

PLANNING PERMIT

Permit No.:	PA2303093
Planning scheme:	Hume Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	2-14 Carlingford Road, Mickleham

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
37.07-4	Construct a building and construct or carry out works for a primary school and ancillary education centre (childcare centre) (land use as of right)
52.05	Display of business identification signage

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, detailed development 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 and be generally in accordance with the plans prepared by Hayball, dated 25 September 2024, but amended to show the following details:
 - a) Details of a corner splay on the exit aisle confirming they it is at least 50% clear of visual obstructions and measures 2m minimum along the frontage road from the edge of the exit lane and 2.5m minimum along the exit lane from the frontage generally in accordance with Clause 52.06 of the Hume Planning Scheme.
 - b) A notation that the access gate to the Children's Hub carpark must remain open between 7am and 6pm on weekdays, or at any time the building is in use.

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- c) Any changes required to ensure consistency with the approved waste management plan.
- d) Any changes required to ensure consistency with the approved landscape plan.
- e) Any changes required to ensure consistency with the approved sustainability management plan.
- f) Any changes required to ensure consistency with the approved traffic and parking management plan.
- g) Any changes required to ensure consistency with the approved green travel plan.

Layout not altered

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

Waste Management Plan

- 5. Concurrent with the endorsement of plans, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must be prepared to the satisfaction of the responsible authority, and be generally in accordance with the Waste Management Plan prepared by One Mile Grid, dated 25 July 2024, but amended to show:
 - a) Any changes required to ensure consistency with the approved and endorsed plans.
 - b) Waste collection times that are scheduled outside of peak school drop-off times to minimise potential traffic conflict and congestion.

Waste storage

- 6. All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained and screened from public view to the satisfaction of the responsible authority.

Landscape Plan

- 7. 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 generally in accordance with the Landscape Plan prepared by Fraser Design, dated 12 September 2024, but amended to show the following details:
 - a) Any changes required to ensure consistency with the approved and endorsed plans.

Landscaping completion

- 8. Before the development is occupied, the landscaping shown on the approved landscape plans must be carried out and completed to the satisfaction of Hume City Council.

Landscaping maintenance

- 9. At all times the landscaping shown on the approved landscape plans must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Hume City Council.

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Sustainability Management Plan

10. Concurrent with the endorsement of plans, an amended 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 and be generally in accordance with the Sustainability Management Plan prepared by Intrax Projects, dated 25 July 2024, but amended to show the following details:

- a) Any changes required to ensure consistency with the approved and endorsed plans.

Stormwater management system – implementation and management

11. The stormwater management system approved by the responsible authority and included in the endorsed sustainability management plan must be constructed, managed and maintained to the satisfaction of Hume City Council.

12. The details of the stormwater management system must not be altered from the details in the endorsed sustainability management plan without the written consent of the responsible authority.

Legal Point of Discharge

13. Stormwater must be connected into the approved legal point of discharge.

Run-off

14. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Hume City Council or Melbourne Water drains or watercourses.

Traffic and parking management

15. Concurrent with the endorsement of plans, a traffic and parking management plan must be approved and endorsed by the responsible authority in consultation with Hume City Council. The traffic and parking management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Traffic Impact Assessment prepared by One Mile Grid, dated 26 September 2024 and include the following:

- a) Any changes required to ensure consistency with the approved and endorsed plans.
- b) The access gate to the Children's Hub carpark must remain open between 7am and 6pm on weekdays, or at any time the building is in use.

Car park construction

16. Before the development is occupied, the areas set aside for the parking of vehicles and access lanes shown on the endorsed plans must be:

- a) Constructed.
- b) Properly formed to such levels that they can be used in accordance with the plans.
- c) Sealed with a concrete or asphalt surface.
- d) Drained.
- e) Line marked to indicate each car parking space, all access lanes, the direction in which vehicles should proceed along the access lanes, and pedestrian paths.
- f) Clearly marked to show the direction of traffic along access lanes and driveways.



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17. Car spaces, access lanes and driveways must be kept available for these purposes at all times to the satisfaction of Hume City Council.

Vehicular Access

18. Before the development is occupied, all existing disused or redundant vehicle crossings must be removed and the nature strip and kerb and channel reinstated to the satisfaction of the Hume City Council at the cost of the owner.
19. Before the development is occupied, the permit holder must construct vehicular crossings in accordance with the requirements and standards of Hume City Council to the satisfaction of Hume City Council.

Green Travel Plan

20. Concurrent with the endorsement of plans, a green travel plan must be approved and endorsed by the responsible authority. The green travel plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the green travel plan prepared by One Mile Grid, dated 25 July 2024 and include the following:
- a) Any changes required to ensure consistency with the approved and endorsed plans.

Signs

21. 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.
22. The sign must not be animated or illuminated.
23. The sign shall only contain an advertisement which provides or supplies information relating to the business conducted on the land as described in this permit or as shown on the endorsed plans.
24. The sign must be constructed and maintained to the satisfaction of the responsible authority

Lighting

25. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of the responsible authority.

Noise control

26. At all times noise emanating from the land must comply with the requirements of the *Environment Protection Regulations 2021* (as amended from time to time) as measured in accordance with the *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues*, published by the Environment Protection Authority to the satisfaction of the responsible authority.

General amenity provision

27. 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, waste water, waste products, grit or oil.

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- d) Presence of vermin.
to the satisfaction of the responsible authority.

Expiry – development

28. This permit will expire if one of the following circumstances applies:

- a) The development is not started within two years of the issued date of this permit.
b) The development is not completed within four 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

29. This permit as it relates to signs will expire 15 years from the issued date of this permit.
30. On expiry of the permit, the sign and structures built specifically to support it must be removed.
31. 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

Notes:

- This permit does not authorise the commencement of any demolition or construction on the land.
- Before any demolition or construction may commence, the permit holder must apply for and obtain appropriate building approval from a Registered Building Surveyor.
- The permit holder will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the permit holder and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.
- Nothing in this permit or any plans or documents approved in accordance with the conditions of this permit should be taken to imply that the development meets the requirements of the Building Act 1993 and its regulations.

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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.

Date issued: 24 October 2024 Signature for the responsible authority:



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