

Our Reference: PA2017/5795

18 December 2017

Burnside Properties Pty Ltd
C/- Tract Consultants Pty Ltd
PO Box 181
RICHMOND VIC 3121

COPIES

Dear Sir/Madam

Application for a Planning Permit

No.: PA2017/5795
Land: 1 Westwood Drive BURNSIDE
Proposal: Removal of native vegetation

Please find enclosed a copy of the above permit, which has now been issued by Council.

Your attention is drawn to the conditions of the Permit, which you should read carefully. It is essential that all the Permit conditions be complied with at all times, as your permit may be audited for compliance with the conditions and details shown on the endorsed plans at any time. **Failure to comply with the permit conditions may result in enforcement action being undertaken.**

The reverse side details information about the Planning Permit and your appeal rights.

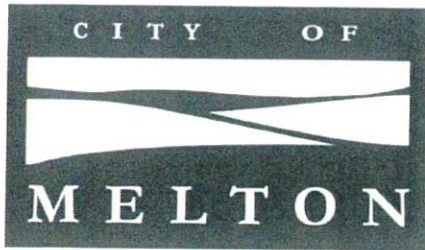
If you wish to discuss this matter further please contact me on +61 3 9747 7255.

Yours sincerely



Cam Luong
DEVELOPMENT & POLICY PLANNER

Encl.



Melton City Council
Civic Centre
232 High Street
MELTON VIC 3337

PO Box 21
MELTON VIC 3337

Phone 9747 7200
Fax 9743 9970

PLANNING PERMIT

Permit No:
Planning Scheme:
Responsible Authority:

PA2017/5795/1
Melton Planning Scheme
Melton City Council

ADDRESS OF THE LAND:

LOT: 1 PS: 711341J V/F: 11491/768, 1 Westwood Drive BURNSIDE

THE PERMIT ALLOWS:

Removal of native vegetation

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- No native vegetation, other than that approved for removal on the endorsed plan, shall be destroyed, felled, lopped, ring barked or uprooted.
- Before works start, the permit holder must advise all persons undertaking the native vegetation removal and works on site of all relevant conditions of this permit.
- In order to offset the removal of 5.780 hectares of native vegetation (including habitat for rare and threatened species), approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements and is in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*:

The general offset must:

- Contribute gain of 2.871 general biodiversity equivalence units;
- Be located within the Port Phillip and Westernport Catchment Management Authority boundary or City of Melton municipal district; and
- Have a strategic biodiversity score of at least 0.727.

✓ - 1.3 + 1.571 = 2.871

✓ - 0.8911

- Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the Responsible Authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (DEPI 2013) and the *Native vegetation gain scoring manual*. Offset evidence can be either:

- A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan; or
- A credit register extract from the Native Vegetation Credit Register.

Done ✓

Done ✓

Date Issued:

18 December 2017

Signature of the
Responsible Authority:

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:

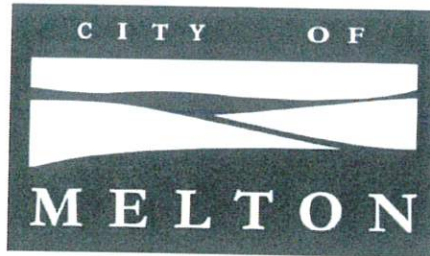
- from the date specified in the permit, or
- if no date is specified, from –
 - (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (ii) the date on which it was issued, in any other case.

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 5 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.
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Planning Permit PA2017/5795 Continued

5. Before works start, a Construction Environmental Management Plan (CEMP) must be prepared and implemented to the satisfaction of the Responsible Authority. The CEMP must include the following mitigation measures:
- A Weed Management Plan, which outlines measures to manage weeds to the satisfaction of the Responsible Authority. This plan must include (not limited to):
 - Protocols for management of weeds before, during and post construction works;
 - 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;
 - Location of a designated washdown area to achieve the above;
 - All declared noxious weeds must be controlled; and
 - Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material must be controlled.
 - Any construction stockpiles and machinery must be placed away from watercourses/drainage lines to the satisfaction of the Responsible Authority.
 - Measures must be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period.
 - All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to *Construction Techniques for Sediment Pollution Control (EPA 1991)* and *Environmental Guidelines for Major Construction Sites (EPA 1995)* or updated versions.
 - Water run-off must be designed to ensure that watercourses are not compromised.
6. The Construction Environmental Management Plan must be implemented to the satisfaction of the Responsible Authority. ✓
7. No environmental weeds are to be planted (refer to Melton City Council's *Sustainable Gardening in the Shire of Melton Handbook (2005)* and the Department of Sustainability and Environment's *Advisory list of Environmental Weeds of the Inland Plains bioregions of Victoria (DSE 2009)*). ✓
8. This permit will expire if, the native vegetation is not removed within five years of the date of this permit. ✓

NOTES

- It is noted the development is subject to an approval from the Commonwealth Department of Environment with conditions under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC 2011/6004).

Page 2 of 3

Date Issued:

18 December 2017

Signature of the
Responsible Authority:

A handwritten signature in blue ink, appearing to be "A. B. C.", written over a horizontal line.

17/12/2022

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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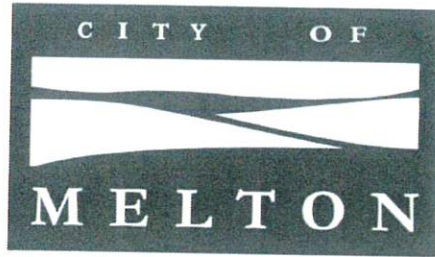
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Planning Permit PA2017/5795 Continued

- Prior to the removal of native vegetation, all conditions set out in the Commonwealth approval must be implemented to the satisfaction of the Commonwealth Department of the Environment & Energy. ✓

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18 December 2017

Signature of the
Responsible Authority:

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