

South Gippsland Proposed Condition's Report

2021/391 - 9 Wanke Road Mirboo North VIC 3871-Develop land with a dwelling and ancillary outbuilding

This Permit Allows:

Development of the land with a dwelling and ancillary outbuilding, in accordance with the endorsed plans.

Proposed Conditions:

1. Before the development starts, 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 will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
 - a) An amended site plan that clearly shows the vegetation to be removed to create defensible space. The vegetation to be removed must be in accordance with the Bushfire Management Plan prepared by Euca Planning Version 1.0 dated 28/09/2021, and must be the minimum amount required to comply with defensible space requirements.
2. The building, works and layout as shown on the endorsed plan(s) must not be altered or modified except with the written consent of the Responsible Authority.
3. 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.
4. CFA

Before the development starts, the Bushfire Management Plan prepared by Euca Planning Version 1.0 dated 28/09/2021 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.
5. Once the development has started it must be continued and completed in a timely manner to the satisfaction of the Responsible Authority.
6. Downpipe water from the dwelling and outbuilding must be suitably directed into water tank(s), soakwell(s), or otherwise discharged, so as not to cause erosion to the

1 of 3 of Conditions

South Gippsland Proposed Condition's Report

2021/391 - 9 Wanke Road Mirboo North VIC 3871-Develop land with a dwelling and ancillary outbuilding

subject or surrounding land, to the satisfaction of the Responsible Authority. The external finishes and materials of water tank(s) (if required) must be colour treated in muted low-reflective tones.

7. Care must be taken to ensure that the construction of the dwelling and ancillary works, and their ongoing use, does not cause erosion or degradation to the subject or surrounding land to the satisfaction of the Responsible Authority.
8. Building construction must be carried out in accordance with *Construction Techniques for Sediment Pollution Control* (EPA May 1991) and *Control of Erosion on Construction Sites* (Soil Conservation Authority) to the satisfaction of the Responsible Authority.
9. All works must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Responsible Authority.
10. **WASTEWATER**

The on-site wastewater system must be sized to address the approved Dwelling Usage to the satisfaction of the Responsible Authority.
11. All wastewater from the dwelling must be treated and retained within the boundaries of the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 2017*.
12. This permit will expire if either of the following applies:
 - a) The development is not started within two (2) years of the date of this permit.
 - b) The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to in accordance with Section 69 of the *Planning and Environment Act 1987*, if a request is made in writing.

Proposed Notes:

1. This permit allows the above land to be developed for the purpose specified. It is the permit holder's responsibility to ensure that any other relevant approvals are obtained prior to the commencement of the use or development.
2. A Consent to Work Within the Road Reserve Permit must be obtained from Council's

2 of 3 of Conditions

South Gippsland Proposed Condition's Report

2021/391 - 9 Wanke Road Mirboo North VIC 3871-Develop land with a dwelling and ancillary outbuilding

Engineering Department for the construction and/or alteration of the driveway crossover.

3 of 3 of Conditions