

PLANNING PERMIT

Permit No.: PA2101319

Moyne Planning Scheme

Responsible Authority: Minister for Planning

ADDRESS OF THE LAND:

500 Tarrone North Road Tarrone VIC 3283 (Lot No. 2, Plan of Subdivision 218923A, Vol 08761, Fol 124)

THE PERMIT ALLOWS:

Use and development of land for a utility installation and native vegetation removal.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

USE AND DEVELOPMENT

1. The use and development, including the materials of construction, as shown on the endorsed plan shall not be altered or modified without the written consent of the Responsible Authority.

DEPARTMENT OF ENVIRONMENT LAND WATER AND PLANNING – BARWON SOUTH WEST REGION

Notification of permit conditions

2. Before works start, the permit holder must advise all persons undertaking vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals. A copy of the permit must be made available to all people working on the project.

Protection of patches of native vegetation to be retained

3. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.

Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any associated tree protection zone, the following are 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) entry and exit pits for the provision of underground services
- e) any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

4. The native vegetation permitted to be removed, destroyed or lopped under this permit is 0.186 hectares of native vegetation described in Native Vegetation Removal Report ID NAA_2022_031.
5. To offset the removal of 0.186 hectares of native vegetation 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:
 - a) A general offset of 0.039 general habitat units:
 - i. located within the Glenelg Hopkins Catchment Management Authority boundary or Moyne Shire municipal area
 - ii. with a minimum strategic biodiversity value of at least 0.312
6. 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 must be one or both of the following:
 - a) 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, and/or
 - b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning Barwon South West regional office via bsw.planning@delwp.vic.gov.au.

At the conclusion of the project, offset requirements can be reconciled with agreement by the responsible authority and referral authority.

7. In the event that a security agreement is entered into as per condition 6, 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.

AUSNET

8. Natural ground surface levels on the easement must not be altered by the stockpiling of excavated material or by landscaping without prior written approval from AusNet Transmission Group.
9. Details of all future works within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

NOISE

10. Noise from the operation of the utility installation must comply with the relevant recommended noise levels for noise sensitive areas in accordance with the EPA Publication 1826.4

VEHICLE ACCESS

11. Vehicle access points must be designed and located to the following standards, to the satisfaction of the relevant road management authority (or authorities):
 - a) To the extent practicable, access points must be able to accommodate turning movements without vehicles encroaching onto the incorrect side of the road.
 - b) Safe sight distances must be provided.
 - c) Potential through traffic conflicts must be avoided.

TRAFFIC MANAGEMENT

12. Before the development starts a traffic management plan must be prepared to the satisfaction of and endorsed by the responsible authority. The traffic management plan must be complied with, unless varied by the written consent of the responsible authority.
13. The traffic management plan must:
 - a) identify pre-construction, construction and transport vehicle routes to and from the substation site.
 - b) nominate the expected average daily vehicle movements on identified access routes to and from the substation site.
 - c) identify construction traffic management measures to be implemented on public roads during the construction of the substation.
 - d) Identify vehicle access points to the site.
 - e) Identify how truck / heavy vehicle movements to and from the site can be accommodated on sealed roads and how any encroachment onto the incorrect side of the road would be managed.
 - f) Identify loading zones.
 - g) Recommend the need to undertake any road intersection upgrades.
 - h) Require a pre-construction existing conditions survey be undertaken and provide details of the survey.
 - i) Recommend the need to undertake a program for rehabilitation of existing public roads identified in the existing conditions survey.

14. The traffic management and maintenance works identified in the endorsed traffic management plan must be carried out in accordance with the endorsed traffic management plan to the satisfaction of Moyne Shire Council.

EXPIRY

15. This permit will expire if one of the following applies:
 - a) The development is not started within four years of the date of this permit.
 - b) The development is not completed within eight years of the date of this permit.



DATE OF NOTICE: 30/06/2022

**SIGNATURE OF MICHAEL JUTTNER, MANAGER, DEVELOPMENT APPROVALS AND
DESIGN, AS DELEGATE FOR THE MINISTER FOR PLANNING**

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 a 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 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 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 of 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.