

Planning and Environment  
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

## PLANNING PERMIT

<b>Permit No.:</b>	PA2504074
<b>Planning scheme:</b>	Murrindindi Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	26 Hannas Road, Strath Creek (Lot 1 PS548220E)

### THE PERMIT ALLOWS:

<b>Planning scheme clause</b>	<b>Matter for which the permit has been granted</b>
35.07-1	Use of the land for tourism facility
35.07-1	Use of the land for camping and caravan park
35.07-1	Use of the land for group accommodation
35.07-1	Use of the land for minor sports and recreation facility
35.07-1	Use of the land for function centre
35.07-4	Construct a building and construct or carry out works associated with a use in Section 2
35.07-4	Construct a building within 100m from a waterway
44.06-2	Construct or carry out building or works associated with 'Accommodation' and 'Leisure and recreation' uses
52.17-1	Remove, destroy or lop native vegetation
52.34-2	Waive bicycle facility requirements under Clause 52.34-2

**Date of issue:** 22 April 2026 **Signature for the responsible authority:**



**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

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**Approved and endorsed plans – changes required**

1. Before the use or 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, be drawn to scale with dimensions, be generally in accordance with the Architectural Plans prepared by Rachcoff Vella Architecture Pty Ltd dated 10 February 2026, but amended to show the following details:
  - a) The covered shelter (yoga barn) included as part of the proposed buildings and works, including elevations.
  - b) Location of the watercourse running through the site.
  - c) Setbacks of all buildings and multi-sports courts from at least two boundaries.
  - d) Any plant and equipment required for the proposed buildings, including the converted gym shed.
  - e) Development summary including floor areas of all proposed buildings.
  - f) Extent of all proposed earthworks on site plans, excluding the farm dam expansion.
  - g) Farm dam expansion removed and replaced with a notation confirming a licence application will be made under the *Water Act 1989* to expand the dam, and an indicative outline of the dam expansion.
  - h) All metal roof cladding to be a non-reflective material and muted colour.
  - i) The multi-court surfaces finished in a 'terracotta' or similar muted colour.
  - j) All internal accessways, including passing bays, in accordance with the Bushfire Management Plan.
  - k) Changes required by the Acoustic Report, including:
    - Gymnasium
      - i. Annotation that all cavities of new stud walls to be filled with minimum 75mm thick insulation with a density of 11kg per cubic metre.
      - ii. Annotation that all new doors shall be installed with acoustic seals to the perimeter.
    - Pavilion
      - iii. Annotation that at least one swing door between the indoor area and verandah, with an automatic door closer fitted for use.
2. 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**

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

**Layout not altered**

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

**Cancellation of existing permits**

5. Before the use or development starts, including demolition, bulk excavation and site preparation works, planning permit numbers 96058, 96144, 1998/309 and 2004/297 must be



cancelled. Proof must be provided to the satisfaction of the responsible authority that this has occurred.

#### **Removal of bunkhouse building**

6. Before the use or development starts, including bulk excavation and site preparation works but excluding demolition, the bunkhouse building must be removed from the site. Proof must be provided to the satisfaction of the responsible authority that this has occurred.

#### **Landscaping Plan**

7. Concurrent with the endorsement of the architectural 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, be drawn to scale with dimensions, be generally in accordance with the Landscape Plan prepared by Fitzgerald Frisby Landscape Architecture, dated 13 November 2025, and must include the following:
  - a) Any changes required under condition 1 of this permit.
  - b) Layout of landscaping and planting within all open areas of the site.
  - c) Creation of a designated flora reserve in Patches G and F in accordance with the recommendations of the Native Vegetation Assessment prepared by Nature Advisory, dated November 2025.
  - d) Details of surface finishes of pathways and driveways.
  - e) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - f) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

#### **Completion of landscaping**

8. Before the use starts or development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.  
The responsible authority may consent in writing to vary this requirement.

#### **Landscaping maintenance**

9. 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 the Murrindindi Shire Council.

#### **Waste Management Plan**

10. Concurrent with the endorsement of the architectural plans, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Waste Management Plan prepared by Lincoln Pearce, dated 8 December 2025, and must include the following:
  - a) Any changes required under condition 1 of this permit.

#### **Noise attenuation**

11. Concurrent with the endorsement of the architectural plans, an amended 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 acoustic



report by Enfield Acoustics Pty Ltd dated 30 March 2026, and amended to include the following details:

- a) Specify any noise attenuation measures to mitigate all noise sources, including but not limited to music to nearby dwellings from the pavilion, dining hall, lodges and the two single multi-sports courts, including:
  - i. Type of glazing to new sliding doors to the pavilion.
  - ii. Any noise limiter requirements for indoor and outdoor amplification.
  - iii. Hours of operation.
  - iv. Management.
- b) Demonstrate compliance with EPA Publication 1826.4.
- c) Any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.4.

Acoustic measures for the uses and development must be implemented in accordance with the acoustic report.

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

#### **Operational, Noise and Patron Management Plan**

12. At least 6 months before the use or occupation of the development starts an Operational, Noise and Patron Management Plan must be approved and endorsed by the responsible authority in consultation with Murrindindi Shire Council. The Operational, Noise and Patron Management Plan must be prepared to the satisfaction of the responsible authority. Once approved, the Operational, Noise and Patron Management Plan will form part of this permit.

The Operational, Noise and Patron Management Plan must include, but is not limited to:

- a) Details of activities undertaken on the site, including hours of operation.
- b) Details of staffing and management arrangements in respect of all activities, including a resident on-site manager at all times.
- c) The training of staff in the management of patron behaviour.
- d) Staff communication arrangements.
- e) Measures which are designed to ensure the orderly arrival and departure of patrons.
- f) Details of emergency management processes and procedures.
- g) Requirements for the operation of all activities and buildings in accordance with the conditions of this permit, including maximum patron numbers, hours of operation and noise control measures.
- h) Details of the management of patrons in outdoor areas to minimise impacts on the amenity of nearby properties.
- i) Lighting within the boundaries of the site.

The Operational Management Plan may be amended from time to time with the written consent, and to the satisfaction, of the responsible authority in consultation with Murrindindi Shire Council. The uses must be conducted in accordance with the approved Operational Management Plan to the satisfaction of Murrindindi Shire Council.

#### **Noise monitor and report**

13. Before the use or occupation of the development starts, the owner/tourism facility operator must install and maintain to the satisfaction of the responsible authority a Noise Monitor and Limiter ("the Device") for any sound system installed in the pavilion or any of the other buildings. The Device must be maintained and operated at all times, set at a level by a qualified



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acoustic engineer in accordance with the recommendations of the acoustic report, to ensure the escape of amplified music noise from the land does not exceed the requirements of the *Environment Protection Regulations 2021* (as amended from time to time) as measured in accordance with the Noise Protocol.

**Noise Protocol** means the Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, published by the Environment Protections Authority on its website, as in force from time to time.

Prior to the use or occupation of the development starts, a report must be submitted to the responsible authority. The report must:

- a) be prepared to the satisfaction of the responsible authority;
- b) be prepared by a suitably qualified acoustic engineer;
- c) confirm that the Device is operating and has the following characteristics which are also operating:
  - i. the Device limits internal noise levels so as to ensure compliance with the music noise limits according to the Environment Protection Regulations 2021 and Environment Protection Authority Publication 1826.4 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues.
  - ii. the Device has a limiter suitable for interfacing with a Permanently Installed Sound System which will include any amplification equipment and loudspeakers.
  - iii. the Device monitors noise levels at frequencies between 50Hz and 100Hz and is wired so as to ensure that the limiter governs all power points potentially accessible for amplification.
  - iv. the Device controls are in a locked metal case that is not accessible by personnel other than a qualified acoustic engineer or technician nominated by the owner /tourism operator of the land and notified to the responsible authority.
  - v. the Device is installed to control all amplification equipment and associated loudspeakers.
  - vi. the Device is set in such a way that the power to the amplification equipment is disconnected for 15 seconds if the sound level generated by the amplification equipment exceeds for one second the maximum sound level for which the monitor is set
  - vii. the monitor level component of the Device includes a calibratable frequency discriminating sound analyser with an internal microphone incorporated in its own tamper-proof enclosure (beyond the normal reach of a person).
  - viii. the Device must prevent a relevant noise level referred to in these conditions being exceeded.

Where non-compliance with the Environment Protection Regulations 2021 (Vic) and Environment Protection Authority Publication 1826.4 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues is identified, further recommendations must be made and implemented to mitigate impacts to the satisfaction of the responsible authority.



**Noise attenuation works**

14. Before the use or occupation of the development starts, the noise attenuation works recommended in the endorsed acoustic report must be carried out to the satisfaction of the responsible authority.

**Soundproofing of plant and equipment**

15. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise to a level to the satisfaction of the responsible authority.

Prior to the use or occupation of the development, whichever comes first, a noise assessment of all plant equipment must be undertaken and any measures implemented all to the satisfaction of the responsible authority, to ensure compliance with the Noise Protocol – Part 1.

**Other noise conditions**

16. The emission of noise from the premises including the surrounding environment and car park areas either during or immediately after the hours permitted, must not cause annoyance to persons beyond the site, to the satisfaction of Murrindindi Shire Council.
17. At the request of Murrindindi Shire Council, the tourism operator or owner must undertake noise measurements by a suitably qualified acoustic consultant and a report addressing compliance with the Environment Protection Regulations 2021 (Vic) and Environment Protection Authority Publication 1826.4 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, as applicable, must be submitted to the responsible authority and be to its satisfaction.
18. Live entertainment and vocal public address systems must not be provided outdoors.
19. Any amplification installed for Lodge 1 and Lodge 2, dining hall building, multi-purpose courts, the converted existing shed/gymnasium, as well as externally to the pavilion, must be limited to background music at all times.
20. All amplification used indoors must be limited with a dedicated noise limiting system calibrated by a suitably qualified acoustic consultant, and only operated with a permanent or in-house system, to the satisfaction of the responsible authority. Patrons must not supply their own amplification.
21. If live entertainment or any amplified music above background music is played in the pavilion, all external doors to the pavilion must be closed.

**Protection of vegetation to be retained**

22. Concurrent with the endorsement of the architectural plans, a plan identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction in accordance with the recommendations of the Native Vegetation Assessment prepared by Nature Advisory, dated November 2025, must be approved and endorsed by the responsible authority.



**Offset requirement**

23. To offset the removal of 0.119 hectares of native vegetation, as identified in Native Vegetation Removal Report 355\_20251113\_CHS, the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

A general offset of 0.041 general habitat units:

- a) located within the Goulburn Broken Catchment Management Authority boundary or Murrindindi Shire municipal district; and
- b) with a minimum strategic biodiversity score of at least 0.4225.

The offset(s) secured must provide protection of at least 3 large trees.

**Offset evidence and timing**

24. 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 is one or both of the following:

- a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register; and/or
- b) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.

A copy of the offset evidence must be endorsed by the responsible authority and will form part of this permit.

**Use Conditions**

25. The following restrictions on uses shall apply:

- a) The use of the land for group accommodation must not occur at the same time as functions, other than to provide accommodation for function patrons.
- b) The sports and recreation facilities must not operate separately to the group accommodation use or functions.
- c) The sports and recreation facilities may not be booked separately and must not be made available for use by the general public.
- d) The use of the cricket oval is restricted to between the hours of 8.00am to 8.00pm.
- e) The use of the pavilion is restricted to between the hours of 7.00am to 8.00pm (other than for functions).
- f) The use of the gymnasium is restricted to between the hours of 6.00am to 9.00pm.
- g) The use of all multi-purpose courts is restricted to between the hours of 8.00am to 6.00pm
- h) The use of the dining hall is restricted to group accommodation patrons and between the hours of 7.00am to 10.00pm.
- i) Subject to the following provisos, the use of the pavilion for daytime or evening functions (e.g. parties, wedding receptions etc) is restricted to a maximum of 100 patrons on the premises, 40 days in any one calendar year, with no more than three functions in any one Monday to Sunday week. Where there are any evening activities in the pavilion after 8.00pm, in the context of such activities having followed on from the use that day of the sports and recreation facilities, any such evening activities must be treated as one of the aforementioned 40 days in which the pavilion is used for functions.



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- j) In addition to the abovementioned 40 days, Murrindindi Shire Council may approve in writing up to three functions for special occasions (such as New Years Eve) in any one calendar year where the designated closing time for any function is extended to 1.00am. There must be no more than one such approved special occasion in any one calendar month.
- k) The tourism operator/owner must always keep a log book recording in any one calendar year how many of the 40 ordinary pavilion functions and the three special pavilion functions per calendar year have occurred to date.  
This log book must be available at all times for inspection by Murrindindi Shire Council, and the tourism operator/owner must immediately produce this log book for inspection if any such request is made by an officer of Murrindindi Shire Council. Whether or not any such inspections have occurred, at the conclusion of each calendar year, the tourism operator/owner must by 31 January in the following year provide a signed copy of the relevant log book pages for the year just ended to the Manager of the Murrindindi Shire Council Planning Department. This document must then be available for public inspection upon request at the Council offices.
26. Lodge 1 and Lodge 2 shall only be used for overnight accommodation purposes, with a maximum of 88 patrons per lodge at any one time.
27. The use of the subject land for camping in caravans or tents must be in accordance with the endorsed plan and limited to a total of 26 patrons and a maximum of four caravans, four tents and one cabin at any one time and toilet, bathroom and laundry facilities shall be provided, all to the satisfaction of Murrindindi Shire Council.
28. No other patrons may be accommodated on the land except within the lodges and glamping sites and cabin, as shown on the endorsed plans.
29. The use of the subject land for functions must be limited to the pavilion building and the area within a 50 metre radius immediately surrounding the pavilion building.
30. A suitably qualified site manager must be present on the land at all times during functions and the operation of the minor sports and recreation facility, group accommodation and camping and caravan park.
31. The following conditions apply to the use of the pavilion for functions:
- Subject to the following restrictions and provisos, the pavilion must only be used for functions between the hours of 9:00am to 11:00pm;
  - The cessation of the function at the designated finishing time must include terminating any entertainment and any other amplified noise, music or speeches. In addition, at the designated closing time the verandah areas of the pavilion must be vacated and any north-facing windows and doors which have been opened must be closed;
  - All staff, patrons and any others not being residents of the land or being accommodated on the land as overnight patrons must have physically vacated the land within 30 minutes of the designated finishing time.

### Construction management

Date of issue: 22 April 2026 Signature for the responsible authority:



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32. Before any works and native vegetation removal starts, plans must be submitted to and approved by the Murrindindi Shire Council. The construction management plan must be prepared to the satisfaction of the Council and must include the following:
- a) An amended site plan, drawn to scale with dimensions and georeferenced (such as VicGrid94 co-ordinates), that clearly shows:
    - i. The location and identification of the land affected by this permit, including standard parcel identifiers for freehold land.
    - ii. Locations onsite where any excess soil won from the will be dispersed, other than for the proposed buildings, landscaping or accessways in accordance with the endorsed plans. The excess soil must be sited away from native vegetation and, unless as part of works associated with a licence for the dam expansion under the Water Act 1989, must not change the rate of flow or the discharge point of water across a property boundary, or increase the discharge of saline groundwater.
  - b) Hours of construction.
  - c) Dust suppression measures.
  - d) Erosion control measures.

**Notification of permit conditions**

33. Before works start, the permit holder/owner must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

**Drainage**

34. All stormwater and surface water discharging from the building and works must be conveyed to a point of discharge, approved by the relevant authority. No stormwater discharge from downpipes or overflow from storage tank and surface water must be directed or caused to be directed in a concentrated form that will cause erosion and or adverse effects within the site or to adjoining land or properties.

35. The approved works must not cut off natural drainage to adjacent properties.

**Electricity**

36. Electricity must not be provided to the covered shelter (yoga barn).

**Internal access**

37. Before the use or occupation of the development starts, all new or altered internal access roads and carparking areas (as shown on the endorsed plans) must be constructed to an all-weather standard, formed, and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the responsible authority.

38. The new or altered internal access roads (as shown on the endorsed plans) must be constructed to a size and standard satisfactory to the responsible authority to provide all weather access for emergency service vehicles.

39. The works must include the provision of suitable pavement material of at least 3.5 metres in width with 0.5m side clearances and 4 metre vertical clearance and designed to provide passing lanes at least 200 metre intervals.

**Car parking**

Date of issue: 22 April 2026 Signature for the responsible authority:



40. Before the use or occupation of the development starts, the area(s) set aside for parking of vehicles, access lanes and parking signs as shown on the endorsed plans must be constructed and completed to the satisfaction of the responsible authority.

41. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

**Amended Bushfire Management Plan**

42. Before the development starts, the Bushfire Management Plan prepared by Keystone Alliance Bushfire Assessments, Appendix 4 BMP Ref B25205/5.0 dated February 2026 must be amended to include the covered shelter (yoga barn).

**Mandatory Bushfire Management Overlay condition**

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

**Country Fire Authority Conditions**

**Endorsement of Bushfire Management Plan**

44. Before the development starts, the Bushfire Management Plan prepared by Keystone Alliance Bushfire Assessments, Appendix 4 BMP Ref B25205/5.0 dated February 2026 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.

**Endorsement of Bushfire Emergency Plan**

45. Before the development starts, the Bushfire Emergency Plan (BEP) prepared by Keystone Alliance Bushfire Assessments dated 10th February 2026 must be endorsed by the responsible authority.

46. Once endorsed other than procedural annual updates (contact numbers for example), the BEP must not be amended unless approved by CFA and endorsed by the responsible authority. The approved use must at all times comply with the requirements of the BEP to the satisfaction of CFA and Murrindindi Shire Council.

**Department of Energy, Environment and Climate Action Conditions**

47. No encroachment of or formal access to/from the Crown land is to occur because of the use or development.

48. No polluted and/or sediment laden run-off is to be discharged directly or indirectly onto Crown land. Overland flows must be maintained at the same rate post-development as on the undeveloped land.

49. No vegetation is to be removed from the Crown land.

50. No pathways are to be created on the Crown land from the subject land.



51. Crown land is not to be utilised as defensible space to satisfy a Bushfire or Wildlife Management Overlay.

**Goulburn Broken Catchment Management Authority**

52. The finished floor level (FFL) of Lodge 1, Lodge 2, the Dining Hall, and the Multipurpose Court (west of the Dining Hall) must be constructed at least 300 mm above the highest finished ground level (FGL) after all earthworks (cut and fill) across the building footprint.

**Other Conditions**

53. Deliveries to and from the site (including waste collection) must only take place between:

- a) 7.00am and 8.00pm Monday to Friday.
- b) 9.00am and 6.00pm Saturday, Sunday or public holidays.

54. Bottles and rubbish must only be removed from within the premises between the hours of

- a) 7.00am and 8.00pm Monday to Friday.
- b) 9.00am and 6.00pm Saturday, Sunday or public holidays.

55. Any external lighting must be sited, oriented and baffled so that light is not directly projected from the subject land towards any adjoining properties, including Hannas Road.

**Expiry – Development and use**

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

- a) the development is not started within three years of the date the permit.
- b) the development is not completed within five years of the date the permit.
- c) the use does not start within three years of the date the 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.

**USEFUL INFORMATION:**

- (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*.
- The proposed enlargement of the dam requires approval from Goulburn-Murray Water. A water licence must be obtained before any works commence.



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## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

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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**.)

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### CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

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### WHEN DOES A PERMIT BEGIN?

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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.

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### WHEN DOES A PERMIT EXPIRE?

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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.

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### WHAT ABOUT REVIEWS?

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- 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: 22 April 2026 Signature for the responsible authority:

