



FORM 9

Section 96J

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987

PERMIT NUMBER:	PLN/2022/198
PLANNING SCHEME:	Macedon Ranges Planning Scheme
RESPONSIBLE AUTHORITY:	Macedon Ranges Shire Council
ADDRESS OF THE LAND:	Crown Allotment 1, Section 24A, Parish of Lauriston, 1 Wills Street, Malmsbury
THE PERMIT ALLOWS:	Subdivision of the land into nine (9) lots

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended plans

- 1 Before the plan of subdivision is certified under the *Subdivision Act 1988*, 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 will then form part of this permit. The plans must be generally in accordance with the plans submitted with the application, but modified to show:
 - a) A typical cross-section of the road within the subdivision including carparking provision.
 - b) An amended building envelope plan for each lot. The building envelope plan must include:
 - i A minimum street setback of 12 metres from any street that a lot abuts to the front, side or rear.
 - ii A minimum side and rear setback of 5 metres to any adjoining lots.
 - iii Variable front setbacks of between 12 and 15 metres for each lot to avoid a continuous building line.
 - c) All changes required by the Country Fire Authority condition 32.
- 2 The subdivision allowed by this permit and shown on the plans endorsed to accompany the permit must not be amended without the prior written consent of the responsible authority.

Landscape masterplan

- 3 Before the plan of subdivision is certified under the *Subdivision Act 1988*, a digital copy of a landscape masterplan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The landscape masterplan must be developed in conjunction with the functional layout plan and prepared by a suitably qualified and experienced landscape designer. The plan must be drawn to scale and show:
- a) The provision of canopy trees incorporating locally indigenous trees within the lots including a minimum of two (2) trees within front setbacks of each lot and one (1) canopy tree within the secondary street setback for Lots 1, 2, 5, 6 and 7 (all inclusive) to achieve semi-rural residential character.
 - b) The location of all new street tree planting within all road reserves and new upgraded roads/streets associated with the subdivision. A minimum of one tree per lot or every 12 metres, whichever is the lesser must be provided.
 - c) A street tree species selection that ties in with the existing surrounding character and includes tree species of a size suitable for the road reserve widths at maturity and a mix of native and exotic species to the satisfaction of the responsible authority.
 - d) The topography and existing features, including contours of the subject land and road reserves.
 - e) The location of any existing trees within the site, the road reserves, adjacent to the proposed road upgrades, and including any trees that overhang the site from adjoining land.
 - f) Details of tree protection zones for all trees to be retained.
 - g) An irrigation system.
 - h) Any trees proposed for removal from the site clearly designated.

Detailed landscape plan

- 4 Before the statement of compliance is issued for the subdivision under the *Subdivision Act 1988*, a digital copy of a detailed landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The detailed landscape plan must be prepared by a suitably qualified and experienced landscape designer, be generally in accordance with the endorsed landscape masterplan and show details of the streetscape plantings. The plan is to be overlaid on the approved engineering plans to ensure coordination with services and other infrastructure. When approved, the plan will be endorsed and form part of this permit. The plan must include:
- a) The provision of canopy trees incorporating locally indigenous trees within the lots and including a minimum of two (2) trees within front setbacks of each lot and one (1) canopy tree within the secondary street setback for Lots 1, 2, 5, 6 and 7 (all inclusive) to achieve a semi-rural residential character.
 - b) The street tree species selection to tie in with the existing surrounding character and be a mix of native and indigenous species to the approval of the responsible authority.

- c) Typical cross-sections for each street type, dimensioning tree locations and services offsets.
- d) A plant schedule for proposed tree species showing minimum supply size of 45 litres and a height of 1.6 metres.
- e) An advanced tree planting detail for proposed tree species showing a minimum of 26 litre Greenwell water saver and three (3) hardwood stakes or Tree Coach® system.
- f) A maintenance schedule and projected costs in addition to the landscape plan.
- g) The following notations:
 - i) Tree planting is to occur between April and September to maximise establishment and survival.
 - ii) Tree locations shown on the plan are a guide only and may require adjustment to coordinate with final service locations, Powercor requirements, and ‘as constructed’ infrastructure.
 - iii) Street tree locations are to be set out and approved on the site by the responsible authority before installation.
 - iv) It is the responsibility of the contractor to confirm the location of all underground services before any excavation works start.

Landscape completion

- 5 The landscaping works within the road reserve shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority before the issue of the statement of compliance under the *Subdivision Act 1988* or any other time agreed in writing by the responsible authority.

Landscape maintenance

- 6 At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the responsible authority.

Section 173 agreement

- 7 Before the plan of subdivision is certified under the *Subdivision Act 1988*, the owner/s of the lots must enter into an agreement with the responsible authority in accordance with section 173 of the *Planning and Environment Act 1987*. The agreement must provide for:
- a) All buildings (dwellings, outbuildings) and excluding fences must be located entirely within the building envelopes shown on the endorsed plans forming part of Planning Permit PLN/2022/198.
 - b) The front, side and rear boundaries of each lot must only be fenced with post and wire rural style or similar visually permeable fencing construction to the satisfaction of the responsible authority.

- c) A minimum of a 3,000 litre rainwater tank for each lot with connection to supply water for toilet flushing and outdoor usage to the satisfaction of the responsible authority.
- 8 Before the statement of compliance is issued under the *Subdivision Act 1988*:
- a) An application must be made to the Registrar of Titles to register the section 173 agreement on the title to the land under section 181 of the same Act.
 - b) The owner/s must pay all costs (including the responsible authority's costs) associated with the preparation, execution, registration and (if later sought) cancellation of the section 173 agreement.

Open space contribution

- 9 Before the statement of compliance is issued for the approved subdivision under the *Subdivision Act 1988*, the owner must pay to the responsible authority a 5 per cent open space contribution in respect to all of the land in the subdivision in accordance with the Schedule to Clause 53.01 of the Macedon Ranges Planning Scheme.

Amenity

- 10 Measures must be undertaken to minimise any loss of amenity to the neighbourhood associated with subdivision works caused by dust, noise, the transport of material to and from the land, and the deposit of mud and debris on public roads and the road reserve adjacent to the subject land, to the satisfaction of the responsible authority.

Mandatory subdivision conditions

- 11 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.
- 12 Before the statement of compliance for any stage of the subdivision is issued 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.

Functional layout plan

- 13 Before the plan of subdivision is certified under the *Subdivision Act 1988*, a functional layout plan for the subdivision must be prepared and submitted to the satisfaction of the responsible authority. When approved the functional layout plan will be endorsed and will then form part of the permit. The plan must be drawn at a scale of 1:500 and an electronic copy (pdf) must also be provided. The plan must include the following:
- a) A fully dimensioned subdivision layout, including lot areas, lot numbers, open space areas, and widths of street reservations.
 - b) The topography and existing features, including contours of the subject land and any affected adjacent land.
 - c) An identification by survey of all trees (or group of trees) existing on the site, including dead trees and those that overhang the site from adjoining land.
 - d) Details of tree protection zones for all trees to be retained on the site.
 - e) Any trees proposed for removal from the site (including dead trees) clearly designated.
 - f) Typical cross-sections for each street type, dimensioning individual elements and services offsets.
 - g) Road intersections with interim and/or ultimate treatments.
 - h) A table of offsets for all utility services and street trees.
 - i) The location and alignment of kerbs, footpaths, and shared paths.
 - j) The proposed minor drainage network and any land required for maintenance access.
 - k) The major drainage system, including the retarding basin and/ or piped elements showing preliminary sizing.
 - l) Overland flow paths (100-year average occurrence interval) to indicate how excess runoff will safely be conveyed to its destination.
 - m) A drainage outfall system (both interim and ultimate), indicating legal point of discharge and any access requirements for construction and maintenance.
 - n) The preliminary location of reserves for electrical kiosks.
 - o) Works external to the subdivision, including both interim and ultimate access requirements.
 - p) Road splays on all corner lots.

Engineering plans

- 14 Before the subdivision works start, engineering plans must be prepared and submitted to the satisfaction of the responsible authority. The engineering plans will not be considered until the functional layout plan has been approved by the responsible authority and the landscape plan has been submitted to the responsible authority, the plan of subdivision has been lodged for certification with the responsible authority and the locations of other relevant authority services have been provided to the satisfaction of the responsible authority. The plans must include:
- a) All necessary computations and supporting design documentation for any structure, civil and drainage infrastructure, and a geotechnical investigation report.
 - b) Details of works consistent with the approved functional layout plan, submitted landscape plan and lodged plan of subdivision.
 - c) Details of any cut and fill earthworks including retaining walls.
 - d) Any traffic management or traffic calming devices.
 - e) Driveway links designed to provide one (1) visitor space per lot served.
 - f) Underground drains incorporating features to prevent litter, sediments, and oils from entering the drainage system and/or cut-off drains to intercept stormwater runoff from adjoining properties.
 - g) Pavements with kerb and channel, to dimensions generally in accordance with the approved functional layout plan, including traffic management devices.
 - h) Underground stormwater drainage to each lot in the subdivision within each lot's own boundaries.
 - i) Water-sensitive urban design measures.
 - j) Maintenance management plan for all water sensitive urban design infrastructure.
 - k) Provision for all services and conduits (underground) including alignments and offsets.
 - l) Provision of public street lighting and underground electricity supply within all streets and reserves.
 - m) A new crossover for each lot. Each crossover must be a minimum of 10 metres from any intersection, 1 metre from any power pole, sign or service pit and a minimum of 3 metres from any street tree.
 - n) Vehicle exclusion measures within reserves while maintaining maintenance vehicle access.
 - o) Lot boundary fencing adjoining all reserves other than road reserves.
 - p) Temporary turnaround areas within the site for waste collection vehicles at the temporary dead end of any road.
 - q) Traffic control measures including street name signs.

- r) The location of separate signage and line marking identifying the road layout, proposed signs, line-marking, raised reflective pavement markers and a sign schedule.
 - s) Survey details of the canopy trunk location and size of trees to be retained and associated tree protection zones.
 - t) Permanent survey marks, levelled to the Australian Height Datum and coordinated to the Australian Map Grid.
 - u) Splays at all intersections, to suit the road functions.
- 15 Before the statement of compliance is issued under the *Subdivision Act 1988*, all works shown on the approved engineering plans must be constructed or carried out to the satisfaction of the responsible authority.
- 16 Before any works start, engineering plans detailing the stormwater drainage are to be prepared and submitted to responsible authority for approval. The subdivision is to be provided with a drainage system design to the satisfaction of the responsible authority that includes:
- a) The provision of a legal point of discharge for the whole subdivision approved by the responsible authority and any other statutory authority from which approval must be received for the discharge of drainage.
 - b) Stormwater details of the pipe alignment from the proposed development to the designated outfall.
 - c) An onsite, underground stormwater detention system to reduce the post-developed 10 per cent annual exceedance probability discharge to the pre-developed 20 per cent annual exceedance probability discharge.
 - d) Stormwater runoff from all buildings, tanks and paved areas draining to a legal point of discharge.
 - e) All drainage courses or outfall drainage lines to the legal point of discharge, and which pass through lands other than those within the boundaries of the subdivision, constructed at no cost to the responsible authority.
 - f) All drainage courses located within lots contained within expressed drainage easements.
 - g) The flow paths of a 1 per cent annual exceedance probability and the subdivision designed such that no private property is inundated.
 - h) A drainage system that provides for runoff from the upstream catchments and includes any downstream works necessary to manage flows from the subdivision.
 - i) A design that satisfies the objectives of the *Urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).

Site management plan

- 17 At least 14 days before works start, a site management plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The plan must contain the following:
- a) Name and contact details of the appointed civil contractor and superintendent.
 - b) An existing condition survey of all existing assets including assets on private properties.
 - c) A construction management plan.
 - d) A traffic management plan.
 - e) An environmental management plan.
 - f) Occupational health & safety and job safety analysis plans.
 - g) A copy of the issued asset protection permit.
 - h) A copy of the approved engineering plans.

All works must be carried out generally in accordance with measures set out in the above documents approved by the responsible authority.

- 18 Before the statement of compliance is issued under the *Subdivision Act 1988*, land on each lot to be used for a dwelling must be filled and compacted in accordance with Australian Standard AS3798:2007. The results of the soil tests must be submitted to and be to the satisfaction of the responsible authority.
- 19 Before the statement of compliance is issued under the *Subdivision Act 1988*, the following 'as-constructed' documentation for road, drainage and public open space assets must be submitted to and to the satisfaction of the responsible authority:
- a) As-constructed drawings in hardcopy A3 format that include all alterations made during construction.
 - b) As-constructed drawings in AutoCAD (2000) and Acrobat pdf formats that include all alterations made during construction.
 - c) Asset information in digital format and in the form of a schedule of quantities.
- 20 No polluted and/or sediment laden runoff is to be discharged directly or indirectly into drains or watercourses. Soil erosion control measures must be employed throughout the subdivision works to the satisfaction of the responsible authority.

Construction management plan

- 21 Before the subdivision starts, a construction management plan must be submitted to the satisfaction of the responsible authority. The plan must show:
- a) Measures to control erosion and sediment and sediment laden water runoff including the design details of structures.
 - b) Dust control measures.

- c) Where any construction wastes, equipment, machinery and/or earth is to be stored/stockpiled during construction.
 - d) Where access to the site for construction vehicle traffic will occur.
 - e) The location and details of a sign to be erected at the entrance(s) of the site advising contractors that they are entering a 'sensitive site' with prescribed tree protection zones and fences.
 - f) The location of any temporary buildings or yards.
 - g) The construction operating hours.
 - h) The name and contact details of the site supervisor.
- 22 Control measures in accordance with the approved site management plan must be employed throughout the construction of the works to the satisfaction of the responsible authority. The responsible authority must be kept informed in writing of any departures from the site management plan. If in the opinion of the responsible authority the departure from the approved plan is significant then an amended plan must be submitted to and approved by the responsible authority. The approved measures must be carried out continually and completed to the satisfaction of the responsible authority.
- 23 Polluted drainage must be treated and/or absorbed on the lot from which it emanates to the satisfaction of the responsible authority. Polluted drainage must not be discharged beyond the boundaries of the lot from which it emanates or into a watercourse or easement drain.

Reticulated sewerage

- 24 Before the statement of compliance is issued under the *Subdivision Act 1988*, each lot must be connected to reticulated sewerage to the satisfaction of the responsible authority.
- 25 Before the statement of compliance is issued under the *Subdivision Act 1988*, a licenced plumber must decommission the existing septic tank on the property in a safe manner and remove the effluent absorption trenches. Remediation works must be undertaken to ensure the land is safe to build on.

Referral authority conditions – Coliban Water

- 26 The owner must provide reticulated water and sewerage services to each of the lots within the subdivision and comply with any requirements arising from any effect of the proposed development on Coliban Water assets. Services are to be provided in accordance with Coliban Water specifications.
- 27 Reticulated sewer and water mains extensions must be provided in accordance with Coliban Water's developer installed works process to service the lots within the subdivision.
- 28 Water main linkups on Walsh Street and at the intersection of Wills-Urquhart Street must be provided under the developer installed works process to secure the supply to the development.

- 29 All Coliban Water assets within the subdivision, both existing and proposed, must be protected by an easement in favour of the Coliban Region Water Corporation.
- 30 If sewer servicing of each of the lots created is to be by pressure sewer rather than provision of traditional gravity sewer, then new customer contributions for pressure sewer must be provided for each lot connected to the reticulated infrastructure. The contributions are to be provided by developer funding for the supply, installation, and ongoing maintenance requirements by Coliban Water for the property assets on each lot including tank, pump, and control box. The contributions may be higher for larger lots where additional works are required. The supply and installation must be completed by Coliban Water approved contractors after an application to connect is received.
- 31 Before the issue of a statement of compliance is issued under the *Subdivision Act 1988* for any stage of the subdivision, the owner of the land must make payment to Coliban Water of the new customer contributions.

Referral authority conditions – Country Fire Authority

- 32 Before the plan of subdivision is certified under the *Subdivision Act 1988*, the plan must be amended to show:
- a) The identification of 19 metre setbacks at all aspects for the purposes of defensible space, to ensure future development is exposed to radiant heat exposure of no greater than 12.5 kilowatts per square metre.
 - b) The location of building envelopes on all lots that require vegetation to be managed for the purposes of defensible space.
- 33 Before the statement of compliance is issued under the *Subdivision Act 1988*, the owner must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987*. The agreement must show the vegetation contained within the areas identified as defensible space in condition 32a), which are to be managed as follows:
- i. Grass must be short cropped and maintained during the declared fire danger period.
 - ii. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - iii. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - iv. Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - v. Shrubs must not be located under the canopy of trees.
 - vi. Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
 - vii. Trees must not overhang or touch any elements of the building.

- viii. The canopy of trees must be separated by at least 2 metres.
 - ix. There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
- 34 Before the statement of compliance is issued under the *Subdivision Act 1988*, above or below ground operable hydrants must be provided to the satisfaction of the Country Fire Authority. The hydrants must be:
- a) A maximum distance of 120 metres from the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) and no more than 200 metres apart. These distances must be measured around the lot boundaries.
 - b) Identified with marker posts and road reflectors to the satisfaction of the Country Fire Authority.
- 35 Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width. The roads must have:
- a) An average grade of no more than 1 in 7 (14.4 per cent - 8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent - 11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12 per cent - 7.1 degree) entry and exit angle.
 - b) Curves with a minimum inner radius of 10 metres.
 - c) A minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metre on each side and 4 metres above the access way.
- 36 If roads are more than 60 metres in length from the nearest intersection, then the roads must have a turning circle with a minimum radius of 8 metres (including roll-over kerbs if they are provided). T or Y head roads of dimensions to the satisfaction of the Country Fire Authority may be used as alternatives.

Referral authority conditions – Powercor

- 37 The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the distributor in accordance with Section 8 of that Act.
- 38 The applicant must provide an electricity supply to all lots in the subdivision in accordance with the distributor's requirements and standards.
- 39 The applicant must ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules.
- 40 The applicant must establish easements on the subdivision, for all existing distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.

Expiry of permit

41 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 plan of subdivision is not registered at Land Registry Services within five years of the certification of the subdivision.

The responsible authority may extend the time if a request is made in writing before the permit expires or within six months afterwards.

USEFUL INFORMATION:

Engineering Notes

1. In accordance with section 17 of the *Subdivision Act 1988*, works required to be undertaken as part of the subdivision must not start until the plan of subdivision has been certified and the engineering plans approved by the responsible authority.

Powercor Notes

2. Extension, augmentation or rearrangement of the distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant (see condition 38).
3. Where electrical works are required to achieve Victorian Service and Installation Rules compliance, a registered electrical contractor must be engaged to undertake such works (see condition 39).
4. Existing easements may need to be amended to meet the distributor's requirements (see condition 40).
5. Easements required by the distributor are to be specified on the subdivision and show the purpose, origin and the 'in favour of party' (see condition 40) as follows:

Easement reference	Purpose	Width (metres)	Origin	Land benefited / in favour of party
	Power line		Section 88 - <i>Electricity Industry Act 2000</i>	Powercor Australia Ltd

6.

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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 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 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 APPEALS?

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of appeal exists.
- An appeal 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 appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form which can be obtained from the Victorian Civil and Administrative Tribunal and be accompanied by the prescribed fee.
- An appeal must state the grounds upon which it is based.
- An appeal must also be served on the Responsible Authority.
- Details about appeals and fees payable can be obtained from the Victorian Civil and Administrative Tribunal. The address of the Victorian Civil and Administrative Tribunal is 55 King Street, Melbourne, 3000. The telephone number is (03) 9628 9777. Internet www.vcat.vic.gov.au.

