

PLANNING PERMIT

Permit No.:	PA2503914
Planning scheme:	Nillumbik Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	19 Diamond Street, Eltham (Lot 1 on Title Plan 851954C)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.09-10	Construct a building or construct or carry out works for a Section 2 use (secondary school).
42.01-2	Construct a building or construct or carry out works.
52.05-13	Display a business identification sign.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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.

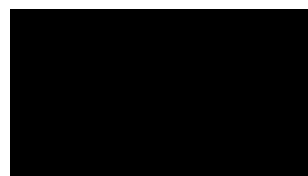
Commencement

2. This permit will operate from the issued date of this permit.

Approved and endorsed plans – changes required

3. Before the development starts, including bulk excavation and site preparation works, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the plans prepared by One Design Office Multidisciplinary Design, Revision C, dated 26 January 2026 and portable classrooms plans prepared by Ausco Modular, titled Catholic Ladies College, Revision A and dated 20 August 2025, but amended to show the following details:

Date of issue: 2 April 2026 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- a) Maximum height of retaining wall dimensioned, consistent with submitted Civil Schematic Design Site Plan, prepared by FMG Engineering (Revision P1) and dated 19 November 2025.
- b) Deletion of the references to "PV Solar panels" on gym extension roof.

Layout not altered

4. The development as shown on the endorsed plans must not be altered (unless the Nillumbik Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Tree protection management plan

5. Concurrent with the endorsement of plans, the tree protection management plan (TPMP) must be approved and endorsed by the responsible authority. The TPMP must be prepared to the satisfaction of the responsible authority and be generally in accordance with the Tree Protection Management Plan prepared by Action Tree Specialists and dates 13 October 2025.

Erection of tree protection fencing in accordance with vegetation management plan

6. Before the development starts, including bulk excavation and site preparation works, tree protection fencing must be erected around any trees identified for retention on the approved and endorsed plans in accordance with the approved tree protection management plan and *Australian Standard AS4970-2009 - Protection of Trees on Development Sites*, to the satisfaction of the responsible authority.

Maintenance of tree protection fencing and exclusion of activities within fencing

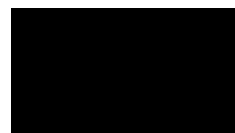
7. At all times during the carrying out of the development:
 - a) The tree protection fencing must remain in place and be maintained around any trees identified for retention on the approved and endorsed plans, in accordance with the approved vegetation management plan and *Australian Standard AS4970-2009 - Protection of Trees on Development Sites* to the satisfaction of the Nillumbik Shire Council
 - b) Development, excavation, construction works or activities, grade changes, surface treatments, storage and movement of construction materials and vehicles of any kind must not occur on or over and must be excluded from any areas inside the tree protection fencing
to the satisfaction of the Nillumbik Shire Council.

Nillumbik Shire Council may consent in writing to vary these requirements.

Landscape plan

8. Concurrent with the endorsement of plans, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions and must include the following:
 - a) Any changes required by the detailed development plans.

Date of issue: 2 April 2026 Signature for the responsible authority:



- b) Layout of landscaping and planting within all open areas adjoining the gym extension development.
- c) Details of surface finishes of pathways and driveways.
- d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- e) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

Completion of landscaping

9. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the Nillumbik Shire Council.

Landscaping maintenance

10. 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 Nillumbik Shire Council.

Sustainability Management Plan

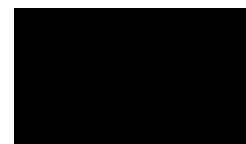
11. Concurrent with the endorsement of plans, a Sustainability Management Plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority, be generally in accordance with the ESD Memo and NCC Part J Report, prepared by Simpson Kotzman and dated 29 October 2025 and must include:
- a) Any changes required by the detailed development plans.

Implementation of ESD Statement Initiatives

12. Within six months of the occupation of the development, a report from the author of the endorsed report must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

Stormwater Management Plan

13. Concurrent with the endorsement of plans, a stormwater management plan must be approved and endorsed by the responsible authority, in consultation with Nillumbik Shire Council. The stormwater management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Water Sensitive Urban Design Memo prepared by Simpson Kotzman and dated 10 December 2025 and Civil Site Plan prepared by FMG Engineering and dated 19 November 2025 and must include:
- a) Any changes required by the detailed development plans.
 - b) Measures for the prevention of silt or other pollutants from entering into the Council's drainage system or road network, consistent with the requirements of Clause 53.18-6.



Run-off control

14. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Nillumbik Shire Council drains or watercourses.

Drainage

15. The land must be drained to the satisfaction of Nillumbik Shire Council.

Signs not to be altered

16. The location and details of the sign, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.

Plant/equipment or features on roof

17. No plant, equipment, services or architectural features other than those shown on the approved plans are permitted above the roof level of the building.

Amenity

18. The amenity of the area must not be detrimentally affected by the use, including through:
- a) The transport of materials, goods or commodities to or from the land.
 - b) The unsightly appearance of any buildings, works or materials.
 - c) The emission of noise and artificial light.
 - d) The presence of vermin.

To the satisfaction of the Responsible Authority.

Expiry – Development

19. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- a) The development is not started within 3 years of the issued date of this permit.
 - b) The development is not completed within 5 years of the issued date of this permit.

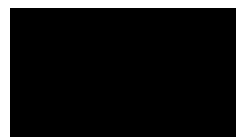
In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

Expiry – Signs

20. This permit as it relates to signs will expire 15 years from the issued date of this permit.

On expiry of the permit, the sign and structures built specifically to support and illuminate it must be removed.

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 period referred to in this condition.



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(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 responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

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 five 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.

Date of issue: 2 April 2026 Signature for the responsible authority:

