

PLANNING PERMIT

Permit No.:	PA2503975
Planning scheme:	Frankston Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	85 Overport Road, Frankston South (Lot 1 on Plan of Subdivision 310799T)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.08-9	To construct a building or construct or carry out works for a residential aged care facility
32.08-10	To construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2 (Retirement Village)
42.01-2	To construct a building or construct or carry out works; to remove, destroy or lop vegetation
42.03-2	To construct a building or construct or carry out works; to remove, destroy or lop vegetation
43.02-2	To construct a build or construct or carry out works; to construct a fence
52.37-2	To remove, destroy or lop a canopy tree

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.

Date of issue: 1 April 2026

Signature for the responsible authority:



Approved and endorsed masterplan – changes required

3. Before the use or development of any stage commences, including demolition, vegetation removal, bulk excavation and site preparation works, an amended masterplan must be approved and endorsed by the responsible authority. The masterplan must be prepared to the satisfaction of the responsible authority, and be generally in accordance with the masterplan titled 'Vasey RSL Care – Site' prepared by Thomson Adsett, Revision B dated 28 November 2025, but amended to show the following details:
- a) Show all additional retained (and proposed) trees and any built form changes to accommodate these, in line with 'Appendix B – Landscape Masterplan Mark-Up Showing Additional Planting Locations' prepared by Ratio and dated 12 March 2026.
 - b) Include details of any major site infrastructure and services delivered within each stage (ie. substation).
 - c) The approximate timing of each stage.
 - d) Details of any interim or temporary works (if applicable) required between stages.

Once endorsed, the development must proceed in the order of the stages as shown on the endorsed masterplan, unless otherwise agreed to in writing by the responsible authority.

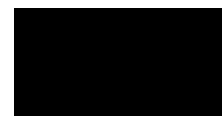
Landscape Masterplan

4. Concurrent with the submission of the amended masterplan for endorsement, an amended landscape masterplan must be approved and endorsed by the responsible authority. The landscape masterplan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, by generally in accordance with the Landscape Masterplan prepared by T.C.L and dated 29 September 2025 and must include the following:
- a) Any changes required to be consistent with the endorsed masterplan.
 - b) A staging plan for the removal of vegetation and delivery of landscaping across the site, generally in accordance, including details of any intervening or temporary landscaping measures between stages.
 - c) Identify any opportunities for early tree planting in the areas of the site reserved for later stages of the development, particularly along abutting residential interfaces. Early removal of trees noted as being of 'low retention value' in the Development Impact Assessment prepared by Arbor Survey and dated 27 November 2025 may also be carried out, if necessary to accommodate any early replacement tree planting.
 - d) Additional tree retention and tree planting in accordance with the 'Appendix B – Landscape Masterplan Mark-Up Showing Additional Planting Locations' prepared by Ratio and dated 12 March 2026.
 - e) Provision for additional canopy tree planting within the frontage and/or the adjacent streetscape of the Villa 2A villas.

Approved and endorsed plans – Stage 1

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Signature for the responsible authority:



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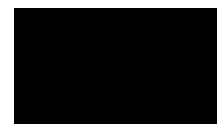
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5. Before Stage 1 of the development starts, including demolition, vegetation removal, bulk excavation and site preparation works, detailed development plans for Stage 1 must be approved and endorsed by the responsible authority. The Stage 1 development plans must be generally in accordance with the architectural plans for the Stage 1 buildings prepared by Thomson Adsett and dated 28 November 2025 but modified to show:
- a) The development of the stage in accordance with the endorsed masterplan, including:
 - i. The development summary;
 - ii. Tree retention and removal;
 - iii. The boundaries of the stage; and
 - iv. Any temporary or interim works.
 - b) Clear distinction between any existing and proposed works, including internal roads and car parking.
 - c) The northern façade of the ESA building further articulated in accordance with the Discussion Plan (ESA Apartments) prepared by Thomson Adsett and dated 20 March 2026.
 - d) The location and details of all bicycle parking facilities.
 - e) All floor levels and finished surface levels.
 - f) The following details in accordance with Clause 52.06-9 (Design standards for car parking) of the Frankston Planning Scheme:
 - i. The width of all vehicle access ways to parking areas and width of vehicle entry points of basements and/or garages.
 - ii. Pedestrian visibility splays at least 50 percent clear of visual obstructions where vehicle access ways intersect with an internal road.
 - iii. The dimensioned clearance of car parking spaces from columns and walls in accordance with Diagram 1 of Clause 52.06-9.
 - iv. The length and width of all individual garages and carports.
 - v. The finished surface levels of internal and external roads (where relevant) and vehicle access ways, as well as the associated grades and grade changes both along the length of vehicle access way and where they intersect with internal roads.
 - vi. Cross-sections of any vehicle basement access ramps, including dimensioned head height clearances, grades along the ramp and all grade changes.
 - g) The width and other design details of any proposed internal roads and footpaths.
 - h) A detailed boundary interface and fencing plan for each stage (including dimensions, materials etc.) for all fencing, retaining walls, access points and public realm modifications along external boundary interfaces.

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- i) The location of fire hydrants, boosters, meters or other similar services and details of how they are integrated within building façades.
- j) All environmentally sustainable design measures in accordance with the endorsed Sustainability Management Plan for Stage 1.
- k) Any changes required to ensure consistency with the endorsed Landscape Plan for Stage 1.
- l) Any changes required to ensure consistency with the endorsed Tree Protection and Management Plan for Stage 1.
- m) Any changes required to ensure consistency with the endorsed Traffic and Parking Management Plan for Stage 1.
- n) Any changes required to ensure consistency with the endorsed Waste Management Plan.
- o) Any changes required to ensure consistency with the endorsed Bushfire Management Plan.

Approved and endorsed plans – all subsequent stages

6. Before any stage of the development starts (other than Stage 1), including demolition, vegetation removal, bulk excavation and site preparation works, detailed development plans for that stage must be approved and endorsed by the responsible authority. The plans must be generally in accordance with the architectural plans in respect of the buildings for that stage prepared by Thomson Adsett and dated 28 November 2025 but modified to show:
- a) The development of the stage in accordance with the endorsed masterplan, including:
 - i. The development summary;
 - ii. Tree retention and removal;
 - iii. The boundaries of the stage; and
 - iv. Any temporary or interim works.
 - b) Clear distinction between any existing and proposed works, including internal roads and at-grade car parking.
 - c) The location and details of all bicycle parking facilities.
 - d) A detailed boundary interface and fencing plan for each stage (including dimensions, materials etc.) for all fencing, retaining walls, access points and public realm modifications along external boundary interfaces.
 - e) The location of fire hydrants, boosters, meters or other similar services and details of how they are integrated within building façades.
 - f) All environmentally sustainable design measures in accordance with the endorsed Sustainability Management Plan in respect of each stage.
 - g) Any changes required to ensure consistency with the endorsed Landscape Plan in respect of each stage.

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- h) Any changes required to ensure consistency with the endorsed Façade Strategy in respect of each stage.
- i) Any changes or tree protection measures required to ensure consistency with the endorsed Tree Protection Management Plan in respect of each stage.
- j) Any changes required to ensure consistency with the endorsed Traffic and Parking Management Plan in respect of each stage.
- k) Any changes required to ensure consistency with the endorsed Waste Management Plan.
- l) Any changes required to ensure consistency with the endorsed Bushfire Management Plan.

Layout not altered

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

Façade Strategy (each stage)

8. Concurrent with the submission of development plans for endorsement for each stage, a façade strategy for all buildings in that stage (excluding the Stage 1 and 3 Villas) and must be approved and endorsed by the responsible authority. The façade strategy must be prepared to the satisfaction of the responsible authority, be drawn to scale, be generally in accordance with the Architectural Report and development plans, both dated 28 November 2025 and prepared by Thomson Adsett and must include:
- a) Any changes in accordance with the endorsed development plans for that stage, as relevant.
 - b) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance.
 - c) Elevation details generally at a scale of 1:50, or other suitable scale agreed to by the responsible authority, illustrating typical building details, fenestrations, building entries, and services, and any special features which are important to the building's presentation or relationship with other buildings in the development.
 - d) Cross sections or other suitable method to demonstrate façade systems, including fixing details and joint between materials or changes in form.
 - e) Information about how the façade will be accessed, maintained and cleaned, including any landscaping systems affixed to buildings.

When endorsed, the façade strategy will form part of the permit. The development must be carried out in accordance with the façade strategy, to the satisfaction of the responsible authority and must not be altered without the prior written consent of the responsible authority.

Retention of architect

9. Except with the consent of the responsible authority, architects Thomson Adsett and landscape architect, T.C.L must be retained to complete and provide architectural oversight during

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construction of the detailed design as shown in the endorsed plans, to the satisfaction of responsible authority

Landscape Plan (for each stage)

10. Concurrent with the submission of development plans for endorsement for each stage, a detailed landscape plan for that stage must be approved and endorsed by the responsible authority. The detailed landscape plan must be prepared to the satisfaction of the responsible authority, drawn to scale with dimensions, generally in accordance with the endorsed landscape masterplan and provide the following details:
- a) All existing trees to be removed and retained, in accordance with the endorsed Tree Protection & Management Plan in respect of that stage.
 - b) Any early tree planting (including any tree removal to accommodate early replacement planting) to occur in the areas of the site reserved for later stages of the development.
 - c) A complete and fully detailed 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.
 - d) The incorporation of native vegetation, including species indigenous to the local area, where appropriate.
 - e) A material and finishes schedule of all selected paving, planter boxes, furniture, fencing, screening etc. that form part of the landscaping response.
 - f) Detailed cross-sections of all planter boxes and similar structures.
 - g) The details of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.
 - h) Details of any defendable space and vegetation management requirements in accordance with the endorsed Bushfire Management Plan.
 - i) Details of how the project responds to water sensitive urban design principles, including how stormwater 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.
 - j) Any environmentally sustainable urban design measures in accordance with the endorsed Sustainability Management Plan in respect of that stage.
 - k) A maintenance plan in respect of that stage which includes an ongoing maintenance schedule during the establishment period and after the initial 52-week period (including weed and pest management, succession planting, re-mulching, plant nutrition, hygiene and replacement timeframes for poor performing vegetation).

Completion of landscaping (each stage)

11. Before the occupation of the development of each stage, or by such later date as approved in writing by the responsible authority, the landscaping for that stage as shown on the approved

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landscaping plan must be carried out and completed to the satisfaction of the responsible authority.

Landscaping maintenance

12. 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 the responsible authority.

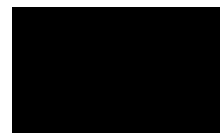
Tree Protection Plan

13. Before any stage of development starts, including demolition, vegetation removal, bulk excavation and site preparation works, a Tree Protection Plan (TPP) must be approved and endorsed by the responsible authority, in consultation with Frankston City Council. The TPP must be prepared by a suitably qualified arborist, to the satisfaction of the responsible authority and be generally in accordance with the Development Impact Assessment prepared by Arbor Survey and dated 27 November 2025. The TPP may be prepared and submitted for approval and endorsement in stages, and must include the following:

- a) All tree data, including which trees are to be removed or retained, in accordance with the endorsed masterplans.
- b) A detailed plan for each stage of the development which must be generally in accordance with the endorsed masterplans and include
 - i. Measures which must be incorporated into the design and construction of the development, to ensure the protection and ongoing health and viability of any trees identified for retention, determined in accordance with Australian Standard AS4970:2025 (Protection of Trees on Development Sites).
 - ii. A site plan of all trees (both on the site and adjoining land) requiring protection as a result of the development proposed in in any stage, including the numbering of all trees and the location of all notional root zones (NRZ), structural root zones (SRZ) and tree protection fencing or other physical protection measures.
 - iii. Details of any NRZ encroachments including (if necessary):
 - Details of any exploratory root investigations.
 - Any alternative construction techniques.
 - Any root pruning.
 - Any arborist supervision.
 - iv. Methods for the installation of underground services including sewerage, stormwater, telecommunications, electricity etc. within proximity to NRZs.
 - v. Details of any remedial pruning works or other vegetation management for retained trees required during construction, and the manner in which this must be conducted.
 - vi. Key supervision and monitoring stages of the development including pre-demolition, pre-construction and post-construction stages.
 - vii. A timeline of required site visits by the Project Arborist to ensure compliance with the endorsed TPP.

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14. Before the development of any stage starts, all tree protection measures required in accordance with the endorsed Tree Protection Plan (TPP) in respect of that stage must be installed and maintained in accordance with the requirements of the endorsed TPP.

Bushfire Management Plan

15. Before the development of any stage starts, an amended Bushfire Management Plan must be prepared then submitted to and endorsed by the responsible authority. Once endorsed, the plan must not be altered unless agreed to in writing by Fire Rescue Victoria and the responsible authority. The plan must be generally in accordance with the Bushfire Management Plan prepared by Terramatrix for Vasey RSL Care, dated 29 September 2025, page 1-3 but modified to replace the following condition for Water Supply:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA.

Changed to:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of FRV.

Bushfire Management Overlay Mandatory Condition

16. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Sustainability Management Plan – each stage

17. Concurrent with the submission of development plans for endorsement for each stage, a Sustainability Management Plan (SMP) in respect of that stage must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority and generally in accordance with the Stage 1, 2, 3 and 4 SMPs prepared by ADP Consulting and dated 15 August 2025 but amended to show:

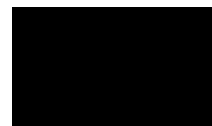
- a) Any changes to the development as a result of the submission of plans for endorsement.
- b) A published BESS report, including all required supporting documentation required for credits claimed.
- c) A detailed WSUD strategy which demonstrates best practice in on-site stormwater management in accordance with the relevant requirements of the Frankston Planning Scheme.
- d) Any interim measures (if applicable) for the implementation of environmentally sustainable design initiatives as a result of the staging of the development.

Implementation of SMP Initiatives – each stage

18. Within six months of the occupation of each stage of the development, or at such later date as approved in writing by the responsible authority, a report from the author of the endorsed SMP

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for that stage must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

Green Travel Plan

19. Before any stage of the development is occupied, a Green Travel Plan must be approved and endorsed by the responsible authority. The Green Travel Plan may be submitted for approval and endorsement in stages.

Stormwater Management Plan – each stage

20. Concurrent with the submission of development plans for endorsement for each stage, a Stormwater Management Plan must be approved and endorsed by the responsible authority, in consultation with Frankston City Council. The stormwater management plan for each stage must be prepared to the satisfaction of the responsible authority and must:

- a) Provide an overview of the stormwater management system objectives and requirements for the overall development site.
- b) Include details of the proposed stormwater management system in respect of that stage, including drainage works and retention, detention and discharges of stormwater to the drainage system and any interim measures as a result of the staging of the development.
- c) Set out how the stormwater management system will be managed on an ongoing basis.
- d) Incorporation of any water sustainable urban design requirements in accordance with the endorsed Sustainability Management Plan in respect of that stage.

Stormwater management system – implementation and management

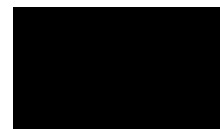
21. Before the occupation of the development of each stage, the stormwater management system approved by the responsible authority and included in the endorsed stormwater management plans in respect of that stage must be constructed, managed and maintained to the satisfaction of the responsible authority.

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.

Traffic and Parking Management Plan – each stage

22. Concurrent with the submission of development plans for endorsement for each stage, a Traffic and Parking Management Plan (TPMP) for that stage must be submitted to and approved by the responsible authority. The TPMP for each stage must be prepared to the satisfaction of the responsible authority, and should address the following:

- a) Section diagrams which demonstrate satisfactory vehicle scraping clearances are achieved for any accessway grades which do not comply with Design Standard 3: Gradients of Clause 52.06-9 (Design standards for car parking) of the Frankston Planning Scheme.



- b) Section diagrams which demonstrate satisfactory head height clearance along basement ramps and the basement entry point for the nominated waste collection vehicle/s.
- c) Any interim measures required for the provision of car parking and vehicle access between stages.
- d) Confirmation that vehicle access to buildings have been designed in accordance with the requirements of the endorsed Bushfire Management Plan.
- e) All signage and line marking or other design measures required to regulate or provide information for the movement of traffic, cyclists and pedestrians both within the development site and at the interface of each vehicle access point on Overport Road.
- f) The number and location of car and bicycle parking spaces allocated to the different users of the site.
- g) The means by which on-site car parking and bicycle parking spaces will be allocated and managed between different users.
- h) Measures to ensure secure access to car parking areas and any secure bicycle parking facilities, as appropriate.
- i) Lighting proposed within all vehicle access and car parking areas.
- j) Requirement for and the location of any convex mirrors, warning lights or other measures where necessary to improve visibility or reduce potential conflicts between pedestrians and motorists at points of vehicle entry and egress across the site.
- k) Any electric vehicle charging infrastructure/spaces.
- l) The location of any designated loading and waste collection points.
- m) Any management measures to be implemented for loading, deliveries and waste collection (where applicable), to minimise impacts to future residents and the surrounding area.

The provisions, recommendations and requirements of the endorsed Traffic and Car Parking Management Plan for each stage must be implemented and complied with to the satisfaction of the responsible authority

Waste Management Plan

23. Concurrent with the submission of the development plans for Stage 1 for endorsement, an amended Waste Management Plan (WMP) must be submitted to and approved by the responsible authority. The amended WMP must be generally in accordance with the WMP prepared by Ratio and dated 2025 but modified to include:
- a) The total area provided for waste storage for each building specified.
 - b) Clearance of bin room openings confirmed to accommodate the largest bin size nominated.
 - c) An alternative waste collection point for the Block A and ESA buildings which avoids the requirement for waste collection vehicles to prop on, or at the entrance to, basement ramps.

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- d) Any operational management requirements, including staffing arrangements to facilitate efficient waste collection where basement or kerbside collection cannot be achieved.
- e) The waste storage and collection requirements of the community hub as well as any waste bins provided in communal outdoor areas across the site.

Acoustic report – each stage

24. Concurrent with the submission of development plans for endorsement for each stage, an acoustic report for that stage must be approved and endorsed by the responsible authority. The acoustic report must be prepared by a suitably qualified professional, to the satisfaction of the responsible authority and include the following:
- a) Details and/or specifications of all noise attenuation measures (or exemplar options) required for the development, to ensure compliance with the EPA's *Environmental Protection Regulations 2021* for both residents on site and nearby sensitive receptors.

Implementation of Acoustic Measures

25. Within six months of the occupation of the development, a report from the author of the endorsed acoustic report must be approved and endorsed by the responsible authority. The report must outline how the design initiatives implemented within the development achieve the performance outcomes specified in the endorsed acoustic report, to the satisfaction of the responsible authority.

Lighting Plan – each stage

26. Concurrent with the submission of development plans for endorsement for each stage, a Lighting Plan for that stage must be approved by the responsible authority in consultation with Frankston City Council. The Lighting Plan must be to the satisfaction of the responsible authority and must address:
- a) Identify all proposed lighting sources in publicly accessible and communal areas of the development, including at the interfaces with public realm adjacent to the site.
 - b) Show all lighting in conformity with Australian Standard 1158.3.1-2020 (Lighting for road and public spaces) and Australian Standard 428:2023 (Control of the obtrusive effects of outdoor lighting), as relevant.
 - c) How the lighting plan responds to the relevant 'Guiding Lighting Principles' of the City of Frankston's Lighting Frankston Plan – 2021.
 - d) Any temporary measures required for the provision of lighting between stages.

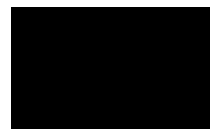
When approved, the detailed Lighting Plan for each stage will be endorsed and will form part of this permit. Lighting for each stage must be provided and maintained in accordance with the endorsed Lighting Plan to the satisfaction of the responsible authority.

Lighting Implementation

27. Before the development is occupied, or by such later date as approved in writing by the responsible authority, the lighting must be provided and maintained at all times in accordance with the endorsed lighting plan, to the satisfaction of the responsible authority.

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Affordable Housing Report

28. Before Stage 1 of the development starts, excluding demolition, vegetation removal, bulk excavation and site preparation works, an Affordable Housing Report must be approved and endorsed by the responsible authority. The report must be prepared to the satisfaction of the responsible authority and be generally in accordance with the Affordable Housing Report prepared by Vasey RSL Care (Version 02-2024).

Section 173 Agreement - Affordable Housing

29. Before any works, excluding demolition, vegetation removal, bulk excavation and site preparation works start for Stage 1 of the development, or at such later date as approved in writing by the responsible authority, the owner of the land must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987*, in a form to the satisfaction of the responsible authority. The agreement must provide for a contribution towards affordable housing (affordable housing contribution) by way of either of the following options:

- a) An affordable housing contribution in accordance with the endorsed Affordable Housing Report, which must be at least 10 per cent of the total number of retirement living units in the development provided as affordable housing. The agreement must set out the details of when and how the affordable housing will be delivered and the total value of the affordable housing contribution, to the satisfaction of the responsible authority.
- b) An alternative contribution towards the provision of affordable housing must be provided to the satisfaction of the responsible authority. The details of when and how the alternative contribution is to be made, and the total value of the affordable housing contribution must be set out in the agreement, to the satisfaction of the responsible authority.

The landowner must pay the responsible authority's reasonable costs of the preparation, execution, registration and ending of the section 173 agreement (where applicable).

Head, Transport for Victoria conditions

30. Unless with the prior written consent of the Head, Transport for Victoria, the demolition and construction of the development must not disrupt bus operations on Overport Road. Any request for a planned disruption to bus operations during construction must be submitted to and approved by the Head, Transport for Victoria no later than eight (8) weeks before the planned disruption and must detail measures that will occur to mitigate the impact of the planned disruption.

31. During demolition and construction of the development, the existing bus stop infrastructure at Vasey RSL Care/Overport Road Bus Stop must not be damaged or altered. Any damage or alteration to bus infrastructure must be rectified to the satisfaction of and at no cost to, the Head, Transport for Victoria.

32. If the existing bus stop at Vasey RSL Care/Overport Road Bus Stop cannot be used during the construction of the development, a temporary bus stop must be provided to the satisfaction of and at no cost to, the Head, Transport for Victoria, no later than eight (8) weeks before the planned works.

33. Prior to the occupation of the development, the temporary bus stop at Vasey RSL Care/Overport Road Bus stop must be removed and reinstated in its original location as shown on the endorsed

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plans, to the satisfaction of and at no cost to, the Head, Transport for Victoria and the responsible authority.

Construction and Site Management Plan

34. Before any works, including demolition, vegetation removal, bulk excavation and site preparation works start, a Construction and Management Plan (CMP) must be approved and endorsed by Frankston City Council. The CMP must be prepared in accordance with and address the matters outlined in Frankston City Council's 'Major Construction Management Plan' template.

If required, the CMP may be approved in stages. Construction of each stage of the development must not start until a CMP has been endorsed for that stage.

Car parking construction

35. Before the development of each stage is occupied, the areas set aside for the parking of vehicles and bicycles and access lanes as 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) Surfaced with an all-weather-seal coat;
- d) Drained;
- e) Line-marked to indicate each car space and access lane (where required);
- f) Clearly marked to show the direction of traffic along access lanes and driveways (where required),

To the satisfaction of the responsible authority.

At all times car spaces, access lanes and driveways must be kept available for these purposes.

Once constructed, these areas must be maintained to the satisfaction of the responsible authority.

New vehicular crossings

36. Before Stage 2 of the development is occupied, any new vehicle crossings on the Overport Road frontage associated with the Stage 2 development must be constructed, to the satisfaction of Frankston City Council.

Vehicle crossing removal

37. Before Stage 1 of the development is occupied, or at such later date approved in writing by Frankston City Council, any redundant vehicle crossings adjacent to the 'Block C' frontage must be removed, and the nature strip and kerb and channel reinstated to the satisfaction of and at no cost to, Frankston City Council

Drainage system

38. Before the development is occupied, a stormwater drainage system, incorporating water sensitive urban design, must be constructed for the development and provisions made to connect

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this system to Frankston City Council's underground stormwater drainage system and, where necessary, upgrade the system to accept the discharge from the site in accordance with the plans and specifications first approved by the responsible authority in consultation with Frankston City Council.

Run-off control

39. Polluted and/or sediment laden run-off from the development must not be discharged directly or indirectly into Frankston City Council or Melbourne Water drains or watercourses.

Amenity conditions

40. The use of the development permitted by this permit must not adversely affect the amenity (including the residential amenity) of the locality or cause a nuisance or annoyance to a person beyond the land, including through the:

- a) Transportation 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;
- d) Disposal of waste; and
- e) Presence of vermin,

or in any other way, to the satisfaction of the responsible authority.

41. Noise levels emanating from the land must not exceed the permissible noise levels determined in accordance with the Environmental Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol, to the satisfaction of the responsible authority.

Retirement Village

42. The retirement village must be operated and managed in accordance with the relevant requirements of the *Retirement Villages Act 1986*.

General Development Conditions

43. Floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the responsible Authority.

44. Before each stage of the development is occupied, or by such later date as approved in writing by the responsible authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the responsible authority. Once installed, the screening and other measures must be maintained to the satisfaction of the responsible authority.

45. Except with the prior written consent of the responsible authority, service units, including air conditioning units (other than those shown on the endorsed plans), must not be located on any of the balconies or terrace areas.



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46. Except with the prior written consent of the responsible authority, equipment, services or other building features (other than those shown on the endorsed plan) must not be erected above the roof level of the buildings.
47. The plant area and equipment on the roof of the buildings must be screened in a manner to complement the appearance of the buildings and be to the satisfaction of the responsible Authority.
48. All pipes, fixtures, fittings, ducts and vents servicing any building on the land, other than stormwater down pipes and gutters above the ground floor storey of the buildings, must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible Authority.
49. Lighting emanating from the development must be designed, baffled and located so as to prevent any adverse effect on adjoining land, to the satisfaction of the responsible authority.
50. External glazing and cladding materials and finishes must avoid disability glare to public transport operators, road users and aircraft, to the satisfaction of the responsible authority.

Expiry Condition

51. This permit will expire if:

- a) The development is not commenced within 3 years of the date of issue of this permit; or
- b) The first stage of the development is not completed within 6 years of the date of this permit;
or
- c) The overall development is not completed within 10 years of the issue date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, a request may be submitted to the Responsible Authority within the prescribed timeframes for an extension of the periods referred to in this condition.

USEFUL INFORMATION (the following 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*.
 - Separate consent from the road authority for works within the road reserve.
 - Additional local law permissions, including for the removal, destruction or lopping of trees.

Date of issue: 1 April 2026

Signature for the responsible authority:



Planning and Environment
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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: 1 April 2026

Signature for the responsible authority:

