

***S14 Instrument of Delegation by CEO for VicSmart Applications and
Future Homes Applications under the Planning and Environment
Act 1987***



Instrument of Delegation

by

the Chief Executive Officer

Instrument of Delegation by CEO for VicSmart Applications and Future Homes Applications under the *Planning and Environment Act 1987*

In exercise of the power conferred by s 47(2) of the *Local Government Act 2020* and s 188 of the *Planning and Environment Act 1987*, I, as Chief Executive Officer of Maroondah City Council and the responsible authority for the administration and enforcement of the Maroondah Planning Scheme as set out in cl 72.01 of that scheme for the VicSmart Application and cl 53.24 for Future Homes Applications, by this Instrument of Delegation -

1. delegate each duty and/or function and/or power respectively described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position respectively described in column 3 of the Schedule;
2. declare that this Instrument of Delegation -
 - 2.1 comes into force immediately upon its execution;
 - 2.2 remains in force until varied or revoked; and
 - 2.3 is subject to any conditions and limitations set out in paragraph 3, and in the Schedule;
3. declare that the delegate must not determine the issue, take the action or do the act or thing if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of s 188 *Planning and Environment Act 1987* or otherwise.

This Instrument is made by the Chief Executive Officer, Maroondah City Council in the exercise of his authority to act on Council's behalf, which includes the authority conferred by the Instrument of Delegation dated 26 May 2025.

SIGNED by Stephen Kozlowski
CHIEF EXECUTIVE OFFICER
Maroondah City Council



.....
Dated: 21 May 2026

in the presence of:



.....
Witness

SCHEDULE

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DEFINITIONS

A reference to -

All - means	<ul style="list-style-type: none"> • Director City Growth & Precincts • Manager Statutory Planning • Manager City Futures • Coordinator Statutory Planning • Coordinator Strategic Planning & Sustainability • Team Leader Statutory Planning • Team Leader Environmental Planning • Senior Statutory Planner • Senior Strategic Planner • Principal Strategic Planner • Statutory Planner • Strategic Planner • Subdivision Officer • Planning Compliance Officer • Environmental Planner • Team Leader Administration & Business Systems
All Planners - means	<ul style="list-style-type: none"> • Director City Growth & Precincts • Manager Statutory Planning • Manager City Futures • Coordinator Statutory Planning • Coordinator Strategic Planning & Sustainability • Team Leader Statutory Planning • Team Leader Environmental Planning • Senior Statutory Planner • Senior Strategic Planner • Principal Strategic Planner • Statutory Planner • Strategic Planner • Subdivision Officer • Planning Compliance Officer • Environmental Planner
Senior - means	<ul style="list-style-type: none"> • Director City Growth & Precincts • Manager Statutory Planning • Manager City Futures • Coordinator Statutory Planning • Coordinator Strategic Planning & Sustainability • Team Leader Statutory Planning • Team Leader Environmental Planning

PLANNING AND ENVIRONMENT ACT 1987 ¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 50(4)	Duty to amend application	All Planners	
s 50(5)	Power to refuse to amend application	Senior	
s 50(6)	Duty to make note of amendment to application in register	All Planners	
s 50A(1)	Power to make amendment to application	All Planners	
s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	All Planners	
s 50A(4)	Duty to note amendment to application in register	All Planners	
s 51	Duty to make a copy of every application and the prescribed information supplied in respect of the application available in accordance with the public availability requirements	All	
s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	All Planners	Applicable for Future Homes Applications only Note: VicSmart Applications are exempt from the notice requirements under s 52(1)(a), (b), (c) and (d).
s 52(1)(b)	Duty to give notice of the application to other municipal council where appropriate	All Planners	Applicable for Future Homes Applications only Note: VicSmart Applications are exempt from the notice requirements under s 52(1)(a), (b), (c) and (d).

¹ All provisions are applicable for both VicSmart and Future Home applications, unless stated otherwise.

PLANNING AND ENVIRONMENT ACT 1987¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	All Planners	Applicable for Future Homes Applications only Note: VicSmart Applications are exempt from the notice requirements under s 52(1)(a), (b), (c) and (d).
s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	All Planners	
s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	All Planners	
s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	All Planners	Applicable for Future Homes Applications only Note: VicSmart Applications are exempt from the notice requirements under s 52(1)(a), (b), (c) and (d).
s 52(3)	Power to give any further notice of an application where appropriate	All Planners	
s 53(1)	Power to require the applicant to give notice under s 52(1) to persons specified by it	All Planners	
s 53(1A)	Power to require the applicant to give the notice under s 52(1AA)	All Planners	

PLANNING AND ENVIRONMENT ACT 1987¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 54(1)	Power to require the applicant to provide more information	All Planners	Note: for VicSmart applications, clause 71.06 of the planning scheme provides that delegates cannot require an applicant to provide more information than what is listed in clauses 59.01 - 59.16 of the planning scheme, which ever clause is relevant to the application
s 54(1A)	Duty to give notice in writing of information required under s 54(1)	All Planners	Note: for VicSmart applications, clause 71.06 of the planning scheme provides that delegates cannot require an applicant to provide more information than what is listed in clauses 59.01 - 59.16 of the planning scheme, which ever clause is relevant to the application
s 54(1B)	Duty to specify the lapse date for an application	All Planners	
s 54A(3)	Power to decide to extend time or refuse to extend time to give required information	All Planners	
s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under s 54A(3)	All Planners	
s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	All	
s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	Senior	

PLANNING AND ENVIRONMENT ACT 1987¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go	All Planners	
s 57(5)	Duty to make a copy of every objection available in accordance with the public availability requirements	All	
s 57A(4)	Duty to amend application in accordance with applicant's request, subject to s 57A(5)	All	
s 57A(5)	Power to refuse to amend application	Senior	
s 57A(6)	Duty to note amendments to application in register	All	
s 57B(1)	Duty to determine whether and to whom notice should be given	All Planners	
s 57B(2)	Duty to consider certain matters in determining whether notice should be given	All Planners	
s 57C(1)	Duty to give copy of amended application to referral authority	All Planners	
s 58	Duty to consider every application for a permit	All Planners	
s 58A	Power to request advice from the Planning Application Committee	All Planners	
s 59(1)	Power to decide an application without delay	All Planners	
s 60	Duty to consider certain matters	All Planners	Note: VicSmart applications are exempt from the requirements of s 60(1)(b), (c), (e) and (f).

PLANNING AND ENVIRONMENT ACT 1987¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 60(1)(a)	Duty to consider the relevant planning scheme	All Planners	Note: VicSmart applications are exempt from the requirements of s 60(1)(b), (c), (e) and (f).
s 60(1)(d)	Duty to consider any decision and comments of a referral authority which has been received	All Planners	Note: VicSmart applications are exempt from the requirements of s 60(1)(b), (c), (e) and (f).
s 60(1A)(i)	Power to consider any agreement made pursuant to s 173	All Planners	Note: VicSmart applications are exempt from the requirements of s 60(1A)(b) – (h) and (j).
s 60(1B)	Duty to consider the number of objectors in considering whether use or development may have significant social effect	All Planners	
s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	Senior	The permit must not be inconsistent with a cultural heritage management plan under the <i>Aboriginal Heritage Act 2006</i>
s 61(2)	Duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	All Planners	
s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	Senior	
s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	Senior	
s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	Senior	

PLANNING AND ENVIRONMENT ACT 1987 ¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	Senior	
s 62(1)	Duty to include certain conditions in deciding to grant a permit	All Planners	
s 62(2)	Power to include other conditions	All Planners	
s 62(4)	Duty to ensure conditions are consistent with paragraphs (a), (b) and (c)	All Planners	
s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	All Planners	
s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s 173 agreement	All Planners	
s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	All Planners	
s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s 46N(1), 46GV(7) or 62(5)	All Planners	
s 62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s 62(1)(a)	All Planners	

PLANNING AND ENVIRONMENT ACT 1987¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	All Planners	
s 64(5)	Duty to give each objector a copy of an exempt decision	All Planners	Note: VicSmart and Future Home applications are exempt from requirements of s 64(1), (2) and (3) This provision applies also to a decision to grant an amendment to a permit - see s 75
s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	All Planners	This provision applies also to a decision to grant an amendment to a permit - see s 75A
s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under s 57	All Planners	
s 66(1)	Duty to give notice under ss 64 or 65 and copy permit to relevant determining referral authorities	All Planners	
s 66(2) & (3)	Duty to give a recommending referral authority notice of its decision to grant a permit in the specified circumstances, and include any conditions to which the permit will be subject	All Planners	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority

PLANNING AND ENVIRONMENT ACT 1987¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 66(4) & (5)	Duty to give a recommending referral authority notice of its decision to refuse to grant a permit in the circumstances specified, and include the information required under s 66(5)	All Planners	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit
s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under ss 64 or 65	All Planners	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend that a condition be included on the permit
s 69(1)	Function of receiving application for extension of time of permit	All Planners	
s 69(1A)	Function of receiving application for extension of time to complete development	All Planners	
s 69(2)	Power to extend time	All Planners	
s 70	Duty to make a copy of every permit that it issues available in accordance with the public availability requirements	All	
s 71(1)	Power to correct certain mistakes	All Planners	
s 71(2)	Duty to note corrections in register	All Planners	
s 73	Power to decide to grant amendment subject to conditions	All Planners	

PLANNING AND ENVIRONMENT ACT 1987¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 74	Duty to issue amended permit to applicant if no objectors	All Planners	
s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	All Planners	
s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	All Planners	
s 76A(2) & (3)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit in the circumstances specified, and include any conditions to which the permit will be subject	All Planners	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority
s 76A(4) & (5)	Duty to give a recommending referral authority notice of its decision to refuse to grant an amendment to a permit in the circumstances specified, and include the information required under s 76A(5)	All Planners	If the recommending referral authority objected to the amendment of the permit or the recommended referral authority recommended that a permit condition be included on the amended permit
s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under ss 64 or 76	All Planners	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit
s 76D	Duty to comply with direction of Minister to issue amended permit	All Planners	
s 83	Function of being respondent to an appeal	All	

PLANNING AND ENVIRONMENT ACT 1987¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 83B	Duty to give or publish notice of application for review	All Planners	
s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	All Planners	
s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	All Planners	
s 84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	All Planners	
s 84(6)	Duty to issue permit on receipt of advice	All Planners	
s 84AB	Power to agree to confining a review by the Tribunal	All Planners	
s 86	Duty to issue a permit at order of Tribunal	All Planners	
s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	All Planners	
s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	All	
s 91(2)	Duty to comply with the directions of VCAT	All	
s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs	All Planners	
s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s 90	All Planners	

PLANNING AND ENVIRONMENT ACT 1987¹			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 93(2)	Duty to give notice of VCAT order to stop development	All Planners	

PLANNING AND ENVIRONMENT REGULATIONS 2015			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS AND LIMITATIONS
r 21	Power of responsible authority to require a permit applicant to verify information in an application for a permit or to amend a permit or any information provided under s 54 of the Act	All Planners	
r 25(a)	Duty to make copy of matter considered under s 60(1A)(g) in accordance with the public availability requirements	All	Applicable for Future Homes Applications only

PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016

Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS AND LIMITATIONS
r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	Senior	
r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under rr 19 or 20	All Planners	