

PLANNING PERMIT

Permit No.:	PA2402959
Planning scheme:	Melton Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	152-156 Brooklyn Road Brookfield VIC 3338

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.08-10	Construct a building and carry out works for a use in Section 2 of Clause 32.08-2.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Landscape Plan

1. Before the development starts, an amended Landscape Plan must be submitted to and approved by the Responsible Authority. When approved, the Plan will be endorsed and will then form part of the permit. The Plan must be drawn to scale with dimensions. The Plan must be generally in accordance with the Landscape Plan prepared by Jeavons, titled 'Landscape Design Development Melton Christian College Stages 1 and 2, dated 25 July 2024', but modified to show:
 - a) Additional landscaping along the western boundary of the car park and adjoining the buildings, including the use of canopy trees to soften the impact of the development and add to the permeability of the site.

Landscape Completion and Maintenance

2. Landscaping must be implemented in accordance with the landscape plan to the satisfaction of the Responsible Authority.

Compliance with Documents Approved Under This Permit

3. 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.

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



Car Park

4. Before the development starts, engineering plans and relevant design calculations for the development must be submitted to and approved by the Responsible Authority. The engineering plans shall, as a minimum, comprise of the layout plan, the drainage plans, signage and line marking plans and pavement design plans. All works within the site shall remain the property of the lot owner, except where it is located in an easement, and be maintained by the owner to the satisfaction of the Responsible Authority.

Stormwater

5. Stormwater must not be discharged from the site other than by means of an underground pipe drain discharged to Melton City Council's maintained legal point of discharge.

All on-site stormwater must be collected from the hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from the driveway onto the footpath.

6. Civil works must be fully constructed and completed to the satisfaction of the Responsible Authority, in consultation with Melton City Council, prior to the occupation of the development.

Construction Management

7. Construction activities 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) Inappropriate storage of any works or construction materials.
 - c) Hours of construction activity.
 - d) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - e) Presence of vermin.

Commencement

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

Expiry of Permit

9. The development component of this permit will expire if:
 - The development is not started within two (2) years of the date of this permit; or
 - The development is not completed within four (4) years of the date of this permit.

Pursuant to Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.



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- The completion date referred to if a request is made in writing within twelve (12) 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 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*.

Melton City Council Notes

- All pedestrian access to buildings must be designed and constructed to comply with the Disability Discrimination Act.
- All existing conditions affected by the buildings and works must be reinstated at no cost and to the satisfaction of the Melton City Council.
- All drains contained within the allotment, except in drainage easements, must remain the property of the landowner and must not be taken over by Melton City Council for future maintenance.
- The permit holder must contact Melton City Council's Environmental Health Department to apply for registration under the Food Act, 1984.



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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: 24 September 2024 Signature for the responsible authority:

