

PLANNING PERMIT

VCAT Reference No.: P83/2017
Permit No.: PP2016/126
Planning Scheme: Corangamite Planning Scheme
Responsible Authority: Corangamite Shire Council
Prop No.: 9124

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ADDRESS OF THE LAND

Land Address: 79 Old Coach Road PRINCETOWN VIC 3269

THE PERMIT ALLOWS

- The Use and Development of an Integrated Eco-Tourism Facility being a Residential Hotel, Group Accommodation, Restaurant and Pleasure Boat Facility, and;
 - Removal of Native Vegetation and;
 - Alterations of Access to a Road Zone Category 1 and;
 - the sale and consumption of liquor under clause
- in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Endorsed Plans

1. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Amended Plans Required

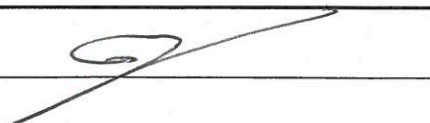
2. Before commencement of the relevant stage of the development starts, amended plans must be submitted to the satisfaction of the Responsible Authority. The amended plans may include plans of the whole development or the relevant stage as appropriate. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and a minimum of three copies provided. The plans must be generally in accordance with the application plans, but modified to show:
 - a. The changes included in the plans circulated by the permit applicant on 24 May 2017;
 - b. The deletion of two accommodation rooms being the fourth and fifth accommodation rooms from the eastern end of the building forming a gap at the first floor level of no less than 8 metres and may be shown as an outdoor terrace area or the like (save for the walkway area at the southern end and up to a 600mm eave overhang on each side of the gap);
 - c. The walkway behind the two deleted accommodation rooms must be glass and lightweight materials to the northern side;
 - d. Setback the roof overhang east of the gap referred to in condition 2(b) on the northern side of the building so that the roof eave extends no further than 50% of the depth of the balcony;
 - e. The roof redesigned as a consequence of conditions 2(b) and (d) to not include roof pitches steeper than the proposed pitch;

Conditions 2(b) to (e) inclusive can only be varied by the Tribunal under section 85(1A).

- f. For each stage as appropriate, an overall layout plan showing the layout of all buildings and works associated with the development (including works external to the site);

Date Issued 3 July 2017

Signature for the Responsible Authority _____



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CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the Responsible Authority under Division 1A of Part 4 of the **Planning and Environment Act 1987** :

- Conditions 2b) to 2e)

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 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

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 - 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 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
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 - 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
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 - 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.
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- g. All dimensions and levels to Australian Height Datum (AHD), including levels for built form, car parking, access lanes and pedestrian and cycle paths and finished heights of all buildings.
- h. A reduction in height of the proposed panoramic viewing tower structure to a maximum of 8.5 metres above natural surface level and inclusion of amended finishes, including the use of lightweight materials and organic in appearance, and designed to achieve increased visual permeability with a visually recessive finish.
- i. The proposed swimming pool showing levels and excavations.
- j. The jetty and associated floating pontoon area restricted to 40m long not protruding into the waterway more than 10% of the waterways width.
- k. Anticipated flood levels.
- l. The widening and upgrading of Old Coach Road to a minimum carriageway width of 8.2 metres (2 x 3.1m lanes and a 1.0m wide shoulder on each side of the road) together with a pedestrian pathway between the Great Ocean Road and the site entry to the activity precinct; including details of alignment layout within the Government road reserve or the adjoining Princetown Recreation Reserve; a minimum finished surface level of 2.1AHD, specifications, drainage designs and details of surfacing materials.
- m. The upgrading (or replacement) of the Old Coach Road Bridge to achieve a 10.9 metre wide bridge (2 x 3.1m traffic lanes + 2 x 0.6m shoulders + 2.5m wide shared path + 2 x 0.5m containment barriers) and a minimum finished surface level of 2.1AHD including details of alignment layout, specifications, load capacity, details of bridge approaches and signage.
- n. The finished floor level of all proposed buildings to be a minimum of 3.5 metres AHD, except for the proposed boat shed.
- o. No buildings constructed on land lower than the natural surface level of 1.9 metres AHD, except for the proposed boatshed.
- p. Pedestrian access paths within the site to habitable buildings to be a minimum height of 2.1 metres AHD.
- q. All pedestrian footpaths and bicycle paths proposed within the site, including details and specifications of any boardwalk structures.
- r. Provision of disabled access in accordance with Australian Standard 1428-2009 (Design for Access and Mobility).
- s. Details and location of any air conditioning units, mechanical equipment, plant and exhaust fan, including details of appropriate baffling of plant and equipment.
- t. Details and location of any business identification signage.
- u. Provision of on-site bicycle parking.
- v. Layout of car parking and loading/unloading areas in accordance with the requirements of the Corangamite Planning Scheme.
- w. All native vegetation to be removed (including vegetation removal associated with the road upgrade and works as required by this permit) be quantified and offset in accordance with the Corangamite Planning Scheme (as required by condition 54).

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- x. All public lighting in accordance with the approved Public Lighting Plan in accordance with condition 10 of this permit.
- y. A schedule of construction materials, external finishes and colours (as required by conditions 32, 33 and 34).
- z. All storage tanks for potable water, waste water and firefighting water supply.
- aa. All above ground infrastructure for treatment and/or disposal of waste water, alternative offsite treatment and disposal, or connection to the reticulated sewer. .
- bb. Any bushfire mitigation measures identified in the endorsed Bushfire Management Plan (as required by conditions 18 and 63).
- cc. Details of the treatment of the intersection of Great Ocean Road and Old Coach Road (as required by condition 47).

Staging Plan Required

3. Prior to the commencement of any part of the development, the permit holder must submit a plan outlining the staged delivery of the development allowed by this permit, to the satisfaction of the Responsible Authority. The Staging Plan must show:
- a) All external infrastructure including the upgraded or replaced Old Coach Road and Old Coach Road Bridge within the first stage.
 - b) all landscaping as a part of any first stage except that, where necessary to ensure that the construction of buildings and works in later stages does not damage or destroy the introduced landscaping, temporary landscaping may be proposed;
 - c) all buildings and works to be included in each stage; and
 - d) description of all infrastructure to be delivered in each stage (eg. roads, pathways etc).
 - e) All management plans required under this permit must be completed for the first stage of the approved use and development at either prior to commencement of development or use as the permit requires.

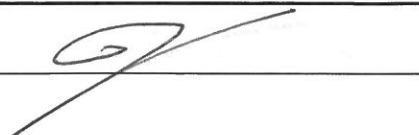
If approved by the Responsible Authority the staging plan will be endorsed and form part of the permit.

Acid Sulphate Soils

4. Before the development starts, a detailed soil assessment for Coastal Acid Sulphate Soils (CASS) prepared by a suitably qualified expert to the satisfaction of the Responsible Authority and in consultation with the Department of Environment, Land, Water and Planning (DELWP) must be submitted to and approved by the Responsible Authority. Once approved, the detailed soil assessment for CASS will be endorsed and will then form part of the permit. The approved detailed soil assessment for CASS must, , address all recommendations, requirements and strategies of all 4 stages to the risk identification and assessment process outlined in the Coastal Acid Sulphate Soil Strategy of 23 September 2016 prepared by GHD and must make recommendations or management measures to satisfactorily avoid or minimise disturbance of CASS.

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5. All mitigation or management measures identified in the approved detailed soil assessment for CASS must be carried out and completed in accordance with any timing requirements and recommendations as may be set out in the approved detailed soil assessment for CASS and any ongoing requirements must continue to be met at all times .

MANAGEMENT PLANS REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT

Construction Management Plan

6. Before the development starts, the permit holder must prepare to the satisfaction of the Responsible Authority and in consultation with the Environment Protection Authority Victoria, Secretary to the Department of Environment, Land Water and Planning and the Corangamite Catchment Management Authority, a Construction Management Plan. This plan must address the following matters:
- a. Measures to protect both the aquatic and terrestrial environments during development.
 - b. Measures to protect flora and fauna, and to avoid or minimise impacts to ecological values during development.
 - c. Measures to avoid clearance and/or disturbance of vegetation within both seasonal and permanent areas of the Princetown Wetlands during development other than to the extent allowed by the permit.
 - d. Measures to minimise the area of the construction footprint on the site.
 - e. Nominated vehicular and pedestrian access during site establishment and construction, including details of proposed vehicle movements during construction.
 - f. Extent of proposed site excavation and fill.
 - g. A requirement that vehicular and pedestrian access must be maintained across the Gellibrand River during the construction of the development, including during the required bridge widening works (or bridge replacement works) and road upgrade works to Old Coach Road.
 - h. Methods of managing site earth works and delineating areas on site to be impacted by site construction.
 - i. Methods of transportation of construction materials and other goods to the site taking account of limitations of the bridge on Old Coach Road, including arrangements for the turning of vehicles which cannot cross the Old Coach Road Bridge.
 - j. Nominated locations for storage of any soils, materials, equipment, vehicles, machinery or waste products during construction.
 - k. Management of stormwater and measures to treat any runoff from the site including measures to prevent sediment discharge to the wetlands and waterways.
 - l. Waste water management during construction, including arrangements for disposal of any polluted waste water.

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- m. Measures to prevent the spread of existing and/or introduction of new weeds, diseases or pests to the site including weed and pathogen control measures addressing vehicle, equipment, personnel and materials hygiene.
- n. Measures to control dust emissions both on and off site arising from the development.
- o. Measures to minimise transfer of site mud to roads.
- p. Measures to control noise during construction so as to comply with Environment Protection Authority Noise Control Guidelines (EPA publication 1254).
- q. Hours of construction operation.
- r. Measures to delay construction activities in the vicinity of the waterway (i.e. boat ramp and pontoon construction) during periods of high rainfall (e.g. >20 mm).
- s. Low impact construction techniques for boardwalks.
- t. Measures to prevent contaminants (e.g. oils, chemicals) from entering any aquatic habitat or waterway.
- u. The location of temporary site fencing, site huts and any other temporary structures for construction purposes.
- v. Public safety during construction.
- w. Waste management during construction.
- x. Redirection of any above or underground services, and the provision of power at full cost to the permit holder during construction including for road and pavement construction works.
- y. Proposed monitoring systems.
- z. Site rehabilitation.
- aa. Any measures identified in the relevant assessment for coastal acid sulphate soils as required by condition 5.

When approved, the plan will be endorsed and will then form part of the permit. The development must be in accordance with the endorsed Construction Management Plan except with the prior written consent of the Responsible Authority and must be to the satisfaction of the Responsible Authority.

Parking and Traffic Management Plan

- 7. Before the development starts, the permit holder must prepare to the satisfaction of the Responsible Authority a Parking and Traffic Management Plan. Three (3) copies must be provided. The submitted plan must address the following matters:
 - a. Sub soil investigations and pavement designs for all external/internal access roads/lanes, intersection works, car parking areas and loading areas.
 - b. The widening, construction, surfacing and drainage of Old Coach Road to allow for two way traffic and a pedestrian path.
 - c. The Old Coach Road Bridge upgrade (or replacement) and including a requirement that vehicular and pedestrian access must be maintained across the Gellibrand River during the construction of the bridge widening works.

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- 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.

PLANNING PERMIT

VCAT Reference No.: P83/2017
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- d. Pedestrian and cycle access paths including a dedicated pedestrian crossing from the town boardwalk to the fishing platform and Great Ocean Walk at the bridge on Old Coach Road and including a requirement that vehicular and pedestrian access must be maintained across the Gellibrand River during the construction of the road upgrade works to Old Coach Road.
- e. Provision of bus parking.
- f. Provision of loading and unloading of vehicles associated with delivery of goods.
- g. Vehicular access within the site to all proposed buildings (except the Boat Shed) to have a minimum height of 2.1 metres AHD.
- h. Detailed plans of the access to the property along Old Coach Road demonstrating a minimum finished road surface of 2.1 metres AHD, and demonstrate no off site hydraulic impacts.
- i. The location of all areas on-site and/or off-site to be used for staff and patron parking.
- j. Owner's permission and any required planning permission for parking on other land.
- k. Specification of staff numbers adequate to enable efficient operation of car parking areas both on-site and off-site.
- l. The means by which the direction of traffic and pedestrian flows to and from car parking areas will be controlled both on-site and off-site.
- m. Measures to preclude staff parking in designated patron car parking areas.
- n. Staffing and other measures to ensure the orderly departure and arrival of patrons especially during peak periods.
- o. Servicing of the drainage and maintenance of car parking areas.
- p. Detailed traffic layout with dimensions for the vehicle and pedestrian movements within the site and access to the road network to and from the site is to be submitted to Council for approval. This will include details with dimensions of the parking areas.
- q. Construction plans for all civil work including access roads, footpaths, pavements, kerb and channels and underground drains.

When approved, the plan must be endorsed and will then form part of the permit. All stages of the development must accord with the endorsed Parking and Traffic Management Plan except with the prior written consent of the Responsible Authority and must be to the satisfaction of the Responsible Authority.

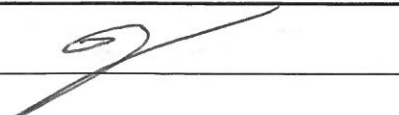
The Parking and Traffic Management Plan must be implemented to the satisfaction of the Responsible Authority prior to the commencement of the permitted use.

Landscape Management Plan

8. Before the development starts, the permit holder must prepare to the satisfaction of the Responsible Authority a Landscape Management Plan. The plan must be prepared by a suitably qualified landscape architect, drawn to scale with dimensions and three copies must be provided. The submitted plan must show:
 - a. A survey of all existing vegetation and natural features showing plants (greater than 1200mm diameter) to be removed.

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.

(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 Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the Responsible Authority under Division 1A of Part 4 of the **Planning and Environment Act 1987** :

- Conditions 2b) to 2e)

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 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 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.

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.

PLANNING PERMIT

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- b. All landscaping and a planting schedule of all proposed trees, shrubs and ground cover, which will include the location, number and size at maturity of all plants, the botanical names of such plants and the location of all areas to be covered by grass, lawn or other surface materials as specified.
- c. The use of only indigenous species to the relevant EVCs as they apply across the site.
- d. The method of preparing, draining, watering and maintaining the landscaped area.
- e. Details of any water supply connection points and any proposed irrigation system.
- f. A 20-metre-wide landscape buffer screening views from the Princetown Recreation Reserve to any onsite waste water treatment plant and winter store;
- g. Landscape treatment surrounding the north west corner of the activity centre building in order to filter the view of the built form as seen from the town in the order of 3-5 metres in height at maturity;
- h. Proposed bed heights above car-park surface and all areas where vehicle overhang will occur.
- i. All landscaped areas proposed to be used for stormwater retardation.
- j. Measures to protect vegetation from unwanted pests and fauna and weed invasion.
- k. Maintenance regimes to ensure the sustainability of proposed landscaping.

When approved, the plan must be endorsed and will then form part of the permit. All landscaping must be implemented as part of any first stage of the development except where necessary to ensure that the construction of buildings and works in later stages does not damage or destroy the introduced landscaping. Should this circumstance arise, temporary landscaping must be implemented, to the satisfaction of the Responsible Authority, until such time as the relevant buildings or works in later stages is completed and the permanent introduced landscaping can be implemented.

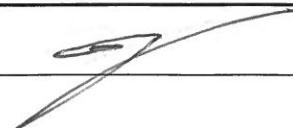
The development must accord with the endorsed Landscape Management Plan except with the prior written consent of the Responsible Authority and must be to the satisfaction of the Responsible Authority.

Environmental Improvement Plan

9. If wastewater is to be disposed of via on site treatment and disposal, at least three months before the commissioning of any treatment and disposal facility, an Environmental Improvement Plan prepared by a suitably qualified person and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan must be endorsed and will then form part of the permit. The Environmental Improvement Plan must:
 - a. be generally in accordance with any environmental improvement plan approved by the EPA;
 - b. provide a detailed design assessment of the wastewater flows, treatment and volumes identified in the Land Capability Assessment prepared by GHD dated September 2016;
 - c. specify ongoing monitoring requirements and any circumstances/locations where irrigation should not take place on-site; and

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.

(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 Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the Responsible Authority under Division 1A of Part 4 of the **Planning and Environment Act 1987** :

- Conditions 2b) to 2e)

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 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 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.

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.

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- d. show any revised location of the on-site waste water treatment and holding facility.

The provisions, recommendations and requirements of the endorsed Environmental Improvement Plan must be implemented to the satisfaction of the Responsible Authority and all ongoing obligations must be complied with to the satisfaction of the Responsible Authority.

Public Lighting Plan

10. Before the development is occupied, a public lighting plan prepared to the satisfaction of the Responsible Authority must be submitted and approved by the satisfaction of the Responsible Authority. Once approved, the lighting plan will be endorsed and will then form part of the permit. The proposed public lighting (including measures to manage light spill and prevent lighting impacts in wetland areas) must meet Australian Standard 4282 Control of the Obtrusive Effects of Outdoor Lighting and must address and ensure minimal disturbance to both the aquatic and terrestrial environments by recommending measures to be incorporated and in accordance with section 7.6 of the Flora and Fauna Assessment prepared by GHD dated 2016. Once approved, the lighting plan must thereafter be complied with at all times.

Flora and Fauna Report

11. Before any development starts, a Flora and Fauna Report prepared by a suitably qualified expert to the satisfaction of the Responsible Authority and in consultation with the Department of Environment, Land, Water and Planning must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Flora and Fauna Report must be generally in accordance with the Flora and Fauna Assessment prepared by GHD dated September 2016 but modified to:
- a. set out detailed mitigation measures required during construction and post construction and operation to reduce the impacts on flora and fauna including specific measures relevant to the final design of the development and having regard to the non-exhaustive list outlined in section 7 of the Flora and Fauna Assessment prepared by GHD dated September 2016.

The provisions, recommendations and requirements of the endorsed Flora and Fauna Report must be implemented to the satisfaction of the Responsible Authority and all ongoing obligations must be complied with to the satisfaction of the Responsible Authority.

Aquatic Ecology Report

12. Before any development starts, an Aquatic Ecology Report prepared by a suitably qualified expert and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Aquatic Ecology Report must be generally in

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.

(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 Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the Responsible Authority under Division 1A of Part 4 of the **Planning and Environment Act 1987** :

- Conditions 2b) to 2e)

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 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 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.

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.

PLANNING PERMIT

VCAT Reference No.: P83/2017
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accordance with the Aquatic Ecology Assessment prepared by GHD dated 20 September 2016 but modified to:

- a. set out detailed mitigation measures required during construction and post construction and operation to protect the aquatic ecological values including specific measures relevant to the final design of the development and including specifically the Australian Grayling and Mudfish having regard to the non-exhaustive list of mitigation measures outlined in section 5 of the Aquatic Ecology Assessment prepared by GHD dated 20 September 2016;

The provisions, recommendations and requirements of the endorsed Aquatic Ecology Report must be implemented to the satisfaction of the Responsible Authority and all ongoing obligations must be complied with to the satisfaction of the Responsible Authority.

13. Motorised watercraft associated with the development may only be used for emergencies or operation activities (not recreational activities).
14. The jetties associated with the development must not interfere with instream wood habitat installations.

Hydraulic Report

15. Before any development starts, a Hydraulic Report prepared by a suitably qualified expert and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the permit. The endorsed Hydraulic Report must be generally in accordance with the Preliminary Hydraulic Report prepared by GHD dated September 2016 and modified to include the detailed design process referred to and required in the report and consideration of future adaptation measures to respond to climate change sea level rise for the car park areas, accessways and roads.
16. The provisions, recommendations and requirements of the endorsed Hydraulic Report must be implemented to the satisfaction of the Responsible Authority and all ongoing obligations must be complied with to the satisfaction of the Responsible Authority.

MANAGEMENT PLANS REQUIRED PRIOR TO THE COMMENCEMENT OF THE USE

Operations Management Plan

17. Before the use starts, the permit holder must prepare to the satisfaction of the Responsible Authority an Operations Management Plan. Three (3) copies must be provided. The submitted plan must address the following matters:
 - a. Measures to protect both the aquatic and terrestrial environments during the use of the site.
 - b. Measures to protect flora and fauna, and to avoid or minimise impacts to ecological values during the use of the site.
 - c. Measures to avoid clearance and/or disturbance of vegetation within the Princetown Wetlands during the use of the site.
 - d. Site access arrangements for vehicles and pedestrians, including arrangements to manage peak visitor periods.

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.

(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 Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the Responsible Authority under Division 1A of Part 4 of the **Planning and Environment Act 1987** :

- Conditions 2b) to 2e)

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 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 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.

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.

PLANNING PERMIT

VCAT Reference No.: P83/2017
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- e. Deliveries to and from the site for all commercial vehicles, including waste collection.
- f. Access to and from the site for all commercial vehicles, including waste collection.
- g. Maintenance.
- h. Noise.
- i. Hours of operation.
- j. Reporting arrangements for flora and fauna protection.
- k. Hazardous waste and spill management.
- l. Evacuation and emergency protocols in accordance with endorsed management Plans.
- m. The storage of goods and/or materials stored inside the buildings hereby permitted to the satisfaction of the Responsible Authority.
- n. The process for the review of the Operations Management Plan which is to occur at a minimum of 3 yearly intervals.

When approved, the plan must be endorsed and will then form part of the permit. The use must accord with the endorsed Operations Management Plan except with the prior written consent of the Responsible Authority and must be to the satisfaction of the Responsible Authority.

The permit holder must undertake a review of the Operations Management Plan at a minimum of every three years to the satisfaction of the Responsible Authority.

Bushfire Management Plan

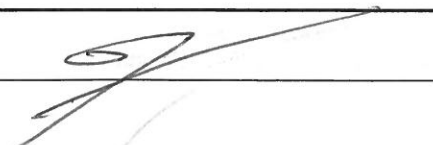
18. The development and use must accord with the endorsed Bushfire Management Plan prepared in accordance with the requirements at condition 63, except with the prior written consent of the Responsible Authority.

Emergency Management Plan

19. Before the use starts, the permit holder must prepare to the satisfaction of the Responsible Authority an Emergency Management Plan that is consistent with the requirement of condition 69. Three (3) copies must be provided. The plan must be generally in accordance with the details in the application and address the following matters:
- a. Flood Response including relocation of vehicles and any other immediate measures necessary and triggers for the closure of the facility.
 - b. The Fire Danger Rating including triggers for the closure of the facility.
 - c. Monitoring and notifying staff and visitors of forecast Fire Danger Rating and flood warnings and any consequential actions.
 - d. Details of the locations/s for emergency assembly, evacuation and shelter-in-place (in the event that evacuation from the site is not practical).
 - e. Transport arrangements for staff and visitors.
 - f. The need for any additional arrangements for persons with special needs.

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.

(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 Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the Responsible Authority under Division 1A of Part 4 of the **Planning and Environment Act 1987** :

- Conditions 2b) to 2e)

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 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 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.

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.
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- g. Training of staff, visitors and overnight guests on emergency procedures.
- h. The nature and frequency of emergency procedure exercises.
- i. Emergency procedures for the:
 - (i) Management and oversight of emergency procedures.
 - (ii) Training of employees in emergency procedures.
 - (iii) Reviewing the effectiveness of emergency procedure exercises and implementing procedure improvements.
 - (iv) Accounting for all persons during the emergency procedures.
 - (v) Monitoring and review of the BEP at least annually.
 - (vi) When approved, the plan must be endorsed and will then form part of the permit.
The use must accord with the endorsed Emergency Management Plan except with the prior written consent of the Responsible Authority and must be to the satisfaction of the Responsible Authority.

Waste Management

20. Before the use starts, the permit holder must prepare to the satisfaction of the Responsible Authority a Waste Management Plan. Three (3) copies must be provided. The plan must be generally in accordance with the details in the application and show the following:
- a. Access arrangements to the site for vehicles associated with waste management.
 - b. Provision on the land for the storage and collection of garbage and other waste associated with the premises; and
 - c. Resource recovery.

When approved, the plan must be endorsed and will then form part of the permit. The use must accord with the endorsed Waste Management Plan except with the prior written consent of the Responsible Authority and must be to the satisfaction of the Responsible Authority.

21. Storage bins must be screened from view and adequately covered to minimise dispersal of material by wind or water and vermin and pest/insect access. All storage areas must be surfaced and capable of being washed down with waste water being directed to a collection point via an appropriate litter trap. This area must be maintained so that it does not cause any unreasonable amenity or attract pests.

INFRASTRUCTURE

Old Coach Road and the Old Coach Road Bridge

22. Before the use starts, the Old Coach Road must be upgraded to provide for two way vehicular traffic with a minimum carriageway width of 8.2 metres and a separate pedestrian pathway between the Great Ocean Road and the site entry to the activity precinct to the satisfaction of the Responsible Authority. Construction plans are to be submitted for approval by the Responsible Authority prior to construction commencing and are to be implemented to the satisfaction of the Responsible Authority.

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

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 - 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**.
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23. Before the use starts, the Old Coach Road Bridge must be upgraded to a width of 10.9 metres (achieve a width of 2 x 3.1m traffic lanes + 2 x 0.6m shoulders + 2.5m wide shared path + 2 x 0.5m containment barriers) or replaced to the satisfaction of the Responsible Authority. Construction plans are to be submitted for approval by the Responsible Authority prior to construction commencing and are to be implemented to the satisfaction of the Responsible Authority.
24. Pre and post construction inspections of the existing bridge are to be undertaken by a qualified structural engineer at the cost of the developer. Written reports for each inspection detailing the condition and defects of the bridge are to be provided to Council for review. Any defects shown to be the result of the development works are to be rectified to Council's satisfaction and at the developer's expense.

Council Infrastructure

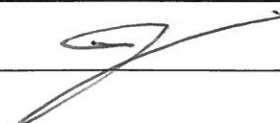
25. Before the development starts any alterations to Council infrastructure as a result of the construction of the facility (e.g. relocation of a drainage pit) will require prior approval from the Responsible Authority and will be to the full cost of the developer.

Stormwater Drainage

26. Before the development starts, a detailed stormwater design for the site must be submitted to the Responsible Authority for approval. Such a plan must be designed in accordance with relevant Council and Australian Standards and be to the satisfaction of the Responsible Authority. The plan must show:
- Sizes of the proposed stormwater pipes and pits.
 - Legal points of discharge.
 - The calculations behind the stormwater design.
 - Confirmation is to be provided that existing downstream drainage infrastructure is adequate to cater for the stormwater discharge from the complex.
- Construction and maintenance of vehicle access ways, parking areas, vehicle crossovers and pedestrian pathways
27. Before the commencement of the use, the proposed road and bridge upgrades, vehicle crossovers, on site vehicular access ways, areas set aside for parked vehicles, loading areas, bicycle infrastructure, and pedestrian pathways shown on the endorsed plans and in the Parking and Traffic Management Plan must be:
- Fully constructed and maintained in a continuously useable condition to the satisfaction of the Responsible Authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
 - Surfaced with an all-weather surface to the satisfaction of the Responsible Authority.
 - Drained and thereafter maintained to the satisfaction of the Responsible Authority.
 - Line marked and/or delineated as appropriate to the satisfaction of the Responsible Authority.

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- e. Access lanes, parking areas, loading zones, pedestrian and cycle paths must be kept available for these purposes at all times.

OTHER REQUIREMENTS

Potable Water Supply

28. Prior to commencement of the use, all permission regarding the harvesting of ground water must be obtained from Southern Rural Water, and submitted to the satisfaction of the Responsible Authority.

Noise Levels

29. Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy including:
 - a. State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1); and
 - b. Noise from industry in Regional Victoria: Recommended maximum noise levels from commerce, industry and trade premises in regional Victoria (NIRV; EPA publication 1411) to the satisfaction of the Responsible Authority.

Unless otherwise approved in writing by the Responsible Authority, this requirement must be consistent with the Operations Management Plan and must be implemented to the satisfaction of the Responsible Authority.

General Amenity

30. The use and development must be managed so that the amenity of the area is not detrimentally affected including through the:
 - a. processes carried out.
 - b. the transportation of materials, goods or commodities to or from the land.
 - c. the appearance of any buildings, works or materials.
 - d. the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, or oil.
 - e. the presence of vermin.
 - f. the generation of dust.
31. The management of waste water must not result in unreasonable noise or odour amenity impacts to users of the Princetown Recreation Reserve.

Materials, finishes and lighting

32. All external materials to be used on any built form, including all solar panels, must be of muted tones and be non-reflective and must not result in any adverse visual impact on the amenity of the surrounding area. The use of zincalume or similar reflective material is not permitted.

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33. Highly reflective glass must not be permitted to be installed in any external windows to the satisfaction of the responsible authority.
34. External and internal lighting associated with the use of the land by this permit must be suitably designed and baffled to reduce the impact of lighting on nearby dwellings; prevent light spill beyond the curtilage of the site and prevent light spill in wetland areas to the satisfaction of the responsible authority.

Landscaping Works

35. Before commencement of the use or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed Landscape Management Plan must be carried out and completed to the satisfaction of the Responsible Authority.
36. The landscaping must thereafter be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants be replaced and be kept generally in accordance with the Landscape Management Plan.

Swimming Pool Operations

37. Swimming pool cartridge filters must be used where possible, to minimise backwash water volumes. Backwash water from swimming pool must not be discharged directly to the wastewater or the stormwater system. Backwash water must be discharged to a separate open grassed, vegetated or garden area - well clear of the building, wastewater system and stormwater outfall. In the event of dispersal of the entire pool volume, dispersal to land is not permitted, and must be undertaken by a licensed waste contractor.

Mandatory Bushfire Condition

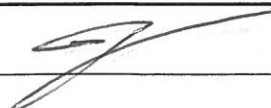
38. The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the Responsible Authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Waste Water Disposal

39. Before the development starts, a works approval must, if required, be obtained from the Environment Protection Authority Victoria under the Environment Protection Act 1970 (Vic).
40. Wastewater must be disposed of by onsite treatment and disposal in accordance with a works approval under the Environment Protection Act 1970 or an alternative offsite treatment and disposal to the satisfaction of the Responsible Authority, unless a public sewer connection is available within 1km of the land by sewer in which case the permit

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holder must connect to that sewer at its cost within 12 months of the connection becoming available or such other time as agreed by the Responsible Authority. Any sewerage treatment and irrigation areas must be rehabilitated to the satisfaction of the Responsible Authority within 12 months of the sewer being connected.

REFERRAL AUTHORITY CONDITIONS

Environment Protection Authority

41. The proponent must apply for and be issued with a works approval from the Environment Protection Authority (if required) with respect to A03 Sewerage Treatment prior to any works beginning.
42. Wastewater disposal must be in accordance with Guidelines for Environmental Management: Use of reclaimed water (EPA Publication 464.2) as amended from time to time.
43. Discharge of wastewater to land must not adversely affect the land.
44. Surface water contaminated with waste must not be discharged from the premises.
45. Offensive odours must not be discharged beyond the boundaries of the premises.
46. Construction and post-construction activities must be in accordance with EPA Publication 275 Construction Techniques for Sediment Pollution Control 1991 or as amended.

VicRoads

47. Intersection treatments detailed in Item 6 of the Traffic Impact Assessment Report provided by GHD for the Great Ocean Road/Old Coach Road intersection be adopted via:
 - a. A Short Channelised right (CHR(S)) Turn Treatment; and
 - b. A lower order left turn treatment (being BAL - Basic Auxiliary Left Turn treatment).
48. Before any works within the Great Ocean Road road reserve commence, the developer must enter into an agreement with VicRoads confirming the following:
 - a. Construction design plans approval processes
 - b. Construction works specification and tender processes
 - c. Fees and associated service obligations
 - d. Field surveillance methods and cost recovery processes.

Corangamite Catchment Management Authority

49. Prior to the commencement of the development, 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 considered to form part of the permit. The

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Planning Scheme: Corangamite Planning Scheme
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plans must be generally in accordance with the plans circulated by the permit applicant on 24 May 2017 with the application but modified to show:

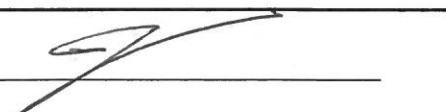
- a. The finished floor level of the all proposed buildings (except the proposed Boat Shed) to be no lower than 3.5 metres to Australian Height Datum (AHD).
 - b. Pedestrian access paths on site to habitable buildings to be no lower than 2.1 metres AHD.
 - c. Vehicular access within the site to all proposed buildings (except the Boat Shed) to have a minimum height of 2.1 metres AHD.
 - d. Detailed plans of the access to the property along Old Coach Road demonstrating a minimum finished road surface of 2.1 metres AHD, and demonstrate no off site hydraulic impacts.
 - e. No buildings to be constructed on land lower than the natural surface level of 1.9 metres AHD except for the proposed boat shed.
50. Prior to the commencement of the use, the construction of the access along the Old Coach Road shall be completed to ensure safe access under current flooding up to and including the 1% AEP flood event.
51. Prior to the commencement of construction of access along the Old Coach Road, detailed design plans must be provided to the satisfaction of Corangamite CMA that clearly demonstrate no adverse impacts on neighbouring properties, and show:
- a. Alterations to Old Coach Road including the additional culverts as proposed in the GHD Flood Impact report submitted with the application.
 - b. The finished road surface of Old Coach Road to be a minimum height of 2.1 metres AHD for the entire access way to the property from the Great Ocean Road.
52. Any proposed pedestrian paths or vehicular access routes are to be designed and constructed to ensure the existing floodplain flow regime is maintained, and not compromised.
53. A Flood Response Plan is prepared and maintained outlining key contacts, key flood levels, and key triggers to control access to and from the development site when it is unsafe to do so along the Old Coach Road over the Gellibrand River.

Department of Environment, Land, Water & Planning

54. Before any permitted clearing of native vegetation starts, a plan to the satisfaction of the Responsible Authority must be submitted to and approved by the responsible authority in consultation with the Department of Environment, Land, Water and Planning. When approved, the plan will be endorsed and will form part of this permit. The plan must be drawn to scale with dimensions and georeferences. The plan must be generally in accordance with the Biodiversity impact and offset requirements report (DELWP ref: GHD_0047) and must clearly show:

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.

(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 Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the Responsible Authority under Division 1A of Part 4 of the **Planning and Environment Act 1987** :

- Conditions 2b) to 2e)

WHEN DOES A PERMIT BEGIN?

A permit operates:

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- 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:
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 - 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 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
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 - 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.

PLANNING PERMIT

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Planning Scheme: Corangamite Planning Scheme
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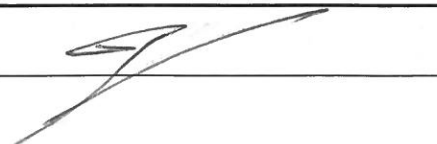
- a. The location and identification of the land affected by this permit, including standard parcel identifiers for freehold land.
- b. The location and area of all native vegetation present that is permitted to be removed under this permit.

Removal of native vegetation must accord with the endorsed plan.

55. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.
56. Before works start, a native vegetation protection fence must be erected around all remnant patches of native vegetation to be retained on the land affected by this permit, or at the boundary of the land affected by this permit, whichever is closer to the Proposed Development Area. The protection fence must be constructed of star pickets, chain mesh or similar to the satisfaction of the responsible authority in consultation with the Department of Environment, Land, Water and Planning. The protection fence must remain in place until all works are completed to the satisfaction of the responsible authority.
57. To offset the removal of 0.909 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Permitted clearing of native vegetation - Biodiversity assessment guidelines (DEPI 2013) and Native vegetation gain scoring manual (DEPI 2013) as specified below:
- a. A general offset of 0.627 general biodiversity equivalence units with the following attributes:
 - (i) Be located within the Corangamite Catchment Management Authority boundary or Corangamite municipal district.
 - (ii) Have a strategic biodiversity score of at least 0.694.
58. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority in consultation with the Department of Environment, Land, Water and Planning. The offset evidence can be a security agreement signed by both parties, to the required standard, for the offset site or sites, including a 10 year offset management plan; and/or an allocated credit extract from the Native Vegetation Credit Register.
- a. 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 by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.
 - b. In the event that a security agreement is entered into in accordance with this condition the applicant must provide the annual offset site condition 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 the Responsible Authority.

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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(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 Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the Responsible Authority under Division 1A of Part 4 of the **Planning and Environment Act 1987** :

- Conditions 2b) to 2e)

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WHEN DOES A PERMIT EXPIRE?

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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:
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5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

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PLANNING PERMIT

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59. Wastewater from the development may not be discharged onto Crown land including the adjoining Princetown Recreation Reserve and the Great Otway National Park.
60. No vehicle access, equipment or materials storage or construction activity is permitted on Crown land other than as expressly indicated in this permit and endorsed plans.

Southern Rural Water

61. The use of water from a waterway, catchment dam, groundwater, soak or spring for irrigation or commercial purposes must be licensed in accordance with Section 51 of the Water Act 1989.
62. The proposed development must not interfere with any nearby waterway being a watercourse, drainage line or a natural channel with a regular flow.

Country Fire Authority (CFA)

Bushfire Management Plan

63. Before the development starts, an amended Bushfire Management Plan (at Appendix G, dated 13/09/2016 Rev 2 prepared by GHD) must be submitted to and endorsed by the Responsible Authority. The plan must show the following inclusions/bushfire mitigation measures, unless otherwise agreed in writing by the CFA and the Responsible Authority:
64. A firefighting system for both structural and bushfire use (BMO) will be provided at the site and will include a water supply/supplies, fire pumps, hydrants, fire hose reels etc. All systems will be installed at the subject site "to the satisfaction of CFA". This also includes fire fighter vehicular and pedestrian access to the equipment including booster point, fire pumps, hydrants, fire hose reels etc.
65. The bridge on Old Coach Road shall provide complaint access for the full range of CFA appliances that would normally be expected to respond to a fire call at the facility from Slip on Units with a weight capacity of 3.9 Tonnes, Tanker at 15 Tonnes and Pumpers at 18 Tonnes+.
66. CFA shall be provided with a copy of the certification for the actual load limit of the bridge. The certification will demonstrate a capacity that would meet the weight requirements for the range of CFA appliances.
67. A BUSHFIRE RISK ASSESSMENT to the satisfaction of the Chief Officer shall be conducted for the operation of the proposal on the subject site. The risk assessment shall be prepared by a person/organisation trained and competent in the preparation of a risk assessment to ISO31000: Risk Management - Principles and Guidelines. The risk assessment process should include but not be limited to:
 - a. The effect of an external fire impacting on the site.
 - b. The effect of a fire originating from the site and escaping into the surrounding area.
 - c. Provision of suitable fire protection equipment.
 - d. Provision of suitable equipment and processes for the prevention of fire.
 - e. Process safety in relation to the application of these materials.
 - f. Any controls in place to eliminate and/or reduce risks.

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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(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 Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the Responsible Authority under Division 1A of Part 4 of the **Planning and Environment Act 1987** :

- Conditions 2b) to 2e)

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WHAT ABOUT REVIEWS?

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PLANNING PERMIT

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68. CFA recommends that EMERGENCY MANAGEMENT PLANS are developed in line with AS 3745: Planning for emergencies in facilities, in relation but not limited to emergency prevention, emergency preparedness, and emergency mitigation.
69. Before the approved development commences under this permit, a BUSHFIRE EMERGENCY PLAN to the satisfaction of the Responsible Authority and CFA must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of this permit. The plan must be generally in accordance with the submitted Bushfire Management Statement and satisfactorily address the following matters:
- a. The Fire Danger Rating triggers for the closure of the facility.
 - b. Monitoring and notifying staff and visitors of forecast Fire Danger Rating and any consequential actions.
 - c. Details of the location/s for emergency assembly, evacuation and shelter-in-place (in the event that evacuation from the site is not practicable).
 - d. Transport arrangements for staff and visitors.
 - e. The need for any additional arrangements for persons with special needs.
 - f. Training of staff, visitors and overnight guests on emergency procedures.
 - g. The nature and frequency of emergency procedure exercises.
 - h. Emergency procedures (bushfire action statements) including the assignment of roles and responsibilities to staff. This must include assigning responsibility for the:
 - (i) Management and oversight of emergency procedures.
 - (ii) Training of employees in emergency procedures.
 - (iii) Reviewing the effectiveness of emergency procedure exercises and implementing procedure improvements.
 - (iv) Accounting for all persons during the emergency procedures.
 - (v) Monitoring and review of the BEP at least annually.

Expiry of Permit

70. This permit will expire if one of the following circumstances applies:
- a. The use and development is not commenced within four (4) years of the date of this permit.
 - b. The development is not completed within six (6) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Date Issued 3 July 2017

Signature for the Responsible Authority _____



IMPORTANT INFORMATION ABOUT THIS PERMIT

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