

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2503628
Planning scheme:	Wodonga Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	1 Bowman Court, West Wodonga (Lot 1, PS 407358M)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
Clause 36.01-2	Construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1
Clause 52.05-13	Display a business identification sign
Clause 52.17-1	Remove native vegetation

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

3. Before the development starts, excluding demolition, 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 Hayball Architects, titled 'Catholic College Wodonga' and dated 14 March 2025, but amended to show the following details:

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- a) Details of the proposed signage, including design, materials, content, and any associated lighting.

Layout not altered

4. The use and development as shown on the endorsed plans must not be altered (unless the Wodonga Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Landscaping

5. Before the development starts, 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, be generally in accordance with the Landscape Concept Plan prepared by Ratio and dated March 2025.
6. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority. The responsible authority may consent in writing to vary this requirement.
7. 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.

Environmentally Sustainable Design

8. Before the development starts, an environmentally sustainable design statement (ESD) must be approved and endorsed by the responsible authority. The ESD must be prepared to the satisfaction of the responsible authority and be generally in accordance with the report prepared by JHA, revision P2, dated 12 March 2025.
9. The recommendations of the approved ESD report must be implemented to the satisfaction of the responsible authority.

Stormwater drainage and management

10. Before any works associated with the development commence, excluding demolition or tree removal, the developer must:
 - a) Review and/or update (as required) the Stormwater Management Plan for the site to take into account the proposed development and associated changes and/or requirements of the responsible authority(s). The Stormwater Management Plan must then be submitted to and be approved by the responsible authority.
 - b) Identify and protect any existing stormwater infrastructure and/or outfalls, including any existing or nominated Legal Point(s) of Discharge.
 - c) Ensure that stormwater retention and treatment are in accordance with any calculations or provisions made in an approved stormwater report.
 - d) All new roofs, gutters, downpipes and paved areas shall be drained to the legal point of discharge.



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- e) Ensure prevention of stormwater discharge onto adjoining public and/or private land up to the 5 % AEP event, with overland escape routes for larger storm events.
- 11. The stormwater management system approved by the responsible authority and included in the endorsed stormwater management plan must be constructed, managed and maintained to the satisfaction of the responsible authority. The details of the stormwater management system must not be altered from the details in the endorsed stormwater management plan without the written consent of the responsible authority.

Amenity

- 12. The amenity of the locality must not be adversely affected by the activity on the site, the appearance of any buildings, works or materials, emissions from the premises or in any other way, to the satisfaction of the Responsible Authority.

Native Vegetation

- 13. To offset the removal of 0.07 hectares of native vegetation, as identified in Native Vegetation Removal Report (NVRID 374_20250516_MSL) the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

General offset

A general offset of 0.012 general habitat units:

- a) located within the North East CMA boundary or Wodonga municipal district with a minimum strategic biodiversity score of at least 0.08
- 14. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
 - a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register and/or
 - b) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.

A copy of the offset evidence must be endorsed by the responsible authority and will form part of this permit.

Signage

- 15. The location of the signs (including the size, nature, panels, position and construction) shown on the endorsed plan must not be altered without the prior written consent of the Responsible Authority.
- 16. Any lighting associated with the signage must be designed and operated such that it does not cause a nuisance to adjoining properties.

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17. Signage approved under this permit expires 15 years from the date of this permit.

Commencement

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

Expiry

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.

USEFUL INFORMATION:

(the following information does not form part of this permit)

- The permitted use or development may need to comply with, or obtain the following further approvals:
 - A building permit under the *Building Act 1993*.

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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.

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