

AMENDED PLANNING PERMIT PL17/027725

Address of the land: 10-12 Reserve Road WONGA PARK

Lot 2 LP 128989 Vol 9342 Fol 881

The permit allows: Alterations and additions to the existing dwelling

The following conditions apply to this permit:

1. Before works approved by amendment PLA21/0113 start, further amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will then form part of the permit and will supersede plans endorsed under Condition 1. The plans must be generally in accordance with the plans submitted with the amendment application PLA21/0113 (prepared by Ian McEwan Designs Pty Ltd dated 20 September 2021), but modified to show
 - 1.1 A notation beneath the earthworks area summary to state: the retention and re-use of any excavated soil on the site must occur only in accordance with the conditions of Permit PL17/027725, the relevant provisions of the Manningham Planning Scheme, and any required/approved Planning Permit/s for earthworks.
2. The development as shown on the approved plans must not be altered without the written consent of the Responsible Authority.
3. All external colours and finishes must be of muted, non-reflective colours to the satisfaction of the Responsible Authority.
4. The owner must ensure that contractors/tradespersons who install services or work near any vegetation to be retained are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practices.
5. Any stockpiled soil that is required must not be stored under the canopy of the trees, so as to prevent compaction around the critical root zones of the trees to be retained. On completion of works, residual stockpiled soil must not be spread over untouched areas of native vegetation to avoid smothering and weed spread to the satisfaction of the Responsible Authority.
6. The owner must use appropriate site management practices during construction to prevent the transfer of mud, dust, sand, slurry, litter, concrete or other construction waste from the site into drains or onto nearby roads. In the event that a road or drain is affected, the owner must upon direction of the responsible authority take the necessary steps to clean the affected portion of road or drain to the satisfaction of the Responsible Authority.
7. All runoff from the extended dwelling be directed to the point of discharge to the satisfaction of the Responsible Authority.
8. The extent and depth of cut and fill must not exceed that shown on the approved plan, without the written consent of the Responsible Authority.

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9. Prior to the commencement of works, a Septic Tank Permit to alter the existing septic system must be obtained from the Environmental Health Unit of the Responsible Authority. Such system must be designed to contain all effluent on site and be installed and maintained to the satisfaction of the Responsible Authority.
10. The dwelling extensions must not be occupied before connection to an upgraded approved all waste septic system of sufficient capacity to handle all sewage and sullage from the dwelling. Such system must be designed, installed and maintained to the satisfaction of the Responsible Authority.
11. This permit will expire if one of the following circumstances applies:
 - 11.1 The development is not started within two (2) years of the date of this permit; and
 - 11.2 The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the *Planning & Environment Act 1987*.

Notes

Submission of Plans

All plans submitted in accordance with the Permit should be submitted online. Search for your planning application on the [planning applications portal](#) and select **Endorse Plans**.

How to avoid the expiry of this permit

Under Section 69 of the *Planning and Environment Act 1987* the owner or occupier of the land may apply to extend a permit either:

- Before it expires; or
- Within 6 months of the expiry if the permit has not been acted on; or
- Within 12 months of the expiry of the permit if the development was started lawfully before the permit expired.

Siting Assessment - Single dwellings

This planning permit has been assessed against the requirements of the Environmental Significance Overlay, Schedule 3 only. Please note that pursuant to Building Regulation 401 this planning permit has not assessed the design and siting of the proposed dwelling and / or associated buildings and that your appointed building surveyor as part of the building permit process will need to assess and ensure that the proposal meets the requirements of Part 4 of the Building Regulations

Works Code of Practice

The development must comply with Council's Works Code of Practice (June 2017), available at www.manningham.vic.gov.au/file/30396/download.

Building Permit

Please note that this planning permit does not give permission to commence work. A Building Permit must be issued prior to commencing building work pursuant to the Building Act and Building Regulations. Please contact Council's Building Service Unit on 9840 9430 or visit Council's website if you require further information.



This permit has been amended as follows:

Amendment No.	Description	Date Amendment Approved*
PLA20/0205	Amendment to the endorsed plans by modifications including extension of the dwelling to the south-east, relocation of the outdoor entertainment area and retention of the swimming pool.	22 March 2021
PLA21/0113	<p>The permit is amended as follows:</p> <ul style="list-style-type: none">• New Condition 1 for plan changes, and subsequent renumbering of all conditions.• Addition of Condition 8. <p>The plans are amended as follows:</p> <ul style="list-style-type: none">• Introduction of a lower ground floor storage area and associated earthworks and minor internal changes.	20 December 2021

***Note:** An amendment/correction to the permit does not extend the validity of the permit. The expiry of this permit is calculated using the original permit issue date shown at the bottom of the page, not the date the amendment/correction was issued.



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
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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 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
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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?

- 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.

