

PLANNING PERMIT

Permit No.:	PA2403040
Planning scheme:	Hume Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	1 Mackillop Street, Craigieburn (Lot 1 on Plan of Subdivision 804560D)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.08-9	Construct a building or construct or carry out works
52.05-14	Construct or put up for display a business identification sign

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 Hume City Council.

Traffic and parking management plan

2. Before the development is occupied, 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 and include the following details:
 - a) A traffic management procedure that details how parents/carers are to drop-off and pick-up Early Learning Centre (ELC) students with the following measures included:
 - (i) the location of all available on-street car parking spaces within a 150 metre walk distance of the ELC; and
 - (ii) designated U-turn locations (at the temporary end of Marathon Boulevard and Mackillop Street), and No Stopping zones.
 - b) Provision of a school supervisor to instruct parents/carers that double park to move on.
 - c) The existing off-street car park drop-off zone be removed.
 - d) The new car parking spaces for the ELC to be clearly signposted as 'Early Learning Centre Use Only'.

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



Completion of landscaping

3. Before the development is occupied, the landscaping shown on the approved landscape plan, including paved areas, must be carried out and completed to the satisfaction of the Hume City Council.

The responsible authority, in consultation with Hume City Council, may consent in writing to vary this requirement.

Landscaping maintenance

4. 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 Hume City Council.

Implementation of ESD Statement Initiatives

5. Within six months of the occupation of the development, a report from the author of the endorsed Sustainability Management Plan 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.

Stormwater management

6. The stormwater management system included in the endorsed Sustainability Management Plan (BRT Consulting Engineers, Revision 1, dated 5 August 2024) must be constructed, managed and maintained to the satisfaction of Hume City Council.

The details of the stormwater management system must not be altered from the details in the endorsed Sustainability Management Plan (BRT Consulting Engineers, Revision 1, dated 5 August 2024) without the written consent of the Hume City Council.

7. Stormwater must not be discharged from the subject land other than by means of an underground pipe to a Hume City Council nominated point of discharge.
8. Effluent or polluted drainage must not be allowed to discharge beyond the boundaries of the subject land onto other land or any street or road or indirectly to any watercourse.

Construction of car parking

9. Before the development is occupied, the proposed ELC carparking area must be constructed, line marked and drained in accordance with the endorsed plan(s) with an all-weather seal coat to the satisfaction of Hume City Council.

Lighting

10. Outdoor lighting must be designed, baffled and located to the satisfaction of Hume City Council such that no direct light is emitted outside the boundaries of the subject land.

Noise control

11. At all times noise emanating from the subject 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 Hume City Council.



General amenity provision

12. The development must be managed so that the amenity of the area is not detrimentally affected, through the:
- transport of materials, goods or commodities to or from the land;
 - appearance of any building, works or materials;
 - emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
 - presence of vermin,
- to the satisfaction of Hume City Council.

Commencement

13. This permit will operate from the issued date of this permit.
14. Once the development permitted has started, it must be continued and completed to the satisfaction of the responsible authority, in consultation with Hume City Council.

Expiry - Development

15. This permit will expire if one of the following circumstances applies:
- The development is not started within two years of the issued date of this permit.
 - 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 date if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

Expiry – Sign

16. This permit as it relates to a sign(s) will expire 15 years from the issued date of this permit. On expiry of the permit, the sign and structures built specifically to support and illuminate it must be removed.

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.

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:
 - A building permit under the *Building Act 1993*.
 - Application for Legal Point of storm water discharge for the connection to the legal point of discharge.
 - Consent/permit from Hume City Council is required to carry out any works within the road reserve, including pedestrian access connections, or works that require alteration/connection to the Council's drainage assets in the road reserve/easement.



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: 24 October 2024 Signature for the responsible authority:

