

PLANNING PERMIT

Permit No.:	PA2402880
Planning scheme:	Wodonga Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	28 Drage Road, West Wodonga (Lot 301 on Plan of Subdivision 610931Y)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.08-10	Buildings and works associated with a Section 2 use (primary and secondary school)
52.05-13	Display of business identification signage in a high-amenity (Category 3) area

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, the plans prepared by Rob Pickett Design (Job no. 7608) titled 'Proposed Student Services Building and dated 15 May 2024 (6 sheets) must be approved and endorsed by the responsible authority.

Layout not altered

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

Date issued: 26 July 2024 **Signature for the responsible authority:**



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Stormwater

5. Before the development starts, excluding demolition, bulk excavation and site preparation works, the Stormwater Management Plan, Rev A prepared by SJE Consulting, dated 31 May 2024 including the Sediment Control Plan prepared by SJE Consulting (Job no. 800978) dated 25 June 2024 (12 sheets) must be approved and endorsed by the responsible authority.
6. 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 Wodonga City Council.
7. Polluted and/ or sediment laden runoff must not be discharged directly or indirectly into Wodonga City Council's drains or watercourses.

Signs

8. The location and details of the signs, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.
9. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.
10. This permit as it relates to signage will expire 15 years from the issued date of this permit. On expiry of the permit, any signage and structures built specifically to support 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.

Expiry – Development

11. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
 - 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.

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.

USEFUL INFORMATION:

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

- 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.
- The permit holder will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the permit holder and the relevant

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Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.

- Nothing in this permit or any plans or documents approved in accordance with the conditions of this permit should be taken to imply that the development meets the requirements of the Building Act 1993 and its regulations.

Date issued: 26 July 2024 **Signature for the responsible authority:**

A handwritten signature in black ink, appearing to be 'GJS', written over a horizontal line.

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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 issued: 26 July 2024 Signature for the responsible authority:

