

PLANNING PERMIT

Permit No.:	PA2403059
Planning scheme:	Melton Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	31 Waterway Boulevard, Weir Views

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
37.07-4	Construct a building and construct and carry out works for an ancillary education centre (childcare centre) associated with an existing primary school.
52.05-13	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 for that stage 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 architectural plans, prepared by Baldasso Cortese Architecture, Version TP3, dated 8 October 2024, but amended to show the following details:
 - a) Outside school hours care room maximum capacity included in area analysis development summary on drawing 101.
 - b) Notation to confirm building to be constructed to a bushfire attack level of BAL 12.5.

Date issued: 1 November 2024 Signature for the responsible authority:



- c) Any changes required to be consistent with the endorsed Stormwater Management Plan.

Layout not altered

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

Waste Management Plan

5. Before the development is occupied, 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 11 July 2024, but amended to include:
- a) Hours for waste collection, to be outside the operating hours of the childcare centre.

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. Before the development starts, excluding demolition, bulk excavation and site preparation works, 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 Land Projects Pty Ltd dated 7 October 2024, but amended to show the following details:
- a) Species in narrow outstand immediately west of carpark entrance amended to avoid blocking vehicle sightlines, overhanging of accessways and ensure root volume can be accommodated.

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 Melton City Council.

Landscaping maintenance

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

Traffic and parking management

10. Concurrent with the endorsement of plans, Transport Impact Assessment prepared by One Mile Grid, dated 8 October 2024, must be approved and endorsed by the responsible authority.
11. 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 and pedestrian paths.
 - f) Clearly marked to show the direction of traffic along access lanes and driveways.
12. Car spaces, access lanes and driveways must be kept available for these purposes at all times to the satisfaction of Melton City Council.

Stormwater Management Plan

13. Concurrent with the endorsement of plans, a stormwater management plan must be approved and endorsed by the responsible authority in consultation with Melton City Council. The plan must be generally in accordance with the MUSIC Report, prepared by Intrax Projects dated 7 October 2024, but amended to show the following details:
- a) Stormwater pit in central southern carpark to be relocated to facilitate planting of canopy tree in this location, consistent with submitted landscape plan.
 - b) Any amount of hydrocarbon and other oil-based contaminants discharged to Council drains must not exceed 5 parts per million.
 - c) Drainage plan to show the location of proposed stormsacks.
 - d) Drainage plan to include a pit schedule with remarks.
 - e) All surface run-off to go through the filter membrane of proposed stormsacks.
 - f) A cross section for the stormsack pits with basket, including the invert levels of pipes.
 - g) Stormsack litter basket with RFM pillows and hydrocarbon booms must ensure hydrocarbon and other oil-based contaminants discharged to Council drains must not exceed 5 parts per million.
 - h) Legal Point of Discharge (LPOD) to be consistent with Melton City Council LPOD certificate.

Stormwater management system – implementation and management

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

Sign maintenance

15. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.

Lighting

16. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of Melton City Council.



Noise control

17. 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 Protocol to the satisfaction of Melton City Council.

General amenity provision

18. 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
 - d) presence of vermin
- to the satisfaction of Melton City Council.

Expiry – Development

19. 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 eight 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

20. This permit as it relates to a signs will expire 15 years from the issued date of this permit.



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(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: 1 November 2024 Signature for the responsible authority:

