the variation to the standard water supply requirements specified by Table 4 to clause 53.02-5 as referenced in the BMP.
- CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.

Date of issue: 27 June 2025 Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

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: 27 June 2025 **Signature for the responsible authority:**

