

PLANNING PERMIT

Permit No. **AM/791/2012/D**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **Imagine Estate Strathfieldsaye
1003 Wellington Street, 29 Dukes Lane and CA44 Dukes Lane,
STRATHFIELDSAYE**

THE PERMIT ALLOWS: **The staged subdivision of land; construction of dwellings within the Bushfire Management Overlay; the removal of native vegetation; and the removal of easements**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. **AMENDED PLANS**

Before the plan of subdivision is certified amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be generally in accordance with the Version E plan (dated Sep 2013) submitted with the application but modified to show: all the changes required by Public Transport Victoria (see below).

2. **LAYOUT MUST NOT BE ALTERED**

The layout of the subdivision as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

3. **STAGING PLAN**

Before a statement of compliance is issued for the first stage of the subdivision a staging plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority.

4. **ORDER OF STAGES**

The subdivision of the land must proceed in the order of stages as shown on the endorsed plan expect with the written consent of the responsible authority.

5. **LANDSCAPE PLAN**

Before a statement of compliance is issued for each stage of the subdivision a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority for the relevant stage. When approved, the plan will be endorsed and then form part of the permit.

6. **COMPLETION OF LANDSCAPING**

Before a statement of compliance is issued for each stage of the subdivision the landscaping works shown on the endorsed landscape plan must be carried out and completed for that stage to the satisfaction of the responsible authority.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

7. **LANDSCAPING MAINTENANCE**

The landscaping works shown on the endorsed plans must be maintained to the satisfaction of the responsible authority for 12 months after the works are completed, including that any dead, diseased or damaged plants are to be replaced.

8. **BUILDING ENVELOPES**

The plan of subdivision must include a building envelope restriction in accordance with the endorsed plan. No habitable building may be constructed within the building exclusion zone shown on the endorsed plan.

9. **DEVELOPMENT CONTRIBUTIONS**

Before a statement of compliance is issued for the first stage of the subdivision the owner of the land must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987. The agreement must:

- (a) Identify the landowner's liability for payment of development contributions in accordance with the approved Development Plan that applies to the land.
- (b) Set out a proposed methodology for recording payments and/or works-in-kind arrangements on a stage-by-stage basis.
- (c) Provide for payment or definition of agreed works-in-kind projects prior to a statement of compliance being issued for the relevant stage of the subdivision. Where a payment is required, any such payment must be made to the responsible authority:
 - Before a statement of compliance is issued for the relevant stage, or
 - Where works-in-kind projects are proposed, the works and credit values must be identified and agreed to before a statement of compliance is issued for the relevant stage.
- (d) Specify that infrastructure projects and standards must be generally in accordance with the approved Development Plan that applies to the land unless agreed to by the responsible authority and the land owner.
- (e) Set out the means by which any outstanding payments or credits will be resolved by the responsible authority prior to the final stage of the subdivision, including:
 - Where the land owner is required to make a payment to the responsible authority such payment must be received prior to statement of compliance of the final stage of the subdivision.

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- Where the land owner is in credit and the responsible authority is required to make a payment to the land owner the terms of payment, including timing of payment, will be dependent upon receipt of funds from other land owners within the Development Plan area and may extend beyond the final stage of the subdivision.

10. DETAILED DRAINAGE

Prior to the certification of the plan of subdivision under the Subdivision Act 1988, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then will form part of the permit. The plans must be drawn to scale with dimensions. The plans must include:

- (a) Direction of stormwater run-off.
- (b) A point of discharge for each lot.
- (c) Independent drainage for each lot.
- (d) Approval from the relevant authority for the point of discharge.

11. DRAINAGE EASEMENTS

The subdivision must provide easements for drainage within and through the subject land for external outfall drainage to a point of lawful discharge to the satisfaction of the responsible authority.

12. STORMWATER DETENTION

Before a statement of compliance is issued for the subdivision the developer must provide onsite surface and stormwater detention to pre-development levels in accordance with plans and specifications to the satisfaction of the responsible authority. Allowable discharge: Council will supply the applicable rates of discharge upon application. This condition may be waived with the consent of the responsible authority and the North Central CMA.

13. STORMWATER QUALITY

Before the subdivision starts the developer must provide a stormwater treatment system to achieve the Best Practice Environmental Guidelines storm water quality (Victoria Stormwater Committee 1999) in accordance with plans and specifications to the satisfaction of the responsible authority.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

14. CONSTRUCTION OF WORKS

Road works, drainage and other civil works must be constructed in accordance with the Infrastructure Design Manual and plans and specifications approved by the responsible authority and must include:

- (a) Fully sealed pavement with kerb and channel.
- (b) Paved footpaths.
- (c) Underground drainage.
- (d) Underground conduits for water, gas, electricity and telephone.
- (e) Appropriate intersection and traffication measures.
- (f) Appropriate street lighting and signage.
- (g) High stability permanent survey marks.

15. DECORATIVE LIGHTING

If decorative lighting is to be used within the subdivision:

- (a) Before the certification of a plan of subdivision, or any other time agreed to by the responsible authority, a decorative lighting plan must be submitted to and approved by the responsible authority. When approved the decorative lighting plan will be endorsed and then form part of the permit.
- (b) All decorative lighting within the subdivision must be constructed in accordance with the approved decorative lighting plan.
- (c) Before a statement of compliance is issued the developer must make a decorative lighting payment to the responsible authority in accordance with Table 15 of the Infrastructure Design Manual.

16. PUBLIC ASSETS

Before the development starts, the owner or developer must submit to the responsible authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb and channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to any public infrastructure caused as a result of the development or use permitted by this permit.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

17. CONSTRUCTION MANAGEMENT PLAN

Prior to commencement of works the owner or applicant must submit a Construction Management Plan (CMP) for approval by the responsible authority. The plan must include:

- (a) A site specific plan showing proposed erosion and sedimentation control works.
- (b) Techniques and intervention levels to prevent a dust nuisance.
- (c) Techniques to prevent mud and dirt being transported from the site to adjacent streets.
- (d) The protection measures taken to preserve any vegetation identified for retention.

During construction of works associated with the subdivision, the must employ and provide the protection methods contained in the CMP to the satisfaction of the responsible authority and the Environment Protection Agency.

18. COLIBAN WATER

- (a) The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision. Services are to be provided in accordance with Coliban Water's specifications.
- (b) All Coliban Water assets within the subdivision, both existing and proposed, are to be protected by an easement in favour of Coliban Region Water Corporation.

19. POWERCOR

- (a) The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
- (b) The applicant shall: Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
- (c) The applicant shall: Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. The applicant shall arrange compliance through a Registered Electrical Contractor.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (d) The applicant shall: Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements, and/or leases, satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.
- (e) The applicant shall: Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Powerline Purposes" pursuant to Section 88 of the Electricity Industry Act 2000.
- (f) The applicant shall: Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- (g) The applicant shall: Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- (h) The applicant shall: Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
- (i) The applicant shall: Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.
- (j) Any buildings must comply with the clearances required by the Electricity Safety (Network Assets) Regulations.
- (k) Any construction work must comply with the Officer of the Chief Electrical Inspector No Go Zone rules.

20. TELECOMMUNICATIONS

- (a) The owner of the land must enter into an agreement with:
 - A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
- (b) Before the issue of a statement of compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
 - A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time.
 - A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

21. **COUNTRY FIRE AUTHORITY**

Bushfire Management Plan (Lots 182, 183, 210, 211, 219, 220, 221 Coomora Circuit, and lots 212, 213, 214, 215 and 218 McEniry Way))

- (a) The Bushfire Management Plan (Appendix 3 in the BMS prepared by Practical Ecology, dated June 2018) must be endorsed to form part of the permit, be included as an annexure to the Section 173 Agreement and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Construction Standards

- (b) The dwellings on Lots 182, 183, 210, 211, 219, 220, 221 Coomora Circuit, and lots 212, 213, 214, 215 and 218 McEniry Way must be constructed in accordance with the conditions contained in the Bushfire Management Plan (Appendix 3 in the BMS prepared by Practical Ecology, dated June 2018).

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Bushfire Management Plan (Lots 188, 189, 190, 191 & 192 Wallaroo Avenue (PS 723847G)

- (c) The Bushfire Management Plan (contained at Appendix 2 in the Bushfire Management Statement [Version 1.0] prepared by Practical Ecology, dated 15/08/2017) must be endorsed to form part of the permit, be included as an annexure to the section 173 agreement and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Hydrants

- (d) Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.

The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

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

Roads

- (e) 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.

Proposed roads must have a suitable trafficable width to allow the unimpeded access of emergency fire fighting vehicles (notwithstanding any parking restrictions that Council may apply) to the satisfaction of CFA.

Dead end roads and cul-de-sac's more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided); T or Y heads of dimensions specified by the CFA may be used as alternatives.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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.

Curves must have a minimum inner radius of 10 metres.

Mandatory Condition (Lots 182, 183, 210, 211, 212, 213, 214, 215, 218, 219, 220, & 221):

(f) 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.

22. **NORTH CENTRAL CMA**

Stormwater runoff arising from the site must be treated to best practice standards prior to discharging to the waterway. The number of new stormwater connections to the waterway must be limited and prior to the commencement of drainage works, a separate "Works on Waterway" permit must be obtained directly from North Central CMA.

23. **VICROADS**

(a) Prior to the certification of any stage of the subdivision a Transport Impact Assessment Report (TIAR) is required and must be in accordance with VicRoads "Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals" this report must address traffic and access issues arising from the proposed development on the site, predicted traffic generation and the impact of the development on the existing arterial road network in all relevant peak periods, in particular its impact on the Bendigo-Redesdale Road at which access is being proposed, nearby intersections and access points to abutting land.

(b) Prior to the certification of any stage of the development a functional layout plan for any mitigating works identified in the approved (TIAR) must be completed to VicRoads written satisfaction.

(c) Prior to a statement of compliance for the 61st lot of the subdivision all mitigating works on the arterial road network identified in the approved (TIAR) must be completed to VicRoads satisfaction and at no cost to VicRoads.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (d) The proponent must comply with the Road Management Act 2004, Road Management (Works and Infrastructure) Regulations 2005 and the Road Management (General) Regulations 2005 with respect to any requirements to notify VicRoads and/or seek consent from VicRoads to undertake "works" (as defined in the act) in, over or under the road reserve. VicRoads in requesting the inclusion of this condition on this planning permit is not deemed to have been notified of, or to have given consent to undertaking any works within the road reserve as proposed in this permit.
- (e) The discharge of any concentrated drainage onto the Bendigo-Redesdale Road reserve must not be permitted unless approved in writing by VicRoads.

24. PUBLIC TRANSPORT VICTORIA

- (a) Prior to certification of the plan of subdivision for any stage of subdivision containing lots with direct access to Dukes Lane or other time agreed in writing with Public Transport Victoria, amended plans (including construction engineering plans) to the satisfaction of Public Transport Victoria must be submitted to, and approved by, the responsible authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - The portion of Dukes lane within the subdivision contain the following dimensions and specifications:
 - A minimum 3.5m wide trafficable lane in each direction.
 - A minimum 2.3m wide parking lane on the eastern side.
 - A minimum 2.5m wide shared path.
 - A vegetation protection zone and nature strip on the western side, i.e. no vehicle access to Dukes lane.
- (b) Prior to the issue of a statement of compliance for any stage of subdivision containing lots with direct access to Dukes Lane, Dukes Lane must be constructed in accordance with the endorsed plans for public transport access, to the satisfaction of Public Transport Victoria.
- (c) Intersections, slow points, splitter islands and other local area traffic management devices must be designed and constructed in accordance with the Public Transport Guidelines for Land Use and Development. The use of speed humps, raised platforms, one-way road narrowing and weave points are not accepted on any portion of the potential bus route (Dukes Lane).

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

25. DEPARTMENT OF ENVIRONMENT AND PRIMARY INDUSTRIES

(a) In order to offset:

- 0.05 habitat hectares of Low rises Grassy Woodland Ecological Vegetation Class of high conservation significance.
- 0.21 habitat hectares of Low Rises Grassy Woodland Ecological Vegetation Class of medium conservation significance.
- 0.5 habitat hectares of Heathy Woodland Ecological Vegetation Class of medium conservation significance.
- 0.69 habitat hectares of Box Ironbark Forest Ecological Vegetation Class of medium conservation significance.
- 0.4 habitat hectares of Box Ironbark Forest Ecological Vegetation Class of low conservation significance.
- 2 large scattered trees of medium conservation significance.
- 1 large scattered tree of low conservation significance.
- 1 medium scattered tree of medium conservation significance.
- 1 medium scattered tree of low conservation significance.
- 22 small scattered trees of low conservation significance.

approved for removal as part of this permit, the applicant must provide offsets to achieve the following gain targets:

- 0.75 habitat hectares of Low rises Grassy Woodland Ecological Vegetation Class of high conservation significance.
- 0.21 habitat hectares of Low Rises Grassy Woodland Ecological Vegetation Class of medium conservation significance.
- 0.5 habitat hectares of Heathy Woodland Ecological Vegetation Class of medium conservation significance.
- 0.69 habitat hectares of Box Ironbark Forest Ecological Vegetation Class of medium conservation significance.
- 0.4 habitat hectares of Box Ironbark Forest Ecological Vegetation Class of low conservation significance.
- The recruitment of 140 large scattered trees of medium conservation significance.
- The recruitment of 30 large scattered tree of low conservation significance.
- The recruitment of 30 medium scattered tree of medium conservation significance.
- The recruitment of 15 medium scattered tree of low conservation significance.
- The recruitment of 220 small scattered trees of low conservation significance.

or an alternative to the satisfaction of the responsible authority.

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- (b) To provide the required offset, within 12 months of the vegetation removal or prior to the issue of statement of compliance, whichever is sooner, the applicant or owner must either:
- Provide to the responsible authority, an Allocated Credit Extract issued by the Department of Environment and Primary Industries Native Vegetation Credit Register which satisfies the required offset, or.
 - Commence management of an offsite in accordance with an offset plan endorsed by the responsible authority. The offset plan must be prepared to the satisfaction of and approved by the responsible authority. The offset plan must contain details of how the targets outlined in the report titled 'Ecological Assessment Strathfieldsaye – Eppalock Road' by G&B Cheers dated September 2012 are to be achieved, including:
 - Methods of permanent protection for established offsets.
 - Types of offsets to be provided.
 - A description of the site, including a plan, where the offset site will be provided and details of the Bioregion.
 - Details of any revegetation including number of trees, shrubs and other plants, species mix, density and method of interim protection and management until vegetation is established and schedule of works.
 - Details of any existing vegetation to be retained including methods of managing and restoring the vegetation and a schedule of works.
 - Management actions to be performed (e.g. fencing, weed control, pest control, revegetation).
 - The person(s) responsible for implementing and monitoring the offset plan.
 - The timeline for the implementation of the management actions.When approved, the offset plan will be endorsed and will then form part of the permit.
- (c) Within twelve months of vegetation removal or prior to the issue of statement of compliance whichever is sooner:
- The endorsed offset site must be permanently protected to the satisfaction of the responsible authority, i.e. via an encumbrance on title.
 - A copy of the endorsed plan and protection mechanism, e.g. title showing encumbrance, must be lodged with the Department of Environment and Primary Industries.

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- (d) At two, five and ten years after the responsible authorities approval of the offset plan, the applicant must provide notification to the Department of Sustainability and Environment of the management actions undertaken towards the management of the offsets as specified in the offset plan.
- (e) Prior to the commencement of works, a protection fence must be erected around the vegetation marked to be retained in the report titled 'Ecological Assessment Strathfieldsaye-Eppalock Road' by G & B Cheers dated September 2012 at a distance of 12x DBH of the edge trees. The delineated area will define a 'Tree Protection Zone'. The protection fence must be constructed of paraweb and star pickets to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until all works are completed to the satisfaction of the responsible authority. Adequate signage to indicate the 'Tree Protection Zone' must be attached to the protection fence and maintained until all works are completed. Except with the written consent of the responsible authority, within the Tree Vegetation Protection Zone:
- No vehicular or pedestrian access, trenching or soil excavation is to occur.
 - No storage or dumping of tools, equipment or waste is to occur.
 - No construction of temporary or permanent structures.
 - No removal of vegetation.

26. EXPIRY OF THE PERMIT

This permit will expire unless:

- (a) All stages of the approved subdivision have been certified within five years of the date of this permit; or
- (b) Any stage of the approved subdivision is not completed within five years of the certification of the plan of subdivision under the Subdivision Act 1988.

The responsible authority may extend the time for certification of a plan of any stage of the subdivision if a request is made in writing before the permit expires, or thereafter, within the period allowed by section 69 of the Planning and Environment Act 1987.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

This permit has been amended as follows:

Date:	Brief Description of Amendment:	Authority:
19 September 2018	<ol style="list-style-type: none"> 1. Two new titles in the permit; 2. The construction of a dwelling on vacant lots in the Bushfire Management Overlay – previous CFA condition 21 deleted from the permit and replaced with a new condition 21, the new BMP dated June 2018 was endorsed under the amended permit; 3. The permit was corrected/amended to include conditions that were incorrectly included in permit <i>DS/834/2012</i> when that permit was amended in 2017 – the condition has now been included at condition 21 (c) of the permit. The relevant BMP (August 2017) has been endorsed under this (the correct permit); and 4. Permit preamble amended to the following: <i>The staged subdivision of land; construction of dwellings within the Bushfire Management Overlay; the removal of native vegetation; and the removal of easements.</i> 	City of Greater Bendigo

Signature for the
Responsible Authority



Date Issued: 5 November 2013

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 & 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 & 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 & 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 the 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 the 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 & 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 & Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil & 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 & Administrative Tribunal.