

PLANNING PERMIT

Permit No.:	PA2402899
Planning scheme:	Casey Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	500 Soldiers Road, Clyde North

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
	Construct a building or construct or carry out works associated with an existing Education Centre.

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.

1. The layout of the use and development must not be altered from the layout shown on the approved and endorsed plans without the written consent of the responsible authority.

Amended Plans

2. Before the development starts, including demolition, bulk excavation and site preparation works, detailed development plans for that stage including a development summary must be approved and endorsed by the Responsible Authority. The plans must be generally in accordance with the plans prepared by Smith + Tracey Architects dated April 2024, but modified to show:
 - a) Any changes required by the Sustainable Development report, including stormwater management.
 - b) A landscape plan detailing the proposed landscaping works around the sports complex.

Date issued: 19 June 2024 **Signature for the responsible authority:**



Landscaping

3. Concurrent with the endorsement of plans, a detailed landscape plan prepared by a suitably qualified landscape architect must be submitted to and approved by the Responsible Authority. Landscaping must be implemented in accordance with the approved plan to the satisfaction of the Responsible Authority. The plan must show:
- Details of all surface finishes.
 - A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes at maturity, and quantities of each plant.
 - How the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation.

Noise Impacts

4. Noise levels emanating from the sports stadium must not exceed those required to be met under State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1. Any works required to ensure and maintain the noise levels are in compliance with this policy must be completed prior to the commencement of the use or occupation of the site and maintained thereafter, all to the satisfaction of the Responsible Authority.

Environmentally Sustainable Design (ESD)

5. Concurrent with the endorsement of plans, an Environmentally Sustainable Design (ESD) Statement prepared by a suitably qualified professional must be submitted to and approved by the Responsible Authority. The ESD Statement must demonstrate that the building has the preliminary design potential to achieve the following:
- Compliance with Clause 53.18 Stormwater Management (Stormwater Management in Urban Development) of the Casey Planning Scheme.

Stormwater Management

6. Before the development starts, a stormwater drainage plan must be approved and endorsed by the responsible authority. The stormwater drainage plan must:
- Be prepared to the satisfaction of the responsible authority.
 - Accord with relevant council standards for the stormwater drainage system.
 - Show a legal point of discharge for the disposal of stormwater from the subject land approved by council.

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- d) Include an on-site stormwater detention system if the volume of stormwater exceeds the capacity of the legal point of discharge.
- e) Demonstrate that the post-development flows do not exceed the capacity of Council drain network.
- f) Meet the Objectives and Standards Clause 53.18 (Stormwater Management in Urban Development).

Commencement

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

Expiry

8. This permit will expire if one of the following circumstances apply:

- 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, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

- a) The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
- b) The completion date referred to if a request is made in writing within six months after the permit expires and the development started lawfully before the permit expired.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>

THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:

<i>Date extension</i>	<i>Period of extension</i>	<i>Commencement</i>	<i>Completion date</i>	<i>Date to certify plan</i>

Date issued: 19 June 2024 **Signature for the responsible authority:**



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Regulations 2015

Form 4

Sections 63, 64, 64A and 86

<i>approved</i>		<i>date</i>		<i>of subdivision</i>

Notes:

(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:

- These notes are provided for information only and do not constitute part of the permit or conditions of this permit.
- This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.
- The applicant/owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant/owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.
- The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
- A building permit under the *Building Act 1993*.
- Paths, access ramps and Tactile Ground Surface Indicators to be installed in accordance with DDA requirements and the relevant Australian Standards.

Date issued: 19 June 2024 **Signature for the responsible authority:**



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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

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 issued: 19 June 2024 Signature for the responsible authority:

