

PLANNING PERMIT

Permit No.: PA2201785

Bayside Planning Scheme

Responsible Authority: Minister for Planning

ADDRESS OF THE LAND:

1-5 Imbros Street Brighton East; 116-118, 120-124, 126-130 South Road, Brighton East; 47-51 Villeroy Street, Brighton East; and 1-5 Imbros Street, Hampton

THE PERMIT ALLOWS:

Use of the land for a school; demolition, part demolition of buildings and removal of trees in the Heritage Overlay; construct a building or carry out works for a section 2 use in the Neighbourhood Residential Zone, Heritage Overlay, Design and Development Overlay and Special Building Overlay; alter access to a road in a Transport Zone, Category 2; and display of business identification signage, in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Amended Plans

1. Before the development commences, including demolition, bulk excavation and site preparation works, amended plans and an updated development summary must be submitted to and approved by the responsible authority. The plans must be generally in accordance with the plans prepared by Architectus, Drawing No's TP-0001 – TP-C8000 (Revisions A, B and C), dated 07 January 2022, 01 August 2022, 28 October 2022, 25 November 2022, and 23 March 2023, but modified to show:
 - a. Safety measure to enhance visibility of the footpath on the west side of the westernmost accessway of the Facilities Compound at 116 South Road, as agreed by the responsible authority.
 - b. Detailed fence plans and elevations to clearly show each new fence.
 - c. The 'Future AV Screen' renamed to 'Score Board' and details including:
 - i. Notation confirming no audio or speakers associated with the 'Score Board'.
 - ii. Dimensions of the 'Score Board'.
 - iii. Location of the 'Score Board' on all relevant floor or site plans.
 - iv. Any changes required by the Operational Conditions below.

- d. Any changes required by the Landscape Plan condition below.
- e. Any changes required by the Score Board condition below.
- f. Any changes required by the Traffic and Car Parking Management Plan condition below.
- g. Any changes required by the Waste Management Condition below.
- h. Any changes required by the Transport for Victoria conditions below.
- i. Any changes required by the Melbourne Water conditions below

Endorsed plans

- 2. The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
- 3. Once the permitted development has started, it must be continued and completed to the satisfaction of the responsible authority.

Operational Conditions

- 4. Prior to any increase in Year 10-12 staff on site, it must be demonstrated that the required number of car parking spaces in accordance with the statutory requirements of Clause 52.06-5 of the Bayside Planning Scheme for the additional staff numbers, are provided, unless with the prior written consent of the responsible authority.

Gymnasium / multipurpose building (from Planning Permit 2005/686)

- 5. Except with the consent of the responsible authority, the gymnasium/ multi-purpose building must only be used in association with the activities of Haileybury.
- 6. Except with the consent of the responsible authority, the gymnasium/ multi-purpose building must not be used for active sport, playing of music and other activities that generate noise audible outside of the land after 6:00pm.

1-5 Imbros Street, Hampton (from Planning Permit 2006/988/2)

- 7. At all times noise emanating from 1-5 Imbros Street must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority.
- 8. The use of No. 5 Imbros Street, Hampton may only operate between hours of 8 am and 6:30 pm.

120-124 South Road, Brighton, 19 Villeroy Street and 47-51 Villeroy Street:

- 9. With the exception of the location and number of car spaces (section 3.1.1 and Appendix 1) which are replaced by the Car Parking Location plan (2022), all existing traffic management and operational requirements must continue to be in accordance with the endorsed TMP prepared by Cardno dated 25 October 2008 (updated in 2013), unless with the prior written consent of the responsible authority.

Creative Arts and Sports Centre (CASC) Building at 120 South Road

- 10. No more than 420 patrons (exclusive of staff and students) are permitted in the building at any one time outside of school hours, unless with the prior written consent of the responsible authority.
- 11. The CASC car park is to be made fully available to visitors after school hours (until closing time), unless with the prior written consent of the responsible authority. This includes leaving any entry door in an open position.
- 12. There shall be no pay parking provided for visitors within the CASC car park.

Noise attenuation

13. Concurrent with the endorsement of plans, an acoustic report must be submitted to and approved by the responsible authority. The acoustic report must include:
 - a. Any changes required under condition 1 of this permit.
 - b. Confirmation that that the development has been designed and treated with noise attenuation measures to mitigate noise associated with the CASC.
(from Planning Permit 2005/686/1)
 - c. Details of the location and extent of the acoustic fence along the eastern boundary of 47-51 Villeroy Street adjacent to the Imbros Street residences and the acoustic screen treatment adjacent to the library entry with a minimum surface density of 10 kg per square metre and free of all holes and gaps.
(from Planning Permit 2005/686/1)
 - d. Confirmation that the noise from any mechanical equipment associated with development at 47-51 Villeroy Street complies with the limits set by the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority.
 - e. Confirmation that all new external plant and equipment associated with the CASC, the Senior School Canopy and the Facilities Compound is acoustically treated or placed in soundproof housing to reduce noise to a level to the satisfaction of the responsible authority and comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority.
14. Acoustic measures for the development must be implemented in accordance with the endorsed acoustic report, to the satisfaction of the responsible authority.

Score Board

15. The 'Score Board' attached to the CASC must adhere to the following requirements, to the satisfaction of the responsible authority:
 - a. Be limited to use as a scoreboard for sports at the school.
 - b. Be limited to use between 8am-9pm.
 - c. Include no external sound amplification equipment, loudspeakers or public address system.
 - d. Have low lux levels.
 - e. Not contain any flashing light.
 - f. Be positioned so no direct light or glare shall be visible from any roadway or from any adjoining property.

Landscape Plan

16. Concurrent with the endorsement of plans, an amended landscape plan must be submitted to and approved by the responsible authority, in consultation with Bayside City Council. The landscape plan must be generally in accordance with the landscape plan prepared by tnla and Associates, dated 23 November 2022, but modified to show:
 - a. A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - b. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.

- c. Details of all surface finishes including pathways, driveways, patio or decked areas.
 - 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. Clear demarcation of key spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
 - f. 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.
 - g. The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.
17. Landscaping must be implemented in accordance with the landscape plan to the satisfaction of Bayside City Council.
18. Landscaping must be maintained to the satisfaction of Bayside City Council, including that any dead, diseased or damaged plants are to be replaced.

Notification of vegetation

19. Before the removal or lopping of any vegetation, and before development starts, the permit holder must advise all persons undertaking the works of all relevant vegetation permit conditions and associated statutory requirements or approvals.

Tree Protection Management Plan

20. Before the development starts, including demolition, bulk excavation, and site preparation works, a Tree Protection Management Plan (TPMP) must be approved and endorsed by the responsible authority in consultation with Bayside City Council. The TPMP must include the following:
- a. Detail of how Bayside City Council owned street trees on South Road, Imbros Street and Villeroy Street will be protected during construction.
 - b. Measures that must be incorporated into the design and construction of the development to ensure the protection of any trees identified for retention, determined in accordance with Australian Standard AS4970-2009 – Protection of Trees on Development Sites.
 - c. The location of Tree Protection Zones (TPZs) and tree protection fencing for trees identified for retention on a plan that is drawn to scale with dimensions.
21. The development must not cause any damage to any retained existing street tree. Any existing street tree must not be removed, lopped or pruned (including root pruning) without the prior consent of Bayside City Council. Root pruning of any tree must be carried out to the satisfaction of Bayside City Council before development starts, including crossover works.
22. Any Bayside City Council owned trees shown on the endorsed plans to be removed must not be removed, lopped or pruned without prior consent from Bayside City Council.

Tree Protection Zones

23. 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 the approved TPMP and Australian Standard AS4970-2009 – Protection of Trees on Development Sites, to the satisfaction of Bayside City Council.
24. A tree protection fence must be erected around Bayside City Council owned nature strip trees on South Road, Imbros Street and Villeroy Street to comply with Australian

Standard AS4970-2009 - Protection of Trees on Development Sites to the satisfaction of Bayside City Council.

25. 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 Bayside City 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 Bayside City Council.
26. All works located in or in close proximity to a TPZ must be supervised by a suitably qualified and experienced consulting arborist.

Traffic and Car Parking Management

27. Concurrent with the endorsement of plans, an amended Traffic and Car Parking Management Plan (TCPMP) must be submitted to and approved by the responsible authority, in consultation with Bayside City Council. The TCPMP must be generally in accordance with the TCPMP prepared by WGA, dated 18 May 2023, but modified to show:
 - a. The internal design of the car park and loading docks, the positioning of boom gates, card readers, control equipment, including car park control points, and ramp grades must be generally in accordance with the requirements of Clause 52.06 of the Bayside Planning Scheme.
 - b. *Appendix A On-Site Car Parking Locations & Allocation* with car parking allocation to particular user groups for each car parking area and all car spaces for both existing and proposed conditions and including the Villeroy Street Easement.
(from Planning Permit 2005/686/1)
 - c. Detail of promotion of public transport use through liaising with operators to schedule timely service.
 - d. Detail of managing access and parking for events that commence after 6pm at which significant attendance is expected including confirmation that the following measures will be adopted:
 - i. Parents will be advised that access to the school will only be permitted from South Road
 - ii. Parents will be advised not to park on Villeroy Street and will be advised to park on the school oval.
(from Planning Permit 2005/686/1)
 - iii. The Villeroy Street access gates will be kept closed.
 - iv. Detail of how overflow car parking will be managed including parking attendants.
(from Planning Permit 2005/686/1)
 - e. Detail of provision of a staff member responsible for management of drop-off and pick-up.
(from Planning Permit 2005/686/1)

- f. Detail of measures to prevent student access to the car parking located in the easement laneway from Villeroy Street.
 - g. Haileybury will co-operate with Bayside City Council in addressing the traffic and car parking issues in the streets surrounding the school campus and will support the following measures (should Bayside City Council resolve to implement them).
 - h. The conduct of regular patrols by Bayside City Council Officers for enforcement of parking restrictions.
 - i. An increase in short term parking restrictions along South Road.
(Planning Permit 2005/686/1)
 - j. Detail of periodic review of the TCPMP.
(from Planning Permit 2011/0105/2)
 - k. Detail of management of Villeroy Street during school peak hours.
(from Planning Permit 2011/0105/2)
 - l. Detail of short-stay parking controls in areas where pick-up and drop-off of students is encouraged, with signage to be installed at the cost of the permit holder.
 - m. Use of school buggies not allowed during peak times in order to minimise the risk of vehicle or pedestrian conflicts at the laneway.
 - n. Signage and linemarking at the entry and exit gates to and from the Facilities Compound.
 - o. The portion of laneway that will contain east-west buggy movements concreted to formalise the crossing point and supplement the proposed signage and linemarking.
 - p. All school facility staff are appropriately trained, educated and inducted regarding the safe use of maintenance buggies and what safety measures to take when using the proposed buggy access points.
 - q. Operation of boom gates which are not to act as a control during school events.
28. Car parking and traffic management for the school must be in accordance with the TCPMP, to the satisfaction of the responsible authority. The report must not be altered without the prior written consent of the responsible authority.
29. Maintenance vehicles (buggies) may not cross the existing lane between the school grounds and 118 South Road during peak hours, being 8 am to 9 am and 3 pm to 4 pm Monday to Friday.
30. At the end of a period of three school terms from the occupation of the development hereby approved, a car parking and traffic report prepared by a suitably qualified traffic engineer must be submitted to and approved by the responsible authority. The report must assess car parking and traffic at the surrounding streets and must include, to the satisfaction of the responsible authority:
- a. Car parking utilisation data pre- and post-development for on-site car parking and for all streets within a reasonable walking distance (250m) of the site.
 - b. Data collected for drop-off and pick-up periods on a typical school day, together with evening periods during afterhours rehearsals and large events/performances.
 - c. Analysis of the impact of car parking on the nearby residential street network during each assessment period.
 - d. Recommendations including mitigation measures in relation to car parking and traffic impacts.

- e. If parking restrictions are recommended and agreed to by Bayside City Council, the cost of supplying and installing the signage is to be borne by the applicant.

Mitigation measures must be implemented by the permit holder to the satisfaction of the responsible authority.

Waste

31. Concurrent with the endorsement of plans, an amended Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority. The WMP must be generally in accordance with the WMP prepared by WGA dated 3 August 2022, but modified to show:
 - a. Any changes required by condition 1
 - b. That the school will restrict all deliveries and waste collection to outside the hours of 8am – 9am and 3pm – 4pm Monday to Friday as per Planning Permit 2005/686/1.

Waste storage and collection must be undertaken in accordance with the endorsed WMP. Waste storage and collection arrangements must not be altered without the written consent of the Responsible Authority.

Environmentally Sustainable Design

32. Concurrent with the endorsement of plans, the Sustainability Management Plan (SMP) prepared by LCI Consultants, dated 18 November 2022, must be approved by the responsible authority. The performance outcomes for the development must be in accordance with the report, to the satisfaction of the responsible authority. The report must not be altered without the prior written consent of the responsible authority.
33. Any change during detailed design, which prevents or alters the attainment of the performance outcomes specified in the endorsed report, must be documented by the author of the endorsed report in an addendum to this report, which must be provided to the satisfaction of the responsible authority before development starts.

Materials and Finishes

34. Concurrent with the endorsement of plans, a materials and finishes schedule must be submitted to and approved by the responsible authority. The schedule must:
 - a. Illustrate the location and type of all external materials and finishes on elevations in colour and at an appropriate scale (typically 1:50); and
 - b. Be accompanied by a physical samples board, or photograph of physical samples, with all materials and finishes with clear coding linking back to the elevations.
35. All materials and finishes must be in accordance with the schedule, to the satisfaction of the responsible authority.
36. Before the development is occupied, all new or extended walls on or facing the boundaries of adjoining properties or a laneway must be cleaned and finished to the satisfaction of the responsible authority.

Construction Management Plan (from Planning Permit 2005/686/1)

37. Before the development commences, including demolition, bulk excavation and site preparation works, a Construction Management Plan (CMP) must be submitted to and approved by Bayside City Council. The plan must address the following:
 - a. Containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build-up of matter outside of the site.
 - b. Delivery and unloading points and expected frequency.
 - c. A liaison officer for contact by residents and the responsible authority in the event of relevant queries or problems experienced.

- d. An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services.
 - e. Location of parking for construction workers.
38. The development must be carried out in accordance with the endorsed CMP to the satisfaction of Bayside City Council.

Building Appurtenances and Services

39. All pipes, fixtures, fittings vents, plant and equipment servicing the CASC, the Senior School Canopy and the Facilities Compound (excluding storm water down pipes, guttering and rainheads) must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.
40. No plant, equipment, services or architectural features other than those shown on the approved plans are permitted above the roof level of the buildings.

General amenity

41. 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, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
 - d. the presence of vermin,
- to the satisfaction of the responsible authority.

Transport for Victoria Conditions

42. All vehicles must enter and exit the site in a forward direction from South Road.
43. The level of the footpath must not be lowered or altered in any way to facilitate access to the site.
44. Any security boom, barrier, gate or similar device controlling vehicular access to the premises must be setback inside the property boundary to allow vehicles to store clear of the South Road pavement and footpath.
45. Prior to the occupation of the buildings and/or works, all disused or redundant vehicle crossings must be removed, and the area reinstated to kerb and channel, to the satisfaction of and at no cost to the Head, Transport for Victoria.
46. Prior to the occupation of the buildings and/or works the crossover and driveways are to be constructed to the satisfaction of the Head, Transport for Victoria and the responsible authority and at no cost to the Head, Transport for Victoria.
47. Prior to the occupation of the buildings and/or works the access lanes, driveways, crossovers and associated works must be provided and available for use and be:
- a. Formed to such levels and drained so that they can be used in accordance with the endorsed plans.
 - b. Treated with an all-weather seal or some other durable surface.

Melbourne Water Conditions

48. The new Creative Arts and Sports Centre must be constructed with finished ground floor levels of not less than 19.41 metres to the Australian Height Datum (AHD), which is 300 millimetres above the applicable flood level at this location.
49. Basement ramp(s) to the New Creative Arts and Sports Centre must incorporate a flood proof apex set no lower than 19.41 metres to the Australian Height Datum (AHD), which is 300 millimetres above the applicable flood level at this location.

50. All entry and exit points to the basement of the New Creative Arts and Sports Centre, including lift entries, stairwells, windows, openings and vents, that could allow entry of floodwaters to the basement, must be set no lower than 19.41 metres to the Australian Height Datum (AHD), which is 300 millimetres above the applicable flood level at this location.
51. All areas of the New Creative Arts and Sports Centre with electrical installations (e.g. electrical substations, switch rooms etc.) are recommended to be set no lower than 19.41 metres AHD, which is 300 millimetres above the applicable flood level, but may be set lower at the discretion of the relevant authority.
52. The proposed works are located within an overland flow path. To ensure no off-site flooding impacts, the applicant must demonstrate, to Melbourne Water's satisfaction, that the New Senior School Courtyard, New Canopy Area, and New Creative Arts and Sports Centre, does not increase flood levels on neighbouring properties. If the proposed works lead to increases in flooding on neighbouring properties, then redesign will be required. Information required to assess off-site impacts are, as a minimum, before and after plans showing surface levels at the site of the proposed works. Hydraulic flood modelling may also be required.
53. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels and basement entry apex levels (as constructed and reduced to the AHD), must be submitted to Melbourne Water to demonstrate accordance with Melbourne Water's requirements.
54. To allow the passage of floodwaters, imported fill must be kept to a minimum. There must be no fill beyond the building envelope.

Advertising signs

55. The sign, including its structure, as shown on the endorsed plan, must at all times be maintained in good order and condition, to the satisfaction of the responsible authority.
56. The location, size, material of construction, colours, wording and degree of illumination of the sign shown on the endorsed plans must not be altered or modified without the prior written consent of the responsible authority.
57. The sign must not be animated or contain any flashing light.
58. The sign must not be illuminated by external floodlighting.
59. The lighting of the sign must be positioned so no direct glare affects any roadway or any adjoining property, to the satisfaction of the responsible authority.
60. The materials, finishes and colour of the supporting structure of the sign must be to the satisfaction of the responsible authority.

Drainage

61. The drainage of the site shall be to the requirements of Bayside City Council and the discharge of water from the land affected by this permit shall be controlled around its limits to prevent any discharge onto any adjacent property or street other than by means of an underground pipe discharged to a point nominated to the satisfaction of the responsible authority.

Permit Expiry

62. This permit will expire if any of the following occur:
 - a. The development is not commenced within two years of the date of this permit.
 - c. The development is not completed within five years of the date of this permit.
 - d. The use does not start within 2 years of completion of the development.
63. This permit as it relates to signage will expire if the sign is not erected within six years of the date of this permit

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend:

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

Cancellation of Specified Permits

64. The permit does not come into effect until the following planning permits are cancelled.
- a. Planning permit 2005/686/1.
 - b. Planning permit 2006/998/2.
 - c. Planning permit 2011/0105/2.

Evidence must be provided to the satisfaction of the responsible authority that this has occurred.

Date Issued: 23/06/2023

Signature for the responsible authority

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



Notes:

- This permit supersedes the following planning permits:
 - 2005/686/1 (relating to the use of land at 47-51 Villeroy Street and car parking)
 - 2006/988/2 (relating to use and development of 1-5 Imbros Street, Hampton and 120-124 South Road, Brighton East)
 - PP/2011/0105/2 (relating to use and development of 19 Villeroy Street, Hampton, 120 South Road, Brighton East)
- Other permits that relate to the Haileybury campus, which have not been superseded by Permit PA2201785 include:
 - 04/0603 (use of existing dwellings as an education centre with associated works at 120 South Road)
 - 5.2005.407.1 (demolition of an existing building and associated works at 120 South Road)
 - PA2001050 (Part demolition and construction of a multi-storey building associated with the existing secondary school at 120-124 South Road)

Transport for Victoria

- The proposed development requires reinstatement of disused crossovers to kerb and channel and construction of a crossover. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact Department of Transport prior to commencing any works.

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit *at the direction of the Victorian Civil and Administrative Tribunal. (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 a plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; 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 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 of 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.