

PLANNING PERMIT

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| Permit No.: | PA2504057 |
| Planning scheme: | Golden Plains Planning Scheme |
| Responsible authority: | Minister for Planning |
| ADDRESS OF THE LAND: | 3 Archer Way, Bannockburn (Lot B of Plan of Subdivision PS920585M) |

THE PERMIT ALLOWS:

| Planning scheme clause No. | Description of what is allowed |
|-----------------------------------|--|
| 32.08-7 | Construct two or more dwellings on a lot |

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 – changed required

3. Before the development starts, excluding demolition, bulk excavation and site preparation works, amended 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 Six Degrees Architecture, Revision A, dated 18 November 2025, but modified to show:
 - a) The dimensions of all car parking spaces annotated.
 - b) Compliance with Clause 55.03-11 (Standard B3-11 – Storage objective).
 - c) The initiatives outlined within the approved Sustainability Management Plan annotated on all plans and elevations, wherever possible and practical.

Layout not altered

Date issued: 26 February 2026 **Signature for the responsible authority:**



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

Tree Protection Management Plan

5. Before the development starts, including demolition, bulk excavation and site preparation works, a Tree Protection Management Plan (TPMP) must be approved and endorsed by the responsible authority, in consultation with Golden Plains Shire Council. The TPMP must be prepared to the satisfaction of the responsible authority by a suitably qualified person, and must include the following:
- a) A street tree retention plan addressing the protection of street Trees 2, 3, 4, 5, 6, 8, 9, 10, 11, 12 and 14.
 - b) The location of tree protection zones (TPZ) and tree protection fencing for street trees identified for retention, generally in accordance with the recommendations of the arboricultural report, dated 13 August 2025.
 - c) Measures to ensure the protection of all trees identified for retention, determined in accordance with Australian Standard AS4970-2009 – Protection of Trees on Development Sites.

Tree Protection during construction

6. Before the development starts, including demolition, bulk excavation and site preparation works, a tree protection fence must be erected around the trees identified for retention and protection, at a minimum radius from the base of the trunks to define a TPZ in accordance with the endorsed TPMP.
7. The tree protection fencing and TPZ must be established and maintained in accordance with the following requirements to the satisfaction of Golden Plains Shire Council:
- a) the tree protection fence must be constructed of a material to form a physical and visual barrier that is continuous and will prevent access.
 - b) the tree protection fence must remain in place until the development is completed.
 - c) the TPZ must be covered by a 100mm deep layer of mulch and watered regularly.

Regulation of activities in Tree Protection Zone

8. During the course of construction, the TPZ must not be used for:
- a) vehicular or pedestrian access
 - a) trenching or soil excavation
 - b) storage or dumping of materials, tools, equipment or waste

Golden Plains Shire Council may consent in writing to vary any of these requirements.

Landscape plan

9. Concurrent with the endorsement of plans, 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 and be generally in accordance with the landscape plans, prepared by Plot Landscape Architects, Revision TP2, dated 3 February 2026.



Landscaping completion

10. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of Golden Plains Shire Council.

Landscaping maintenance

11. 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 Golden Plains Shire Council.

Environmentally Sustainable Design

12. Concurrent with the endorsement of plans, a sustainability management plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority and be generally in accordance with SMP prepared by Melbourne Sustainability Consultants, Version 2.0, dated 5 August 2025.

Implementation of ESD Statement Initiatives

13. Within six months of the occupation of the development, a report from the author of the endorsed report must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

Waste Management Plan

14. Concurrent with endorsement of plans, a waste management plan (WMP) must be approved and endorsed by the responsible authority in consultation with Golden Plains Shire Council. The WMP must be generally in accordance with the Waste Management Plan prepared by Impact Traffic Group, Revision F04, dated 25 February 2026, but modified to:
 - a) Remove all references to the 'Geelong Transfer Station in Douro Street' and replace with 'Drysdale Transfer Station' or state that residents may seek arrangements through a hard waste private collection contractor.
 - b) Remove references to 'Sulo MGB Australia' as a bin supplier.
 - c) Nominate a green waste collection contractor, if known.

Waste Management

15. All garbage and other waste material must be stored in an area within the land and set aside for such purpose to the satisfaction of Golden Plains Shire Council.
16. No garbage bin or surplus material generated by the site may be deposited or stored outside the site and bins must be returned to the garbage store areas as soon as practicable after garage collection to the satisfaction of Golden Plains Shire Council.

Stormwater Management Plan

17. Before the development starts, excluding demolition, bulk excavation and site preparation works, a stormwater management plan must be approved and endorsed by the responsible authority in consultation with Golden Plains Shire Council. The stormwater management plan must be generally in accordance with the Stormwater Management Plan prepared by Loetis, Revision 02, dated 2 October 2025, and must:



- a) Include all appendices.
- b) Set out how the stormwater management system will meet and comply with the requirements as set out within Agreement AZ717617V.

Traffic and parking management

18. Before the development is occupied, the areas set aside for the parking of vehicles and access lanes 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) Sealed.
 - d) Drained.
 - e) Line marked to indicate each car parking space, all access lanes and pedestrian paths.
 - f) Clearly marked to show the direction of traffic along access lanes and driveways.
19. Car spaces, access lanes and driveways must be kept available for these purposes at all times to the satisfaction of Golden Plains Shire Council.

Run-off

20. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Golden Plains Shire Council drains or watercourses.

Drainage

21. The land must be drained to the satisfaction of Golden Plains Shire Council.
22. The legal point of discharge shall be to the existing side entry pit on Milton Street, on western side of the lot.
23. Any existing pit within vehicle crossing shall be upgraded and incorporated.

Vehicle crossing removal

24. Before the development is occupied, any existing disused or redundant vehicle crossings must be removed and the nature strip and kerb and channel reinstated to the satisfaction of Golden Plains Shire Council, at the cost of the owner.

Golden Plains Shire Council Assets

25. Before the development is occupied:
 - a) Drainage 'As Constructed' Plan with survey levels of post construction must be prepared by a licenced surveyor/ registered engineer and provided to Golden Plains Shire Council.
 - b) All road, drainage and other civil works detailed on the approved plans, shall be constructed in accordance with approved plans, IDM and specifications.
 - c) Any damage to the road reserve/nature strip and any council assets shall be reinstated.
 - d) Any damages to council roads used for the hauling of fill materials shall be reinstated or paid cost reimbursement.

All to the satisfaction of Golden Plains Shire Council

Clause 53.23 (Category 2 – Homes funded by State of Victoria or the Commonwealth)

26. All (100%) of the dwellings in the development must be provided for affordable housing in accordance with the State Contribution Agreement with Homes Victoria.
27. Before the development is occupied, written confirmation of the following must be provided to the satisfaction of the responsible authority:
 - a) If applicable, any agreement between Homes Victoria and a community housing provider remains valid and binding
 - b) All dwellings will be delivered and managed as affordable housing in accordance with Section 3AA of the *Planning and Environment Act 1987*.
 - c) The affordable housing provider will retain ownership or long-term management of the dwellings for affordable housing purposes.

Residential Reticulated Gas Service Connection

28. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the Golden Plains Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed

Expiry

29. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within three years of the issued date of this permit.
 - b) The development is not completed within five years of the issued date of this permit.

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.

Permit Notes:

Golden Plains Shire Council

- Prior to the issue of Occupancy Permit, a bond equivalent to 5% of the value of the vested assets shall be paid to Golden Plains Shire Council. A twelve (12) months Defects Liability Period will apply to all assets to be vested in Council. At the completion of the maintenance period, the bond will be returned subject to a final inspection and acceptance of the assets.



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.

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 issued: 26 February 2026

Signature for the responsible authority:

