

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2503863
Planning scheme:	Hobsons Bay Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	62 Everingham Road, Altona Meadows (Lot A on PS135404)

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 section 2 use
43.02-2	Construct a building or construct or carry out works

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.

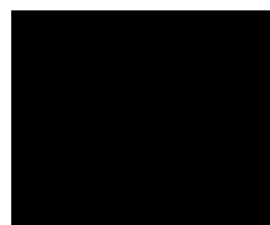
Layout not altered

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

Endorsed Plans

3. Before development starts, including/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 Minx Architecture, titled 'Stage 2 Proposed Learning Centre' and dated 4 August 2025.

Date of issue: 19 November 2025 **Signature for the responsible authority:**



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Landscape Plan

4. Before development starts, including/excluding demolition, bulk excavation and site preparation works, landscape plans 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 plan prepared by Blom Design, dated 28 July 2025.

Tree Protection

5. Before the development starts, tree protection fencing must be erected around any trees identified for retention on the approved and endorsed plans in accordance with Australian Standard AS4970-2009 – Protection of Trees on Development Sites

Landscaping completion

6. Unless with the prior consent of Hobsons Bay City Council, the landscaping shown on the approved landscape plan must be carried out and completed prior to the occupation of the development to the satisfaction of Hobsons Bay City Council

Landscaping maintenance

7. At all times, the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damage plants) to the satisfaction of Hobsons Bay City Council

Sustainable Design

8. Before development starts, including/excluding demolition, bulk excavation and site preparation works, landscape plans must be approved and endorsed by the responsible authority. The sustainable design assessment must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Sustainable Design Assessment prepared by Energy Efficient Choices dated July 2025.

Drainage

9. The building must be connected to the existing underground drainage and sewerage systems to the satisfaction of Hobsons Bay City Council.

General Amenity Provision

10. The development must be managed so that the amenity of the area is not detrimentally affected through the:

- a) Transport of materials, goods or commodities to or from the land;
- b) Appearance of any building, works or materials;
- c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products,

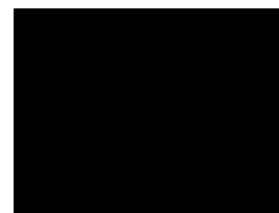
to the satisfaction of the responsible authority.

Commencement

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

Expiry

Date of issue: 19 November 2025 **Signature for the responsible authority:**



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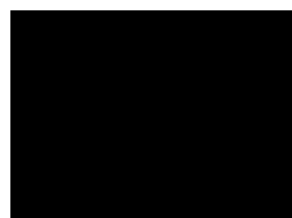
12. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:

- a. The development is not started within 2 years of the issued date of this permit.
- b. The development is not completed within 4 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.

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: 19 November 2025 Signature for the responsible authority:

