

PLANNING PERMIT

Permit No.:	PA2604192
Planning scheme:	Moorabool Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	37 South Maddingley Road, Maddingley

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
37.01-1	Use as an education centre
37.01-4	Construct a building or construct or carry out works for a Section 2 use.

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.

Approved and Endorsed Plans

2. Before the use and development starts, 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, be generally in accordance with the plans prepared by Go Design, and titled BMG Maddingley Fields Auditorium, but amended to show the following details:
 - a) Any changes required by the Stormwater Management Plan.
 - b) Any changes required by the updated landscape plan.

Commencement

Date of issue: 8 May 2026 Signature for the responsible authority:



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

Layout not altered

3. The use and development as shown on the endorsed plans must not be altered (unless the Moorabool Planning Scheme specified that a permit is not required) without the prior written consent of the responsible authority.

Landscaping – Amended Plans

4. Concurrent with the endorsement of plans, an amended landscape plan must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared to the satisfaction of the Responsible Authority, be drawn to scale with dimensions, be generally in accordance with the landscape plan prepared by Go Design, Sht A005, and must include the following:
 - a) 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.
5. 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 the Responsible Authority.

Construction of parking areas and aisles

6. Before the development is occupied, the vehicular crossings, access lanes and car parking spaces shown on the endorsed landscape plan must be:
 - a) Constructed and available for use in accordance with the endorsed plans.
 - b) Properly formed to such levels and drained so that they can be used in accordance with the endorsed plans.
 - c) Treated with an all-weather seal or equivalent durable surface.
 - d) Line marked to indicate each car space.To the satisfaction of Moorabool Shire Council.

Stormwater management Plan

7. Before the use and development starts, a stormwater management plan must be approved and endorsed by the responsible authority. The stormwater management plan must be prepared to the satisfaction of the responsible authority, and must include:
 - a) Include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
 - b) Set out how the stormwater management system will be managed on an ongoing basis.
 - c) Demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations.

General Amenity

Date of issue: 8 May 2026 Signature for the responsible authority:



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Sections 63, 64, 64A and 86

8. The amenity of the area must not be detrimentally affected by the use(s), including through:
- The transport of materials, goods or commodities to and from the land.
 - The unsightly appearance of any buildings, works or materials.
 - The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil; or
 - The presence of vermin.

To the satisfaction of the Responsible Authority.

Control of light spill

9. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

Permit Expiry

10. This permit will expire if one of the following circumstances apply:

- a) The development is not started within 3 years of the issued date of this provision.
- b) The development is not completed within 5 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, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

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

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended

Date of issue: 8 May 2026 Signature for the responsible authority:



Planning and Environment
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Sections 63, 64, 64A and 86

THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:

Date of extension	Brief description of the extension	Duration of extension

USEFUL INFORMATION:

Notes

(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.
- This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.

Date of issue: 8 May 2026 Signature for the responsible authority:



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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 of issue: 8 May 2026 Signature for the responsible authority:

