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PLAN

Planning and Environment
Regulations 2015

Form 4 Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2604227
Planning scheme:	Wyndham Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	1005 Boundary Road, Tarneit (Lot A PS933061B (Part) Vol.12425 Fol 891)

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THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
37.07-9	Use of land for utility installation
37.07-11	Construct a building or construct or carry out works for a utility installation
37.01-1	Use of land for utility installation
37.01-4	Construct a building or construct or carry out works for a utility installation
33.03-1	Use of land for a utility installation
33.03-4	Construct a building or construct or carry out works for a utility installation
43.02-2	Construct a building or construct or carry out works, construct a fence
52.29-2	Create or alter access to a road in a Transport Zone 2

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.

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Development plans

2. Before the use and development starts (excluding bulk excavation and site preparation works), amended plans must be approved and endorsed by the responsible authority. The plans must be drawn to scale with dimensions and generally in accordance with the application plans General Arrangement Layout Plan, 22/4/26 but modified to show:
   a) fully dimensioned site layout plan showing location of all proposed buildings and works including but not limited to:
      i. control rooms and GIS building
      ii. transformer bays
      iii. AusNet compound
      iv. tower and gantry structures
      v. transmission lines
      vi. feeder exits and associated infrastructure
      vii. feeder access
   b) elevations and cross-sections indicating location, height, dimensions of all buildings, structures and equipment measured from ground level, including setbacks to all site boundaries and clearly identifying tree and landscaping reserves.
   c) vehicles access points to Boundary Road and Tiestore Court (R3)
   d) colours and finishes of all buildings and structures
   e) clear distinction between works within the subject land and works within road reserve or Council-owned tree reserve
   f) details of all easements and/or reserves within and adjoining the site
   g) subdivision boundaries including easements and/or reserves
   h) perimeter fence details showing razor wire fencing contained within the site's boundary
   i) car parking layout and arrangement
   j) any changes required to comply with the swept path analysis condition
   k) any changes required to comply with the amended acoustic assessment
   l) any changes required to comply with amended Stormwater Management Strategy
   m) any changes required to comply with the AusNet Transmission conditions.

Layout not altered

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

Date of issue: 6 May 2026 **Signature for the responsible authority:**



Landscape plan

4. Before the use and development starts (excluding bulk excavation and site preparation works), a detailed landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be fully dimensioned, drawn to scale, prepared by a suitably qualified person and include the following:
   a) landscape and planting proposed within the Council's 5 metre tree reserve adjoining the site
   b) location of canopy trees within the tree reserve
   c) planting schedule of all the proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity and quantities of each plan
   d) surface finishes of pathways and driveways
   e) any changes required to comply with any other condition of this permit.

   The responsible authority may consent in writing to vary any of these requirements.

Landscaping and Landscaping Maintenance

5. Before the use starts, the landscaping works shown on the approved and endorsed plans must be carried out and completed to the satisfaction of Wyndham City Council.
6. The landscaping shown on the approved and endorsed plans must be maintained in accordance with the endorsed plans to the satisfaction of Wyndham City Council.

   The responsible authority may consent in writing to vary any of these requirements.

Swept path analysis (internal)

7. Before the use and development starts (excluding bulk excavation and site preparation works), a swept-path analysis demonstrating safe and efficient vehicle movements within the site must be submitted to the responsible authority.

Noise attenuation

8. Before the use and development starts (excluding bulk excavation and site preparation works), an updated acoustic assessment must be submitted to the responsible authority. The acoustic report must be generally in accordance with acoustic report prepared by Watson Moss Growcott Acoustic, 3/2/26, but updated to:
   a) Model the final design layout of all electrical components of the facility and asses this against the EPA Publication 1826.5
   b) Demonstrate compliance of the proposal with EPA Publication 1826.5

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c) Include details of any mitigation measures that will be implemented to achieve compliance with the EPA publication 1826.5.

9. At all times noise emanating from the land must comply with Environmental Protection Regulations 2021 (as amended from time to time) as measured in accordance with Noise Protocol (EPA Publication 18265).

10. Noise attenuation measures for the development must be in accordance with the acoustic report, to the satisfaction of the responsible authority

Stormwater Management Strategy

11. Before the use and development starts (excluding bulk excavation and site preparation works), an amended Stormwater Management Strategy (SWMS) must be approved by Melbourne Water and submitted to the responsible authority.

12. The amended SWMS must include (but not limited to):

a) details of the site drainage strategy and treatment measures to demonstrate that stormwater runoff is minimised, stormwater retention is maximised and flows are retarded to acceptable levels

b) the legal point(s) of discharge for all design events, to the satisfaction of Melbourne Water

c) details demonstrating how the development will connect to any interim or downstream drainage infrastructure (including the Tarneit Logistics Hub interim drainage strategy, if relied upon)

d) details demonstrating how the proposed drainage works avoid the Melbourne Water assets within the easement and measures to protect Melbourne Water assets during construction and operation.

13. The development must be carried out in accordance with the approved SWMS to the satisfaction of Melbourne Water.

Control of light spill

14. All lighting installed and operated at the site must comply with Australian Standard 4282 Control of the obtrusive effects of outdoor lighting.

Access arrangements

15. The use and development must be carried out in accordance with the following access requirements to the satisfaction of the responsible authority:

a) Primary vehicular access for day-to-day operations must be provided via Tiestone Court once constructed.

b) Access from Boundary Road must be limited to emergency vehicle access only, unless otherwise approved in writing by the Head, Transport for Victoria.

c) Any requirement for temporary construction access from Boundary Road must be addressed through separate consent from the relevant road manager under the *Road Management Act 2004.*

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Head, Transport for Victoria

16. The Boundary Road access hereby approved must be retained as a restricted secondary access only once the internal southern road connection and any associated road upgrades are completed.

AusNet

17. Further details of the proposed Mount Cottrell Terminal Station and connection must be submitted and approved in writing by AusNet.
18. Vehicles and equipment exceeding 3 metres maximum operating height are not permitted on the easement without prior written approval from AusNet Transmission Group. The cleaning, washing down, or maintenance of large vehicles is not to be carried out on the easement.
19. Fuelling or recharging of any vehicles, equipment or plant is not permitted on the easement.
20. All trees and shrubs planted on the easement must not exceed 3 metres maximum mature growth height.
21. The storage of flammable materials, including that within waste bins, is not permitted on the easement.
22. Materials proposed to be stored on the easement must be approved in writing by AusNet Transmission Group.
23. Natural ground surface levels on the easement must not be altered by the stockpiling of excavated material or by landscaping without prior written approval from AusNet Transmission Group.
24. The use of construction equipment including cranes that have the ability to extend into the easement are not permitted.
25. All future works within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

Commencement

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

Expiry – Development and use

27. The permit will expire if one of the following circumstances apply:
    a) The development is not started within 2 years of the issued date of this permit.
    b) The development is not completed within 4 years of the issued date of this permit.
    c) The use is not started within 2 years of the completion of the development.

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

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request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

USEFUL INFORMATION:

(the following information does not form part of this permit)

- The permitted use or development may need to comply with, or obtain the following further approvals:
    - The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
    - A building permit under the *Building Act 1993*
    - A consent to build over or near Melbourne Water asset under the Water Act 1989
- The proposed development requires roadworks within the arterial road reserve. Separate approval under the *Road Management Act 2004* for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport and Planning prior to commencing any works.
- It should be noted that there are restrictions on development of the AusNet easement, including buildings, structures, earthworks, roads, services and trees, and that vehicle access is required by AusNet at all times.
- Details of any proposed use of the easement must be submitted to and approved by AusNet before work is commenced on site. Further information is available from AusNet on request.
- This permit does not authorise any works within a Melbourne Water easement or over a Melbourne Water asset unless otherwise agreed in writing by Melbourne Water under the *Water Act 1989.*

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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.

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