

**DRAFT PERMIT**  
**Permit No: PA1943533**

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**Responsible Authority: Hobsons Bay City Council**

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**ADDRESS OF THE LAND:**                      **41-59 Stephenson Street, South Kingsville**

**THIS PERMIT ALLOWS:**                      **Subdivision of the land into two lots and in accordance with the endorsed plans**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

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1.     The layout and site dimensions of the proposed subdivision as shown on the endorsed plan must not be altered or modified without the prior written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.
2.     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 services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
3.     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.
4.     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.
5.     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 will not be provided by optical fibre.
6.     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 time; and
- b) a suitably qualified person that fibre ready telecommunication 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.

**VicTrack conditions**

- 7. The permit holder must not, at any time:
  - c) allow any drainage, effluent, waste, soil or other materials to enter or be directed to the railway land; or
  - d) store or deposit any waste, soil or other materials on the railway land.
- 8. For any stage abutting the railway land (Vic Track land) a fence must be constructed in accordance with the Rail Operator's requirements along the boundary of the land to restrict access to the rail corridor in all locations except the licensed pedestrian crossing. The fence will be constructed at no cost to and to the satisfaction Vic Track.
- 9. Signs directing pedestrian access to the licensed pedestrian crossing and advising of prohibition of crossing in other locations are to be erected to the satisfaction of VicTrack.
- 10. The boundary wall / fence must be treated with a graffiti proof finish and any graffiti that appears on the wall must be cleaned / removed as soon as practicable at no cost to VicTrack or the Rail Operator.
- 11. The permit holder must not enter any railway land without the written consent of the Rail Operator. If the permit holder has obtained the Rail Operator's written consent to enter the railway land, the permit holder must comply with the Rail Operator's Site Access Procedures, conditions and safety requirements when accessing the railway land.

**Permit Expiry:**

- 12. This permit will expire if one of the following circumstances applies:
  - a) The plan of subdivision is not certified within two years of the date of this permit.
  - b) The subdivision is not completed within five years of the date of certification.

The Responsible Authority may extend the period to start the subdivision if a request is made in writing before the permit expires or within six months afterwards

Date Issued: (insert date issued)

For the Responsible Authority: (insert assigned officer)

