

Planning and Environment
Regulations 2015

Form 4

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PLANNING PERMIT

Permit No.:	PA2604358
Planning scheme:	Central Goldfields Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	7 Sebastopol Road, Maryborough (Lot 1 on Title Plan 171995B and Crown Allotment 14 Section 12A, Parish of Maryborough) 22 Sebastopol Road, Maryborough (Lots 2 and 3 on Title Plan 171995B)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.08-9	Construct two or more dwellings on a lot.
44.06-2	Construct a building or construct or carry out works associated with accommodation (dwellings).
52.02	To enable the creation of an easement under Section 23 of the Subdivision Act 1988.
52.17-1	Removal of native vegetation.
52.37-2	Removal of canopy trees.

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.

Date of issue: 21 August 2026 **Signature for the responsible authority:**



Approved and endorsed plans

3. Before the development starts, including bulk excavation and site preparation works, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions and be generally in accordance with the Architectural Plans, including Design Response Plan prepared by Beveridge Williams (Revision 06), dated 8 October 2025 and Architectural Plans prepared by Tony James Design Pty Ltd (Revision 18), dated 16 June 2026 but amended to show the following details:
- a) Details of crossovers provided for Dwellings 21 – 29 to Sebastopol Road, including minimum accessway width dimensioned.
 - b) Ground Floor Plans, Dwelling 7 (Type D) and Dwelling 30 (Type E1) notated as mirrored to be consistent with site plan layout.
 - c) Clearly identify external materials and colour scheme proposed for each dwelling.
 - d) The final extent, dimensions, and levels of all drainage reserves.
 - e) The location of all Council-managed drainage and water quality assets.
 - f) Finished floor levels for all dwellings, set above applicable flood and overland flow levels.
 - g) Any changes required by the Landscape Plan.
 - h) Any changes required by the Sustainability Management Plan.
 - i) Any changes required by the Traffic Impact Assessment.
 - j) Any changes required by the Waste Management Plan.
 - k) Any changes required by the Tree Protection Management Plan.
 - l) Any changes required by the Stormwater Management Plan.

Approved and endorsed subdivision plans

4. Before the plan of subdivision is certified under the *Subdivision Act 1988*, plans must be approved and endorsed by the responsible authority. The subdivision plan (plan of easement creation) must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Functional Layout Plans prepared by Beveridge Williams (Revision P6) and dated 18 July 2025 and must include:
- a) The full extent and dimensions of easements to be created over the following assets:
 - i. Drainage reserve.
 - ii. Drainage assets within common property private road.
 - iii. Off-site detention basin.
 - b) Easements notated to be in favour of Central Goldfields Shire Council and for the purpose of drainage and access.

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Layout not altered

5. The development as shown on the endorsed plans must not be altered (unless the Central Goldfields Shire Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.
6. Once the development has started it must be continued and completed to the satisfaction of the responsible authority.

Landscape plan

7. 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 Master Plan, prepared by Beveridge Williams (Revision D) and dated 8 October 2025, but amended to show the following details:
 - a) Any changes required to ensure consistency with the architectural plans.
 - b) Layout of landscaping and planting within all open areas of the subject land.
 - c) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - 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, origin, pot sizes, sizes at maturity, and quantities of each plant, with increased provision of native and indigenous species where possible.
 - f) Canopy trees planting (minimum 1.5 metres tall when planted), consistent with the Landscape Masterplan.
 - g) Details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation.
 - h) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.
 - i) All proposed nature strips to be topsoiled, levelled, and seeded.

Completion of landscaping

8. Before the development is occupied, the landscaping shown on the approved landscape plans must be carried out and completed.

Landscaping maintenance

9. At all times the landscaping shown on the approved landscape plans must be maintained (including the of any dead, diseased or damaged plants) to the satisfaction of Central Goldfields Shire Council.

Environmentally Sustainable Design (ESD)

10. Concurrent with the endorsement of plans, an Environmentally Sustainable Design (ESD) Response Plan must be approved and endorsed by the responsible authority. The Plan must

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be prepared to the satisfaction of the responsible authority and be generally in accordance with the Stormwater Management Plan, prepared by Dryside Engineering (Aust) Pty Ltd (Revision V08), dated 22 June 2026 and Architectural Plans prepared by Tony James Design Pty Ltd (Revision 18), dated 16 June 2026, and include following:

- a) Details of environmentally sustainable design (ESD) initiatives proposed to respond to strategies in Clause 15.01-2S of the Central Goldfields Shire Planning Scheme including:
 - i. Measures to improve energy efficiency and thermal performance of the development, compliant with NCC requirements.
 - ii. Measures to encourage water efficiency including any Water Sensitive Urban Design initiatives.
- b) Any changes required to ensure consistency with the architectural plans.

Implementation of ESD Initiatives

- 11. Before the development is occupied, ESD initiatives shown on the approved ESD plan must be carried out and completed, to the satisfaction of Central Goldfields Shire Council.

Traffic Impact Assessment

- 12. Concurrent with the endorsement of plans, a traffic and parking management plan must be approved and endorsed by the responsible authority, in consultation with Central Goldfields Shire Council. The traffic and parking management plan must be prepared to the satisfaction of the responsible authority and be generally in accordance with the Traffic Impact Assessment, prepared by Salt³, Revision 03 and dated 26 May 2026, and must include:

- a) Any changes to ensure consistency with the architectural plans.

- 13. 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 with a concrete or asphalt surface.
- 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.

Car spaces, access lanes and driveways must be kept available for these purposes.

Once constructed, these areas must be maintained to the satisfaction of Central Goldfields Shire Council.

Waste Management Plan

- 14. Concurrent with the endorsement of plans, a Waste Management Plan must be approved and endorsed by the responsible authority, in consultation with Central Goldfields Shire Council. The plan must be prepared to the satisfaction of the responsible authority and be



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generally in accordance with the Waste Management Plan, prepared by prepared by Salt³, Revision F03 and dated 3 October 2025, and amended to show the following details:

- a) Any changes to ensure consistency with the architectural plans.
- 15. Waste management and collection must be carried out in accordance with the requirements of the Waste Management Plan, to the satisfaction of Central Goldfields Shire Council.
- 16. Bins from lots fronting the internal body corporate road are not permitted to be left on Sebastopol Road for collection.

Tree Protection Management Plan

- 17. Concurrent with the endorsement of plans, a tree protection management plan must be approved and endorsed by the responsible authority in consultation with Central Goldfields Shire Council. The TPMP must be prepared by a suitably qualified arborist in accordance with AS4970-2009 Protection of trees on development sites, must be generally in accordance with the Arboricultural Impact Assessment, prepared by Axiom Tree Management Pty Ltd, dated 12 August 2025 and Native Vegetation Report prepared by Mark Trengove Ecological Services, Revision 4 and dated 13 August 2025, must include:
 - a) A tree protection plan (scale drawing) with a notation referring to the tree management plan that provides details of:
 - i. The tree protection zone and structural root zone, calculated in accordance with AS4970-2009, for all trees to be retained on the site and for all trees on neighbouring properties or within the road reserve, where the tree protection zone falls partially within the subject site.
 - ii. The location of tree protection fencing, or ground protection where required, provided in accordance with AS4970-2009.
 - b) Specifications for tree protection fencing and/or ground protection.
 - c) Appointment of a project arborist detailing their role and responsibilities.
 - d) Monitoring and certification by the project arborist of implemented tree protection measures.
 - e) How excavation impacts, including soil level changes, on trees to be retained will be managed.
 - f) Proposed footings and construction methods for any buildings or structures within the tree protection zone nominated on the tree protection plan.
 - g) Maintenance of the area(s) within the tree protection zone in accordance with AS4970-2009.
 - h) Any pruning to be undertaken being in accordance with AS4373-2007; and
 - i) Any other measures required to demonstrate the successful ongoing retention and viability post-construction of any trees nominated on the tree protection plan.

Erection of tree protection fencing in accordance with the Tree Protection Management Plan

- 18. Before the development starts, tree protection fencing must be erected around any trees identified for retention on the approved and endorsed plans in accordance with the

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approved vegetation management plan and *Australian Standard AS4970-2009 - Protection of Trees on Development Sites*, to the satisfaction of Central Goldfields Shire Council.

Maintenance of tree protection fencing and exclusion of activities within fencing

19. 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 management plan and Australian Standard AS4970-2009 - Protection of Trees on Development Sites to the satisfaction of the responsible authority and Central Goldfields Shire City Council.
- 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 the responsible authority and Central Goldfields Shire City Council.

Stormwater Management Plan

20. Concurrent with the endorsement of plans, a stormwater management plan must be approved and endorsed by the responsible authority, in consultation with Central Goldfields Shire Council. The stormwater management plan must be prepared to the prepared to the satisfaction of the responsible authority and must be generally in accordance with the Stormwater Management Plan, prepared by Dryside Engineering (Aust) Pty Ltd (Revision V08), dated 22 June 2026, and must:

- a) Include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
- b) Set out how the stormwater management system will be managed on an ongoing basis.
- c) Demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations.
- d) Figure 8-1 and Appendix C amended to remove indicative subdivision layout of site at 7 Sebastopol Road and show details of detention basin only.
- e) Identify water quality treatment measures to manage sediment, litter, and pollutants prior to discharge.
- f) Confirmation finished floor levels for all dwellings are set above applicable flood and overland flow levels.
- g) The development does not reduce flood storage capacity within the site; and
- h) Overland flow paths are maintained without obstruction.
- i) Any changes to ensure consistency with the architectural plans.

Stormwater management system – implementation and management

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21. 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 Central Goldfields Shire Council.
22. 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 the responsible authority.

Functional Layout Plan

23. Before the development starts, including bulk excavation and site preparation works, Functional Layout Plans must be approved and endorsed by Central Goldfields Shire Council. The Functional Layout Plans must be generally in accordance with the Functional Layout Plans prepared by Beveridge Williams (Revision P6) and dated 18 July 2026 and Stormwater Management Plan, prepared by Dryside Engineering (Aust) Pty Ltd (Revision V08), dated 22 June 2026 and must:
 - a) Be prepared in accordance with the Central Goldfield Shire Infrastructure Design Manual (IDM).
 - b) Show the following roads details:
 - i. Sebastopol Road upgraded to an Urban Access 1 road (Central Goldfields Road Management Plan 2024) from the existing sealed section of Sebastopol Road to 5m past the southern leg of the internal common property road.
 - ii. Common property road shall be designed to the satisfaction of the Central Goldfield Shire Council.
 - iii. All road wearing surfaces shall be asphalt.
 - iv. Minimum 500mm nature strip to delineate the footpath and carriageway.
 - v. Body of the design vehicle from the current swept path analysis must be within the width of the carriageway.
 - vi. An all-weather road to the detention basin.
 - vii. All proposed nature strips to be topsoiled, levelled, and seeded.
 - c) Show the following footpath details:
 - i. Footpath layout plans.
 - ii. Footpaths both within the common property and council road reserve must be designed and constructed as per the Infrastructure Design Manual drawing 205.
 - iii. All footpaths and pram crossings are to be compliant with the Disability Discrimination Act.
 - d) Show the following drainage details:
 - i. The final extent, dimensions, and levels of all drainage reserves.
 - ii. The location of all Council-managed drainage and water quality assets.
 - iii. That drainage reserves are provided free of buildings and structures (other than approved drainage infrastructures).
 - iv. Access provided for inspection, maintenance and emergency works is provided to Council's satisfaction.
 - v. A legal point of stormwater discharge shall be provided for each lot. The legal point of stormwater discharge for the development shall be the detention basin on CA14 as outlined in the Stormwater Management Plan unless otherwise instructed or agreed by the Central Goldfields Shire Council.

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- vi. Drainage pits greater than 1 metre in depth must be fitted with permanent access such as step irons or ladders. The step irons or ladders must be designed in accordance with AS 1657.
- vii. Drainage and access easements from the drainage reserve to the proposed detention basin must be in favour of council.
- viii. Ownership and maintenance responsibilities for all stormwater assets. All drainage infrastructure within the common property area, except for the main drainage pipe carrying overland flows and stormwater from the drainage reserve to the detention basin, will be under ownership of, and maintained by the owner's corporation.
- ix. Detention of water to ensure post-development runoff rate of all parcels of land is no more than pre-development.
- x. Any road or accessway intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined in section 8 of the Guidelines for Development in Flood Affected Areas (DELWP, 2019), or where appropriate to Council's requirements and standards.
- e) Show the following street lighting details:
 - i. Streetlights must be provided on streetlight poles, adequately located and spaced to light intersections, road reserves, footpaths, and drainage reserves.
 - ii. The exact location, type and design of such streetlights must be approved in writing by central Goldfields Shire Council. The design must be one of a standard LED approved by Powercor.
- f) Show the following signage details:
 - i. Street name, regulatory and estate signage on road reserves shall be designed to the relevant Australian Standards.
 - ii. Signage or other design treatment must be erected/constructed to identify the internal body corporate road as a 'private road' and not include the Central Goldfields logo.
- g) Show all kerbs designed to at least the standard of the IDM.
- h) Fencing adjacent to drainage reserves designed to allow the free passage of overland flows.
- i) On street carparking must allow 300mm clearance zone for each passenger door in accordance with 52.06 of the Central Goldfields Shire Council Planning Scheme.

The Central Goldfields Shire Council may consent in writing to vary any of the details of these requirements.

Utility services

- 24. Reticulated services for water, gas, electricity, and telecommunications should be provided in shared trenching to retain vegetation and minimise land allocation for underground services, to the satisfaction of Central Goldfields Shire Council.
- 25. Following completion of works, the permit holder must provide to the Central Goldfields Shire Council 'as constructed' plans / civil drawings of all constructed road works, kerbs, footpaths, drainage, traffic control facilities, stormwater retention and detention basin(s), streetlights, street trees, and signage provided in digital format.

Construction Management Plan (CMP)

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26. Before the development starts, including bulk excavation and site preparation works, a Construction Management Plan must be approved and endorsed by Central Goldfields Shire Council. The CMP must be prepared to the satisfaction of Central Goldfields Shire Council and must include:
- a) Be prepared in accordance with the Civil construction building and demolition guide, Publication 1834 (EPA, 2020).
 - b) Address the following risks:
 - i. Noise and vibration
 - ii. Erosion, sediment, and dust
 - iii. Contaminated land and groundwater
 - iv. Chemicals
 - v. Waste and hazardous materials
 - vi. Impacts to terrestrial, aquatic and waterway ecology
 - c) Address construction traffic management plan including:
 - i. access routes for construction vehicles.
 - 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.
 - d) Measures to ensure all construction workers are made aware of the approved dwelling construction access points as agreed with the land developer.
 - e) All damage caused to Council assets during the construction of any building on site must be rectified.
 - f) All builders' waste must be contained on-site.
 - g) A pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure.

The Central Goldfields Shire Council may consent in writing to vary any details in the Construction management plan.

Legal agreement – Affordable Housing

27. Before the development is occupied, the owner of the land must enter into an agreement with the Minister for Planning under section 173 of the Act, in a form to the satisfaction of the responsible authority, that provides for a contribution towards affordable housing (affordable housing contribution) by way of the following:
- a) 100% of dwellings in the development must be provided as affordable housing for sale or lease to YWCA Australia, an alternative a registered housing agency, or to Homes Victoria. The details of when and how the affordable housing will be delivered, and the total value of the affordable housing contribution must be set out in the agreement.

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The landowner must pay the responsible authority's reasonable costs of the preparation, execution, registration and ending of the section 173 agreement (where applicable).

Defects Liability

28. A defects liability period will apply to all civil construction works undertaken and transferred to Council.
29. Handover of nature strips, road-related assets and stormwater drainage and treatment system assets will occur at the end of the defects liability period, where the condition and operation/function of each asset is to be to the satisfaction of the Central Goldfields Shire Council.
30. Defects liability periods are:
 - a) Nature strips and landscaped areas - at least 2 summers from installation/planting.
 - b) Access Road related assets - 12 months from completion.
 - c) Open space assets – 12 months from installation/planting.
 - d) Stormwater drainage and treatment system – 12 months from completion.
 - e) Constructed items - 12 months from completion.

Access

31. Vehicular access to all lots must be provided from the road in front of the lots.
32. Vehicular crossovers must be constructed between each of the lots and the road frontages. Crossovers must be of concrete construction and be from kerb to property boundary in accordance with IDM Standard Drawing SD240.
33. Once constructed the crossover(s) must be thereafter maintained by the landowner to the satisfaction of the Central Goldfields Shire Council.

Engineering - General Requirements

34. Prior to the commencement of works, excluding demolition, bulk excavation and site preparation works, an application must be made and approval granted for driveway crossing permits (vehicular crossover) and road occupation permit(s) (pedestrian access way, kerbs, footpaths, landscaping). All works constructed or carried out must be in accordance with the approved plans/permit(s).
35. The developer must restrict sediment discharges from any construction sites within the land in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).
36. Only the approved development construction access points shall be utilised, or developed, unless with the prior consent of the Central Goldfields Shire Council.
37. At any time, the permit holder must ensure that the operation and condition of Council assets are not damaged by development works or the construction of subsequent stages of the development. If Central Goldfields Shire Council deems Council assets have been detrimentally affected or damaged by development construction access, then the assets will

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be required to be repaired and reinstated by the permit holder to the satisfaction of the Central Goldfields Shire Council.

Mandatory Bushfire Management Overlay (BMO) Conditions

38. 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 responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

CFA Conditions

Endorsement of Bushfire Management Plan

39. Before the development starts, the Bushfire Management Plan prepared by BAL Assessments, Version 7 dated 22/05/2025 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.

Fire hydrants

40. Prior to occupation of the development, the following requirements must be met to the satisfaction of CFA:
- a) Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all buildings must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries and other obstacles.
 - b) The hydrants must be identified with marker posts or vertical surface markers, white road triangles and blue road reflectors (as applicable).

Note – CFA's requirements for the identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' (available under publications on the CFA website www.cfa.vic.gov.au).

Common Property Access

41. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
42. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
43. Curves in driveway must have a minimum radius of 10 metres.
44. Must provide a minimum trafficable width of 3.5 metres, be clear of encroachments 4 metres vertically and have no obstructions within 0.5 metres either side of the formed width of the road, to the satisfaction of the Responsible Authority.

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DEECA Conditions

Notification of works

45. Before work starts, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions.

Endorsed plans

46. Wildlife that is not sick or injured must not be captured or relocated without a licence, permit or authority under the Wildlife Act 1975. This includes eggs and chicks.
47. Additional conditions apply if threatened species are detected and are intended to be salvaged. Any translocation of threatened species must adhere to authorisation conditions and the Procedure statement for translocation of threatened native fauna in Victoria.

Protection of native vegetation to be retained

48. Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
- a) A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
 - b) Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.

The fence must be constructed of star pickets and paraweb or similar, to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the department.

49. Except with the written consent of the department, within the area of native vegetation to be retained and any Notional Root 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
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

Offset requirement

50. To offset the removal of 0.364 hectares of native vegetation, as identified in Native Vegetation Removal Report 313_20250513_6Z5 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:

General offset

51. A general offset of 0.067 general habitat units:

- a) located within the North Central Catchment Management Authority boundary or Central Goldfields municipal district.
- b) with a minimum strategic biodiversity score of at least 0.185.
- c) provide protection for at least three (3) Large Trees.

Offset evidence and timing

52. 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.

Monitoring and reporting for onsite offset implementation

53. If a security agreement is entered into as per condition 9 b), 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.

Tree pruning

- 54. Any pruning that is required to be done to the canopy of trees to be retained must be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-1996, to the satisfaction of the department and responsible authority.
- 55. Any pruning of the root system of any trees to be retained must be done by hand by a qualified arborist, to the satisfaction of the responsible authority.

Enhancing ground habitat

56. Felled timber containing hollows or dead timber must be retained and located within the road reserve to the satisfaction of the department.

Weed control

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57. All vehicles, earth-moving equipment and other machinery must be cleaned of soil and plant material before entering and leaving the site to prevent the spread of weeds and pathogens to the satisfaction of the responsible authority.

Soil erosion control

58. All earthworks are to be designed and constructed to avoid soil erosion. All fill is to be compacted, and batters are to be topsoiled and revegetated to the satisfaction of the responsible authority. All drainage is to be diverted around the disturbed areas. Drainage from benched areas, batters and access tracks is to be diverted on non-scouring grades to stable vegetated areas. Several drainage points are to be used to avoid concentration of drainage water.

Control of light spill

59. External lighting must be designed, baffled and located to prevent any adverse effect on wildlife to the satisfaction of the department.

Expiry – Development

60. 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.
 - a) The plan of easement creation is not certified under the Subdivision Act 1988 within three years of the issue 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.

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:

- The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
- A building permit under the *Building Act 1993*.

DEECA Permit Notes

- The department advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2019) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DEECA office (loddonmallee.environment@deeca.vic.gov.au). Traditional Owners are exempt from certain requirements under the FFG Act and may not require a Protected Flora Permit.
- The department advises that if live capture and relocation of native fauna is required, it must be undertaken with authorisation under the Wildlife Act 1975. Any translocation of threatened native fauna is to follow the process detailed in the Procedure Statement available on the department's website:
https://www.wildlife.vic.gov.au/_data/assets/pdf_file/0021/621255/TEP-Procedure-Statement-January-2023-FINAL-External.pdf. Further advice can be obtained from environmental.research@delwp.vic.gov.au



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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

Date of issue: 21 August 2026 Signature for the responsible authority:

