
Permit No.: 2016/202

Planning scheme: South Gippsland Planning Scheme

Responsible authority: South Gippsland Shire Council

PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE
PLANNING AND ENVIRONMENT ACT 1987

ADDRESS OF THE LAND: 590 SOUTH GIPPSLAND HIGHWAY, LEONGATHA SOUTH

THE PERMIT ALLOWS: Two Lot Subdivision in accordance with the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The layout of the subdivision, as shown on the approved plan, must not be altered or modified without the written consent of the Responsible Authority
2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
3. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
4. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of the Act.
5. This permit will expire if:
 - a) The subdivision is not certified within two (2) years of the date of this permit; or
 - b) The registration of the subdivision is not completed within five (5) years of the date of certification.

The Responsible Authority may extend the time of part A (certification) if a request is made in writing before the permit expires or within three (3) months afterwards.

The starting of the subdivision is regarded by Section 68 (3A) of the Planning and Environment Act 1987 as the certification of a plan, and completion is regarded as the registration of the plan.

Date issued:

Date permit comes into operation:

Signature for the responsible authority:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Engineering Notes

1. The appropriate "Road Reserve Activity Permit" permit must be obtained from Council before commencing any works within the road reserve.
2. The applicant should carry out a "Dial Before You Dig" enquiry to check the location of underground services before any works are commenced on-site.

Country Fire Authority Notes

1. For any future subdivision of the land, the CFA will require water supplies for each allotment that will meet the requirements of Building Code of Australia and be generally in accordance with the requirements of AS 2419.1.
2. All water used for fire fighting must be potable and/or Class A water quality.
3. Any new roads introduced within the Proposed Special Use Zone – Agricultural Services location should have a reticulated water supply with street hydrants for Fire Fighting.

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>

Date issued: _____	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation) _____	Signature for the responsible authority: _____
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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. [*insert amendment number*] to the [*insert name of planning scheme*].

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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 a 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.
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WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.