

# PLANNING ASSESSMENT REPORT

## DELEGATE REPORT

Application Details			
<b>Application Number:</b>	PA20240043	<b>Planner:</b>	Adam Moar
<b>Application Description:</b>	Two lot subdivision		
<b>Application Received:</b>	5 December 2024		
<b>Land / Address:</b>	1/16 Cromie Street Murtoa 3390		
<b>Zoning:</b>	Township Zone (TZ)		
<b>Overlays:</b>	Heritage Overlay - Schedule 43 (State School, Duncan St, Murtoa)		
<b>Under what clause(s) is a permit required?</b>	Clause 32.05-5 Subdivision (TZ) Clause 43.01-1 A permit is required to subdivide land. (HO)		
<b>Vicsmart</b>	No		
<b>Current Use &amp; Development:</b>	Residential/Accommodation		
<b>Land Use Terms:</b>	Residential/Accommodation		
<b>Cultural Heritage Management Plan details</b>	No		

### Proposal

This application is for a two-lot subdivision of the subject site to create two rectangular lots, one 1119 sqm which will contain two existing dwellings, and a second which will be a vacant 2393 sqm lot.

It is intended that the vacant lot be gifted to the Murtoa Housing Innovation Pty Ltd for the purpose of developing the land for housing. Full details of the proposed gifting of land is outlined in the Council meeting documents for the 11 September 2024 unscheduled Council meeting.

### Subject Site & Locality

The subject site, known as 1/16 Cromie Street (Lot 2 PS905866P), has a total area of 3512 square meters and currently contains two dwellings.

The subject land is surrounded by residential land use and developments, and the local Murtoa Police Station.

The subject land is west of the main 'central business district' of Murtoa and approx. 350m north west of the local Post Office, and within a 600m walk to Lake Marma and associated parklands. The subject land is approx. 140m east of the main intersection of the Wimmera Highway (corner of Lake and Degenhardt Streets).

## Site History

TP56-21 - 20 Cromie Street Murtoa

The site has been subdivided from the former Murtoa Primary School. The site have been developed to extend sewerage and connect services to two dwellings. It was this subdivision that created the subject lot.

## Restrictive Covenant / Section 173 Agreement

### Restriction Description

Covenant Nil

Agreement Nil

## Public Notification

The application was advertised to adjoining owners under Section 52 of the Planning and Environment Act 1987. No submissions were received.

## Referrals

There are no referral authorities specified in the planning scheme for an application of this type.

## Planning Policy Framework (PPF)

### 2.01: Context

Yarriambiack Shire is located in the north-western part of Victoria. The Shire has an area of 7158 square kilometres which extends from the Wimmera River, just north of the Grampians in the south to the centre of the Mallee in the north.

The Shire's estimated population in 2018 was 6660 persons. More than two-thirds of the population live in urban centres above 200 people. Approximately a third of the population live in Warracknabeal, the largest town in the Shire. The Shire's population is projected to decrease by more than 1000 persons by 2036, creating challenges for the planning of facilities and services.

The main employment sectors within the Shire are agriculture, community services, and wholesale and retail trade. These industries are major components of the economy of the Shire and are very important in the service role of the smaller townships.

Most townships within the Shire have excellent community and sporting facilities that have the potential for hosting special events.

Yarriambiack contains significant areas of Mallee Parks and reserved public lands that protect some of the least disturbed mallee ecosystems in Australia. High quality areas of cultural, historical and conservation value include Wyperfeld National Park, Paradise Flora and Fauna Reserve, Outlet Creek, Wathe Flora and Fauna Reserve and Albacutya Reserve. These parks and public lands contain some of the largest areas of semi-arid wilderness and mallee stands in south eastern mainland Australia.

### 2.02: Vision

Yarriambiack Shire's vision is to provide a viable, sustainable and vibrant future.

From a land use and development perspective, Council intends to achieve its vision through the implementation of the following objectives:

- A place to live and grow.
- A safe and active community.
- A sustainable environment.
- A planned future.

### 2.03: Strategic Direction

#### 2.03-1: Settlement

The settlement pattern of Yarriambiack Shire is characterised by a number of urban centres and small towns, located in the midst of productive agricultural areas. The maintenance of a clear distinction between urban and rural areas is essential to efficient township development and continued agricultural production.

Factors contributing to the character of these townships include unique rural settings, heritage buildings and a rich community culture. The uniqueness and quality of life offered in each township is of great importance to the people of the Shire.

Some of the towns have lost the threshold population size to attract and to maintain the necessary services and facilities for residents and the surrounding farming district. Given the population thresholds and factors of location, environment and entrepreneurial initiative to rejuvenate towns, Council's settlement strategy is to consolidate development and provide infrastructure within towns in order of highest potential as follows:

- Warracknabeal
- Murtoa
- Hopetoun
- Minyip
- Rupanyup
- Beulah
- Woomelang.

Other settlements including Patchewollock, Brim, Yaapeet, Tempy, Speed and Lascelles will continue to be supported.

Murtoa is a subdistrict centre and plays an important role in the handling and transportation of grain. It has potential to continue to be a dormitory town for Horsham. It needs to maintain local service centre functions to cater to the needs of township residents and surrounding rural farming community. The town offers attractive housing stock, built heritage, recreational facilities and a rural ambience that together create a character and lifestyle that is valued by the community.

### **Strategic directions**

- Direct development and growth to take place within the townships of Warracknabeal, Murtoa, Hopetoun, Minyip, Rupanyup, Beulah and Woomelang.
- Facilitate population growth to maintain threshold populations for townships and support delivery of services.
- Develop Murtoa and Hopetoun as subdistrict service centres, attracting larger developments and offering a range of services.
- Ensure the continuation of the role of Murtoa as a grain receival terminal.
- Provide fully serviced industrial land within Warracknabeal, Murtoa and Hopetoun.

## **11.01-1S: Victoria**

### **Objective**

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

### **Strategies**

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.
- Encourage a form and density of settlements that supports healthy, active and sustainable transport.
- Limit urban sprawl and direct growth into existing settlements.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- Ensure land that may be required for future urban expansion is not compromised.

### **Policy documents**

Consider as relevant:

- Wimmera Southern Mallee Regional Growth Plan (Victorian Government, 2014)

### **11.01-1R: Settlement - Wimmera Southern Mallee**

#### **Strategies**

Provide local and some sub-regional services in Dimboola, Kaniva and Murtoa.

Provide for easy access to housing, education, employment and community facilities, particularly in Horsham and district towns.

Provide an ongoing supply of infill and greenfield residential land, particularly in Horsham and district towns.

### **11.02-1S: Supply of urban land**

#### **Objective**

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

#### **Strategies**

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:

Opportunities for the consolidation, redevelopment and intensification of existing urban areas.

Neighbourhood character and landscape considerations.

The limits of land capability and natural hazards and environmental quality.

Service limitations and the costs of providing infrastructure.

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict rural residential development that would compromise future development at higher densities.

### **Policy guidelines**

Consider as relevant:

- Victorian Government population projections and land supply estimates.

### **Policy documents**

Consider as relevant:

- Melbourne Industrial and Commercial Land Use Plan (Department of Environment, Land, Water and Planning, 2020)

## **15.01-3S: Subdivision design**

### **Objective**

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

### **Strategies**

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.

Reduce car dependency by allowing for:

- Convenient and safe public transport.
- Safe and attractive spaces and networks for walking and cycling.
- Subdivision layouts that allow easy movement within and between neighbourhoods.
- A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.

Creating an urban structure that:

- Responds to climate related hazards.
- Incorporates integrated water management, including sustainable irrigation of open space.
- Minimises peak demand on the electricity network.
- Supports energy efficiency and solar energy generation through urban layout and lot orientation.
- Supports waste minimisation and increased resource recovery.

Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.

### **Policy documents**

Consider as relevant:

- Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017)

## **Zoning**

### **32.05: Township Zone**

#### **Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for residential development and a range of commercial, industrial and other uses in small towns.

To encourage development that respects the neighbourhood character of the area.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

#### **32.05-5: Subdivision**

##### **Permit requirement**

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5 and 56.06-8 to 56.09-2.

Each lot must be provided with reticulated sewerage, if available.

A permit must not be granted which would allow a separate lot to be created for land containing a small second dwelling.

### 32.05-14: Decision guidelines

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

#### General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The objectives set out in a schedule to this zone.
- The protection and enhancement of the character of the town and surrounding area including the retention of vegetation.
- The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.
- The design, height, setback and appearance of the proposed buildings and works including provision for solar access.
- The need for a verandah along the front or side of commercial buildings to provide shelter for pedestrians.
- Provision of car and bicycle parking and loading bay facilities and landscaping.
- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The scale and intensity of the use and development.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- Any other decision guidelines specified in a schedule to this zone.

#### Subdivision

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.
- Any other decision guidelines specified in a schedule to this zone.



## Overlays

### 43.01: Heritage Overlay

#### Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

#### Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

#### 43.01-1: Permit requirement

A permit is required to:

- Subdivide land.

#### 43.01-8: Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.

- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

## Particular Provisions

Clause 56: Residential Subdivision (see attachment)

## Assessment

### 65.01: APPROVAL OF AN APPLICATION OR PLAN

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- **The matters set out in section 60 of the Act.**

*Planning response:*

The application has addressed matters set out in Section 60 of the Planning and Environment Act.

- **Any significant effects the environment, including the contamination of land, may have on the use or development.**

*Planning response:*

There are no known significant effects from the environment.

- **The Municipal Planning Strategy and the Planning Policy Framework.**

*Planning response:*

The proposal is for a two-lot subdivision to excise two existing dwellings and create a new lot for future residential development. The Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) identifies Murtoa as a subdistrict centre within the municipality which has high settlement potential. The site is within a residential area of the Murtoa and is considered to be suitable to accommodate additional housing. Clause 16.01-1S identifies the need to increase the proportion of housing in designated locations in established urban areas and increase residential densities to help consolidate urban areas. It is considered that the proposal is consistent with the above policies as it will add additional housing to the Murtoa township.

- **The purpose of the zone, overlay or other provision.**

*Planning response:*

The proposed subdivision of land (2 lots) meets the purpose the of the zone, overlay and particular provisions.

- **Any matter required to be considered in the zone, overlay or other provision.**

*Planning response:*

The proposal has been considered under the decision guidelines of the Township Zone as well

as the provisions of Clause 56 (see attachment).

- **The orderly planning of the area.**

*Planning response:*

The proposal will not impact on the orderly planning of the area.

- **The effect on the environment, human health and amenity of the area.**

*Planning response:*

The proposal will not impact on the environment, human health, or the amenity of the area.

- **The proximity of the land to any public land.**

*Planning response:*

The lot is approximately 260 metres east of Rabl Park.

- **Factors likely to cause or contribute to land degradation, salinity or reduce water quality.**

*Planning response:*

The proposed application to subdivide land will not contribute to land degradation, salinity or reduce water quality.

- **Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.**

*Planning response:*

No development is included in this application. Existing stormwater can be managed on site and discharged to a legal point of discharge.

- **The extent and character of native vegetation and the likelihood of its destruction.**

*Planning response:*

No vegetation will be affected by the proposed subdivision of land.

- **Whether native vegetation is to be or can be protected, planted or allowed to regenerate.**

*Planning response:*

No vegetation will be affected by the proposed subdivision of land.

- **The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.**

*Planning response:*

The proposed subdivision of land will not increase any hazard. The current vacant lot is mowed when required.

- **The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.**

*Planning response:*

Not applicable to this application as there is no proposed development. However, future

residential developments on the newly created lots will have access to Cromie Street.

- **The impact the use or development will have on the current and future development and operation of the transport system.**

*Planning response:*

The proposed subdivision will not impact on the current and future development/operation of the transport system.

## **65.02: APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND**

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- **The suitability of the land for subdivision.**

*Planning response:*

The proposed two lot subdivision of land is considered suitable. This allows the existing buildings to be contained and managed on a smaller lot, and the ability for the vacant land to be developed further.

- **The existing use and possible future development of the land and nearby land.**

*Planning response:*

Lot 1 will contain the two residential dwellings which were constructed as a part of the Easing Yarriambiack's Affordable Rental Housing Shortage project. Both dwellings are currently occupied.

Lot 2 will contain vacant land with the opportunity to be further developed for residential purposes.

- **The availability of subdivided land in the locality, and the need for the creation of further lots.**

*Planning response:*

There is currently a limited amount of subdivided land within the Murtoa township. The proposed subdivision will create an additional lot for further development and subdivision.

- **The effect of development on the use or development of other land which has a common means of drainage.**

*Planning response:*

Drainage from any future developments on the newly created lot can be managed via connection to the legal point of discharge.

- **The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.**

*Planning response:*

The subdivision pattern is in keeping with the existing subdivision pattern of the Murtoa township and the site is not impeded by physical characteristics of the land.

- **The density of the proposed development.**

*Planning response:*

There is no development proposed as part of this application.

- **The area and dimensions of each lot in the subdivision.**

*Planning response:*

Lot 1 – 1119m<sup>2</sup> to contain existing residential dwellings.

Lot 2 – 2393m<sup>2</sup> to contain vacant land including a sewerage easement.

- **The layout of roads having regard to their function and relationship to existing roads.**

*Planning response:*

No new roads will be required.

- **The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.**

*Planning response:*

The subject land currently has access to Cromie Street and, therefore, it is considered that there are no impediments to pedestrian and vehicle access.

- **The provision and location of reserves for public open space and other community facilities.**

*Planning response:*

Not applicable.

Please refer to Particular Provisions above (Clause 53.01) for further information.

- **The staging of the subdivision.**

*Planning response:*

Not applicable .

- **The design and siting of buildings having regard to safety and the risk of spread of fire.**

*Planning response:*

Not applicable.

- **The provision of off-street parking.**

*Planning response:*

The proposed two lot subdivision can provide ample off-street parking if required.

- **The provision and location of common property.**

*Planning response:*

Not applicable.

- **The functions of any body corporate.**

*Planning response:*

Not applicable.

- **The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.**

*Planning response:*

The subject land is currently connected to urban mains water, sewerage, electricity and telecommunications.

- **If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.**

*Planning response:*

The land is currently connected to sewer.

- **Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.**

*Planning response:*

Native vegetation will not be affected by the proposed subdivision of land.

- **The impact the development will have on the current and future development and operation of the transport system.**

*Planning response:*

The proposal is not anticipated to have any impact on the current or future operation of the transport system.

## RECOMMENDATIONS

That Planning Permit Application Number **PA20240043** be determined pursuant to Section 60(1) of the *Planning and Environment Act 1987* by issuing a planning permit for **two lot subdivision** on **1/16 Cromie Street Murtoa 3390 (Lot 2 PS905866, Parish of Ashens)** subject to the following conditions:

**This Permit allows:** Two lot subdivision.

### Proposed Conditions:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Approved and endorsed plans – no changes required

2. Before the development starts, plans must be approved and endorsed by the responsible authority. The plans must:
  - a. be prepared to the satisfaction of the responsible authority
  - b. be drawn to scale with dimensions
  - c. submitted in electronic form
  - d. be generally in accordance with the plans that form part of the application.

Layout not altered

3. The layout of the development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.

Easements

4. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

Reticulated services

5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

Referral under the Subdivision Act 1988

6. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.

Telecommunications

7. The owner of the land must enter into an agreement with:
  - a. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
  - b. a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
- b. a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Expiry – Subdivision

8. This permit as it relates to development (subdivision) will expire if one of the following circumstances applies:
  - a. The plan of subdivision has not been certified under the *Subdivision Act 1988* within 2 years of the issued date of this permit.
  - b. A statement of compliance is not issued within 5 years of the date of certification.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

**Assessing Officer**



James Thomas  
Development Services Officer

**Delegated Officer**



Adam Moar  
Manager Development and  
Environmental Services

**Date:** 21 January 2025