

AMENDED PLANNING PERMIT PL12/022925

Address of the land: 26 Alfreda Avenue BULLEEN
Lot 1 TP 338792P Vol 8476 Fol 201

The permit allows: Alterations and additions to the existing dwelling and construction of a two-storey dwelling to the rear and the reduction in the car parking requirements.

The following conditions apply to this permit:

Amended Plans

1. Before the development starts, two copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will then form part of the permit. The plans must be generally in accordance with the decision plans (*dated 20 April 2012/ Revision A*, but modified to show:
 - (a) The front entry to Dwelling 2 is to be relocated to Alfreda Avenue.
 - (b) The entry to the dwelling from Marjorie Close is to be deleted and the area landscaped.
 - (c) A materials and finished schedule with a sample board.

Endorsed Plans

2. The development as shown on the approved plan/s must not be altered without the written consent of the Responsible Authority.

Completion

3. Landscaped areas must be fully planted and mulched or grassed generally in accordance with the approved Staged Landscaping Plan required by Condition 6 and to the satisfaction of the Responsible Authority.
4. All brickwork on or immediately adjacent to the boundaries of the site as shown on the endorsed plan and where visible from the adjoining property must be cleaned and finished to the satisfaction of the Responsible Authority.
5. Privacy screens and obscure glazing as required in accordance with the approved plans must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.

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Landscape Plan

6. Before the permitted development starts, a Staged Landscaping Plan must be submitted to the Responsible Authority for assessment. The landscape plan must be prepared by a landscape architect or person of approved competence and must be generally in accordance with the approved site layout plan, and must show, as appropriate:

- (a) Any details as relevant or directed by any other condition of this Permit;
- (b) Existing vegetation to be retained/or has been removed;
- (c) Location, species and number of proposed plantings;
- (d) A planting schedule detailing species, numbers of plants, approximate height, spread of proposed planting and planting/pot size;
- (e) Surface treatments;
- (f) Details of site and soil preparation, mulching and maintenance;
- (g) A minimum of one (1) canopy tree, capable of reaching a minimum mature height of 8.0 metres, within the Alfreda Avenue and Marjorie Close frontages. The tree must be a minimum height of 1.5m at the time of planting;
- (h) A minimum of one (1) canopy tree, within private open space of each dwelling, to be a minimum height of 1.5m at the time of planting; and
- (i) Screen planting along the southern boundary, to be a minimum height of 1.5m at the time of planting.
- (j) Details of all fencing proposed.

The use of synthetic grass as a substitute for open lawn area within secluded private open space or a front setback will not be supported. Synthetic turf may be used in place of approved paving decking and/or other hardstand surfaces.

Vegetation Removal/Retention

7. All existing trees shown on the approved plan as being retained, must be provided with a protective barrier erected a minimum of 1.0 metre from the trunk to assist in the preservation of such vegetation. Such barriers must be constructed before the works start on site and be maintained to the satisfaction of the Responsible Authority during construction.
8. The owner must ensure that contractors/tradespersons who install services or work near the vegetation to be retained are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practices.
9. No vegetation, apart from that shown on the approved plan as vegetation to be removed may be felled, destroyed or lopped without the written consent of the Responsible Authority.

Tree Protection Measures

10. During construction works:
- (a) No excavation, trenching or soil removal may be carried out within the dripline of any tree to be retained without the prior written consent of the Responsible Authority;
 - (b) No goods or materials may be stored or vehicles parked within the dripline of any tree to be retained on the subject site;



- (c) All exposed roots must be cut by or under the supervision of an Arborist or suitably qualified person;
- (d) Sub-floor construction must be either pier and beam or a stump, bearer and joist sub-floor and dug into the soil using load-bearing beams or bearers placed above the ground on top of the footings;
- (e) An Arborist or suitable qualified person must be present when the pier and beam footings are installed to ensure that no major roots are cut and to ensure that minor roots are cut cleanly.

Stormwater – On-site detention system

- 11. The owner must provide on site storm water detention storage or other suitable system (which may include but is not limited to the re-use of stormwater using rainwater tanks), to limit the Permissible Site Discharge (PSD) to that applicable to the site coverage of 35 percent of hard surface or the pre existing hard surface if it is greater than 35 percent. The PSD must meet the following requirements:
 - (a) Be designed for a 1 in 5 year storm; and
 - (b) Storage must be designed for 1 in 10 year storm.
- 12. Before the development starts, a construction plan for the system required by Condition 12 of this permit must be submitted to and approved by the Responsible Authority. The system must be maintained by the Owner thereafter in accordance with the approved construction plan to the satisfaction of the Responsible Authority.

Drainage

- 13. Stormwater must not be discharged from the subject land other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Miscellaneous Works Permit is first obtained from the Responsible Authority.
- 14. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the Responsible Authority, to prevent ponding and to minimise overland flows onto adjoining properties.

Site Services

- 15. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
- 16. All upper level service pipes (excluding stormwater downpipes) and any wall mounted spa-bath pump must be concealed and screened respectively to the satisfaction of the Responsible Authority.

Vehicle Crossings and Accessways

- 17. Vehicular crossings must be constructed in accordance with the approved plans prior to occupation of the buildings to the satisfaction of the Responsible Authority.

18. Redundant vehicle crossovers must be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority.

Maintenance

19. Buildings, paved areas, drainage and landscaping must be maintained to the satisfaction of the Responsible Authority.

Construction Management

20. The owner must use appropriate site management practices to prevent the transfer of mud, dust, sand or slurry 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.
21. In the event of excavation causing damage to an existing boundary fence, the owner of the development site must at their own cost repair or replace the affected fencing to the satisfaction of the Responsible Authority.

Permit Expiry

22. This permit will expire if one of the following circumstances applies:

- (a) The development is not started within two (2) years of the date of this permit; and
- (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 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*.

This permit has been amended as follows:

Amendment No.	Description	Date Amendment Approved*
PLA21/0130	<p>The permit is amended as follows:</p> <ul style="list-style-type: none">• Modify the permit preamble, which read "Alterations and additions to the existing dwelling and construction of a second two storey dwelling". <p>The plans are amended as follows:</p> <ul style="list-style-type: none">• Convert two (2) undersized car parking spaces into one (1) standard sized single garage for Dwelling 2; and• Relocate the side gate to abut the single car garage.	14/12/2021

***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.

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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.

