

## PLANNING PERMIT

<b>Permit No.:</b>	PA2504156
<b>Planning scheme:</b>	Greater Geelong Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	107-123 High Street, Belmont <ul style="list-style-type: none"><li>• Lot 9 on Plan of Subdivision 014655</li><li>• Lot 1 on Plan of Subdivision 110417</li><li>• Lot 2 on Plan of Subdivision 110417</li><li>• Lot 1 on Title Plan 967952J</li><li>• Lots 1 and 2 on Title Plan 518405X</li></ul>

### THE PERMIT ALLOWS:

<b>Planning scheme clause</b>	<b>Matter for which the permit has been granted</b>
34.01-1	To use land for accommodation and restricted recreation facility
34.01-4	To construct a building or construct or carry out works
32.08-7	To construct two or more dwellings on a lot
52.06-3	To reduce the number of car parking spaces required
52.37-2	To remove, destroy or lop a canopy tree in the General Residential Zone

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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#### 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

**Date of issue:** 08 July 2026 **Signature for the responsible authority:**



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, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority and be generally in accordance with the plans prepared by Clarke Hopkins Clarke date 25 March 2026 but amended to show the following details:

- a) The townhouse façades amended to avoid a sheer wall appearance. Increased horizontal and vertical articulation must be incorporated, including variation in materials, finishes, textures and colours, to provide visual interest, in accordance with Clause 16.01-1L-02.
- b) Removal of all indicative signage locations.
- c) Residential lobbies (including Lobby A and Lobby B) to be clearly identifiable from adjoining streets and pedestrian accessways, with clear sightlines to each entrance. The plans must also demonstrate that lift lobbies are secured and not publicly accessible, in accordance with Clause 58.03-4 (Safety).
- d) A sight splay measuring 2.0 m x 2.5 m established at each access point. Within the splay area:
  - i. No structures, objects, or vegetation are to exceed 900 mm in height above ground level.
  - ii. Any fencing must be tapered down to a maximum height of 900 mm within the splay to maintain clear sightlines.
- e) Detailed drawings of all balconies, fenestration, and any proposed screening measures.
- f) Each bin storage room showing bin layout and allocation (including medical waste where applicable).
- g) Any changes required by the endorsed Façade Strategy.
- h) Any changes required by the endorsed Wind Assessment.
- i) Any changes required by the endorsed Sustainability Management Plan.
- j) Any changes required by the endorsed Acoustic Report.
- k) Any changes required by the endorsed Waste Management Plan.

**Layout not altered**

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

**Façade Strategy**

5. Concurrent with the endorsement of plans, a façade strategy must be approved and endorsed by the responsible authority. The façade strategy must be prepared to the satisfaction of the

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responsible authority, and be generally in accordance with the plans prepared by Clarke Hopkins Clarke date 25 March 2026, and must include:

- a) A concise description by the architect of the building design concept and how the façade works to achieve this.
- b) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes, and linking them to a physical sample board with clear coding.
- c) Elevation details generally at a scale of 1:50, or other suitable scale agreed to by the responsible authority, illustrating typical building details, entries and doors, utilities, and any special features which are important to the building's presentation.
- d) Elevations at a scale of 1:50, or other suitable scale agreed to by the responsible authority, illustrating typical building details, entries and doors, utilities, and any special features which are important to the building's presentation.
- e) Cross sections and plans at a scale of 1:20 of public interfaces to (Wyuna Street, Glenora Court, Waterloo Street, High Street, and the Southwest pedestrian link), to demonstrate how the materiality and construction of the podium levels achieve the depth portrayed in the renders. This should clearly annotate the dimensions of the wall thickness and show details and junctions of doors, windows, thresholds, recesses, integrated seating are fixed and constructed.
- f) Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
- g) Information about how the façade will be accessed, maintained and cleaned.
- h) Example prototypes and/or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high-quality built form outcome in accordance with the design concept.
- i) Details of materials and finishes to demonstrate these will be of high quality, robust, and require low maintenance.

### Staging plan

6. Before the development starts, excluding demolition, bulk excavation and site preparation works, a staging plan must be approved and endorsed by the responsible authority. The plan must be prepared to the satisfaction of the responsible authority, and be generally in accordance with the plans prepared by Clarke Hopkins Clarke date 25 March 2026 but amended to show the following details:
  - a) The proposed staging of the development, including the sequence of construction and delivery of each stage.
  - b) The extent of development and use within each stage.
  - c) Access arrangements (pedestrian and vehicular) for each stage.
  - d) The provision of services, infrastructure, and utilities for each stage.

Date of issue: 08 July 2026 Signature for the responsible authority:



- e) The timing and delivery of landscaping, communal areas, and any shared facilities.
- f) Any interim works or temporary treatments required between stages.

### **Landscape plan**

7. Before the development starts, excluding demolition, 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 Lat studios dated 18 December 2026, and must include the following:
- a) layout of landscaping and planting within all open areas of the subject land
  - b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
  - c) details of surface finishes of pathways and driveways
  - d) 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
  - e) details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation
  - f) Clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
  - g) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

### **Completion of landscaping**

8. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.

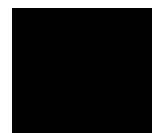
The responsible authority may consent in writing to vary this requirement.

### **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 the responsible authority.

### **Public Realm Plan**

10. Before the development starts, excluding demolition, bulk excavation and site preparation works, a public realm plan must be approved and endorsed by Greater Geelong City Council. The plan must be prepared to the satisfaction of Greater Geelong City Council and must include:
- a) The extent of all public realm works, including the area between the property boundary and front of kerb, the south-western pedestrian link, and all public footpaths within the site.
  - b) Details of any proposed new Council assets.



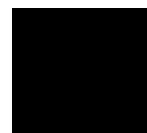
- c) Materials and finishes for all pavements, kerbs, channels and other surface treatments.
- d) Existing and proposed finished surface levels.
- e) Tactile ground surface indicators and kerb ramps.
- f) Stormwater management measures, including permeable paving, rain gardens and other water sensitive urban design elements.
- g) Road works, including pedestrian crossings, parking changes and associated signage.
- h) Vehicle crossings designed in accordance with Council standards.
- i) Public lighting.
- j) Any smart city infrastructure, including Wi-Fi nodes and charging points.
- k) Public furniture, including seating, bollards, bicycle parking, drinking fountains and litter bins.
- l) A planting layout identifying vegetation to be retained, removed and planted.
- m) A planting schedule identifying botanical names, common names, pot sizes, mature sizes and quantities.
- n) Details of any proposed signage.
- o) Details of any proposed public art.
- p) Overlay civil engineering plans showing existing and proposed infrastructure, including pits, poles, drainage assets, meters, kerbs, outstands and levels, referenced to the feature survey.
- q) Longitudinal sections at all vehicle and pedestrian entry points demonstrating design levels, grades, transitions, flood protection and headroom clearances.
- r) Undergrounding of overhead powerlines within Wyuna Parade.

#### **Completion of public realm works**

11. Before the development is occupied, the public realm works shown on the approved public realm plan must be carried out and completed to the satisfaction of Greater Geelong City Council.

#### **Lighting Plan**

12. Before the development starts, excluding demolition, bulk excavation and site preparation works, a lighting plan must be approved and endorsed by the responsible authority in consultation with Greater Geelong City Council. This plan must be prepared to the satisfaction of the responsible authority and must:
- a) Be generally consistent with Greater Geelong City Council's Lighting Strategy.
  - b) Identify all proposed lighting sources, lux levels and spillage details and address how the lighting will integrate with the existing lighting in the interfacing public spaces.
  - c) Show all public lighting in conformity with AS1158.3.1-2000 *Lighting for roads and public spaces Pedestrian area (Category P) lighting – Performance and design requirements* and AS/NZS 428:2019.2 *Control of the obtrusive effects of outdoor lighting* and the Public Lighting Code December 2015 (v2).



13. Before the development is occupied, the lighting shown on the approved lighting plan must be carried out and completed to the satisfaction of Greater Geelong City Council.

**Control of light spill**

14. 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.

**Wind Assessment**

15. Concurrent with the endorsement of plans, a wind impact assessment must be approved and endorsed by the responsible authority. The assessment must be prepared to the satisfaction of the responsible authority and be generally in accordance with the Wind Impact Assessment prepared by Vipac dated 7 November 2025 and the Additional Advice memorandum dated 24 March 2026, but modified to include:
- a) Any changes required to be consistent with the endorsed architectural plans.
  - b) Assessment of wind conditions having regard to the final architectural design.
  - c) Detailed assessment of wind impacts on:
    - i. Adjacent streets and public realm areas; and
    - ii. Private and communal open spaces.
  - d) Identification of all areas not meeting relevant wind safety and comfort criteria.
  - e) Detailed and feasible wind mitigation measures to achieve acceptable outcomes.
  - f) Verification of wind conditions and the effectiveness of all proposed mitigation measures through either a scaled wind tunnel study or a CFD simulation, based on the final design

**Sustainability Management Plan**

16. Concurrent with the endorsement of plans, a Sustainability Management Plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority and must be generally in accordance with the SMP dated 15 December 2025, the Sustainability Management Plan prepared by SDC Consultants dated 3 December 2025, and the memorandum titled 107–123 High Street, Belmont – Daylight Modelling Progression Under an RFI, prepared by SDC Consultants dated 4 March 2026, but modified to show:
- a) Either:
    - i. Removal of the ‘Waste 2.1 – Operational Waste – Food and Garden Waste’ credit; or
    - ii. Provision of composting facilities (such as compost bins) on the plans.
  - b) Consistency with the endorsed Waste Management Plan, including sufficient supporting information for operational waste management outcomes.
  - c) A preliminary façade calculator demonstrating compliance with NCC 2022 façade calculator requirements.
  - d) Submission of a Blue Factor Report in lieu of, or in addition to, a STORM report for stormwater management.



### Stormwater management plan

17. Before the development starts, excluding demolition, bulk excavation and site preparation works, a stormwater management plan must be approved and endorsed by Greater Geelong City Council. The stormwater management plan must be prepared to the satisfaction of Greater Geelong City Council, be generally in accordance with the Sustainability Management Plan prepared by SDC Consultants dated 3 December 2025, and must:
- include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system
  - set out how the stormwater management system will be managed on an ongoing basis
  - 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
18. The stormwater management system must be designed and installed to ensure that:
- The peak stormwater discharge from the site is not increased as a result of the development.
  - An appropriate on-site detention (OSD) system is provided, where required, in accordance with the Infrastructure Design Manual (IDM) to limit post-development flows to pre-development levels.
  - Stormwater is collected and conveyed to a legal point of discharge, to the satisfaction of the responsible authority.
  - The development does not adversely impact downstream properties or infrastructure.
  - Any other measures required to manage the quantity and quality of stormwater are incorporated in accordance with relevant guidelines and standards.

### Environmental Audit – Preliminary Risk Screen Assessment

19. Before the development starts (excluding any works necessary to undertake the assessment), a Preliminary Risk Screen Assessment (PRSA) of the site must be conducted by a suitably qualified environmental auditor. The PRSA statement and report must be submitted to the responsible authority in accordance with section 205 of the *Environment Protection Act 2017* and respond to the matters contained in Part 8.3, Division 2 of the *Environment Protection Act 2017* to the satisfaction of the responsible authority.

### Environmental Audit

20. If the PRSA requires an Environmental Audit to be undertaken, then prior to the commencement of the development (excluding any works necessary to undertake the audit), an Environmental Audit of the site must be carried out by a suitably qualified environmental auditor. On completion of the Environmental Audit, an Environmental Audit Statement (EAS) and report must be submitted to the responsible authority in accordance with section 210 of the *Environment Protection Act 2017* responding to the matters contained in Part 8.3, Division 3 of the *Environment Protection Act 2017* to the satisfaction of the responsible authority. The EAS must either:
- State the site is suitable for the use and development allowed by this permit; or



- b) State the site is suitable for the use and development allowed by this permit if the recommendations contained within the EAS are complied with.

**Environmental Audit Statement**

21. All the recommendations of the EAS must be complied with to the satisfaction of the responsible authority for the full duration of any buildings and works on the land in accordance with the development hereby approved and must be fully satisfied prior to the occupation of the development. Written confirmation of compliance must be provided by a suitably qualified environmental auditor in accordance with any requirements in the EAS.

**Environmental Audit Statement – Section 173 Agreement**

22. If any of the conditions of the EAS require ongoing maintenance or monitoring, prior to the commencement of the use and prior to the issue of a statement of compliance under the *Subdivision Act 1988*, the owner of the land must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* to the satisfaction of the responsible authority to the effect that all conditions of the EAS issued in respect of the land will be complied with.

**Acoustic report**

23. Concurrent with the endorsement of plans, an acoustic report must be approved and endorsed by the responsible authority. The acoustic report must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Acoustic report prepared by Acoustic Logic dated 24 March 2026, and amended to include the following details:
- a) Demonstrate that habitable rooms of new dwellings have been designed to limit internal noise levels to a maximum of 45 dB in accordance with relevant Australian Standards for acoustic control.
  - b) Specify any noise attenuation measures to mitigate noise from the nearby [specify use and address e.g. concrete batching plant at 123 Road Street, Suburb].
  - c) Any noise attenuation measures to mitigate noise from traffic within and surrounding the development.
  - d) Any noise attenuation measures to mitigate noise from helicopter emergency noise levels.
  - e) Compliance with noise levels specified in Standard D16 of Clause 58.04-3 (Noise Impacts Objectives).
  - f) Demonstrate compliance with EPA Publication 1826.4.
  - g) Any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.4.
  - h) Noise levels should be assessed in unfurnished rooms with finished floors and the windows closed and be based on average external noise levels measured as part of the noise level assessment.

The responsible authority may consent in writing to vary these requirements.

**Noise control**

Date of issue: 08 July 2026 Signature for the responsible authority:



24. 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 the responsible authority.

**Affordable Housing – 173 Agreement**

25. Before the use or development of the land begins, excluding demolition, excavation, piling, site preparation works, and works to remediate contaminated land, the owner of the land must enter into an agreement with the responsible authority under section 173 of the Act, in a form to the satisfaction of the responsible authority, that provides for a contribution towards affordable housing (affordable housing contribution) by way of either of the following options:

- a) At least 10 per cent of the total number of dwellings in the development must be provided as affordable housing for sale or lease to a registered housing agency or to Homes Victoria. The details of when and how the affordable housing will be delivered and the total value of the affordable housing contribution must be set out in the agreement. The affordable housing dwellings provided should be representative of the approved dwelling mix to the satisfaction of the responsible authority.
- b) An alternative contribution towards the provision of affordable housing must be provided to the satisfaction of the responsible authority. The details of when and how the alternative contribution is to be made and the total value of the affordable housing contribution must be set out in the agreement to the satisfaction of the responsible authority.

The land owner must pay the responsible authority's reasonable costs of the preparation, execution, registration and ending of the section 173 agreement (where applicable).

**Traffic and parking management plan**

26. Before the development is occupied, a traffic and parking management plan must be approved and endorsed by the responsible authority in consultation with Greater Geelong City Council. The traffic and parking management plan must be prepared to the satisfaction of the responsible authority and be generally in accordance with Traffic Engineering Assessment prepared by Traffix dated 13 March 2026, but amended to include the following:

- a) the means by which the on-site car parking and bicycle parking spaces will be allocated and managed
- b) the location of all areas on-site and/or off-site to be used for staff and patron parking
- c) owner's permission and any required planning permission for parking on other land
- d) the means by which the direction of traffic, bicycle and pedestrian flows to and from car parking areas will be controlled both on-site and off-site
- e) measures to discourage patron car parking in
- f) measures to preclude staff parking in designated patron car parking areas

The responsible authority may consent in writing to vary these requirements.

**Waste management plan**

27. Concurrent with the endorsement of plans, a Waste Management Plan (WMP) must be approved and endorsed by Greater Geelong City Council. The plan must be prepared to the satisfaction of



the responsible authority and be generally in accordance with the Waste Management Plan prepared by Traffix Group dated 16 March 2026, but modified to include:

- a) Anticipated volumes of waste and recycling for each use (including separate calculations for the medical centre and gym), clearly outlining how these volumes are determined.
- b) Separate identification and calculation of all waste streams, including:
  - i. General waste
  - ii. Recycling
  - iii. Contaminated medical waste (calculated separately from other garbage and identified as an alternative waste stream)
- c) The type and number of bins required for each waste stream, including medical waste where applicable.
- d) The type and size of trucks required for waste collection.
- e) A plan detailing adequate areas for waste bin storage and collection, including:
- f) Waste collection arrangements, including:
  - i. Frequency of collection (with no reference to once-per-week collections)
  - ii. Collection times commencing no earlier than 7:00am for both domestic and commercial collections, in accordance with EPA requirements for sites requiring two or more collections per week
  - iii. Hours of waste collection limited to:
    - Monday to Saturday: 7:00am to 6:00pm
    - Sunday: no collection
- g) Inclusion of all waste streams (including medical waste where applicable) within all relevant waste generation and management tables and schedules throughout the plan (including Parts 3.3, 3.4, and associated tables).

The responsible authority may consent in writing to vary these requirements.

### **Waste storage**

28. 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.

### **Regulation of delivery times**

29. Deliveries to and from the site must only take place between the following times:
- a) 7.00am and 10.00pm Monday to Saturday
  - b) 9.00am and 10.00 pm Sunday or public holiday

### **Security Alarms**

Date of issue: 08 July 2026 Signature for the responsible authority:



30. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a security service to the satisfaction of the responsible authority.

**Hours of operation**

31. The uses must only operate between the following times:

Restricted recreation facility

- a) 6.00am and 10.00pm seven days a week

The responsible authority may consent in writing to vary these requirements.

**General amenity provision**

32. The use and 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 the responsible authority.

**Street tree removal**

33. Before Tree 6 is removed, arrangements must be made to offset the loss in accordance with Greater Geelong City Council's Tree Management Policy. Replacement tree planting must be undertaken either within the nature strip adjacent to the site or at another suitable location approved by Greater Geelong City Council. All works must be undertaken by Council or its approved contractor. The permit holder is responsible for all costs associated with:

- a) Removal of the existing tree, including stump removal
- b) Supply of replacement trees with a minimum container size of 40 litres
- c) Planting of replacement trees
- d) Ongoing maintenance and aftercare of replacement trees for a minimum period of 2 years

**Tree protection**

34. Before the development starts, including demolition, bulk excavation and site preparation works, a Tree Protection Specification Report and Tree Protection Plan must be and approved and endorsed by Greater Geelong City Council. The plan must be prepared to the satisfaction of Greater Geelong City Council and must be informed by the report titled "*Pre-Development Arboricultural Impact Assessment*" prepared by Tree Care Consulting, dated 15 September 2025, and must include all:

- a) council-owned trees
- b) privately owned trees



- c) trees owned by other parties that are located within 4 metres of the property boundary
35. The Tree Protection Plan, including a scale or dimensions, must show:
- a) Tree Protection Zones for trees being retained
  - b) Location of specified tree protection devices
  - c) In accordance with Australian Standard 4970-2025 *Protection of trees on developments sites* the Project Arborist must be an appropriately experienced and qualified professional (minimum AQF Level 5 Arborist)
36. Before the development starts, including demolition, bulk excavation and site preparation works, Tree Protection Fencing must be installed and maintained until works are completed to the satisfaction of Greater Geelong City Council.
37. All works within the nominated Tree Protection Zones must be:
- a) carried out in accordance with Australian Standard 4373–2007 *Pruning of amenity trees* and Australian Standard 4970–2009 *Protection of trees on development sites*
  - b) overseen by a suitably qualified, level-5 arborist
  - c) carried out to the satisfaction of the responsible authority by suitably trained and qualified arboricultural staff.
38. Before the development starts, including demolition, bulk excavation and site preparation works, a letter of engagement of Project Arborist must be provided to Greater Geelong City Council. In accordance with Australian Standard 4970-2025 *Protection of Trees on Developments Sites*, the Project Arborist must be an appropriately experienced and qualified professional (minimum AQF Level 5 Arborist).
39. Before the development is occupied, a written statement from the Project Arborist must be submitted to Greater Geelong City Council that certifies that the following items have been addressed as part of the works:
- a) Installation and correct placement of tree protection fencing 2 weeks prior to works commencing and for the duration of works
  - b) Attendance during Tree Protection Zone incursions
  - c) Adherence to Australian Standard 4970–2025 *Protection of trees on development sites*
  - d) Completed and signed Tree Protection Specification Report

**Streetscape works plan (Waterloo Street)**

40. Before the development starts, excluding demolition, bulk excavation and site preparation works, engineering construction plans for Waterloo Street must be approved and endorsed by Greater Geelong City Council. The plans must be prepared to the satisfaction of Greater Geelong City Council and must include the following:
- a) Typical cross-sections and details of road construction, including pavement design.
  - b) Existing and proposed surface levels, including finished levels.
  - c) Details of any required drainage infrastructure, including pits, pipes and connections.



- d) Identification and design response to any existing services within the laneway, including protection, relocation or modification requirements.
- e) Any other works required to integrate with existing infrastructure and services.

**Completion of streetscape works**

41. Before the development is occupied, the streetscape works shown on the approved streetscape plan must be carried out and completed to the satisfaction of Greater Geelong City Council.

**Maintenance of streetscape works**

42. All works shown on the approved streetscape plan must be maintained to the satisfaction of Greater Geelong City Council for a period of 2 years from the date of practical completion.

**Construction management plan**

43. Before the development starts, including demolition, bulk excavation and site preparation works, a Construction Management Plan (CMP) must be approved and endorsed by Greater Geelong City Council. The CMP must be prepared to the satisfaction of Greater Geelong City Council and must address:

- a) Noise mitigation measures to minimise impacts on surrounding land uses.
- b) Vibration management measures, including monitoring where required.
- c) Dust suppression and air quality control measures during all stages of works.
- d) A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways.
- e) Hours of construction, including any proposed out-of-hours works and associated justification.
- f) Any other relevant measures required to manage amenity and environmental impacts during construction.

**Drainage plans**

44. Before the development starts, excluding demolition, bulk excavation and site preparation works, detailed engineering drainage plans must be approved and endorsed by Greater Geelong City Council. The plans must be prepared to the satisfaction of the responsible authority and must include:

- a) The location, size, grade and alignment of all proposed drainage infrastructure, including pits, pipes and connections.
- b) Existing and proposed surface levels and finished floor levels, demonstrating adequate drainage and no adverse impacts on adjoining properties.
- c) Details of the point of discharge and connection to the existing Council drainage network.
- d) Provision and creation of any required easements for drainage infrastructure.
- e) Any other details required to demonstrate compliance with Council's engineering standards and requirements.

**Completion of drainage works**

Date of issue: 08 July 2026 Signature for the responsible authority:



45. Within 28 days of the certificate of occupancy being issued, the drainage works shown on the approved drainage plans must be carried out and completed to the satisfaction of Greater Geelong City Council, in accordance with the following requirements:
- a) The design and construction of the roadworks and stormwater drainage and any other new council infrastructure must be approved and supervised by Greater Geelong City Council.
  - b) A fee of 3.25% of the cost of the works is to be paid to Greater Geelong City Council for the checking and supervision of these works.
  - c) A maintenance bond of 5% of the cost of the civil works is to be paid to Greater Geelong City Council and will be returned after successful completion of a 12 month maintenance period.
  - d) Install the new drain in accordance with the approved plans.
  - e) Provide 'as-built' engineering plans in PDF, and GIS-ready AutoCAD (DXF) format plans.
  - f) Submit a CCTV inspection report for all new underground drainage pipes and pits.

**Modification to street parking**

46. Before the development is occupied, the following must be completed to the satisfaction of Greater Geelong City Council:
- a) Any redundant on-street line marking must be removed by an approved method (such as grinding or grit blasting), and car parking spaces must be reinstated with thermoplastic line marking.
  - b) Greater Geelong City Council – Transport Unit must be engaged to undertake any required on-street thermoplastic line marking and signage installation or replacement associated with car parking.
  - c) Any relocation, alteration or replacement of on-street parking, signage or line marking must be carried out in accordance with the requirements of the relevant authority and at the developer's expense.

**Build over easement application**

47. Before the development starts, including demolition, bulk excavation and site preparation works, an Application for Permission to Build Over a Drainage Easement must be lodged with City of Greater Geelong Council.

**Common property**

48. Before the development is occupied, the common property / access road must be constructed and drained to the satisfaction of Greater Geelong City Council.

**Car parking**

49. Before the development is occupied, the car park (including accessways) must be constructed, surfaced with an all-weather sealed coat and linemarked in accordance with the approved plans to the satisfaction of Greater Geelong City Council.

**Drainage and vehicular access**

50. Before the development is occupied, the permit holder must complete the following to the satisfaction of Greater Geelong City Council:

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- a) Construct the site stormwater system including separate connection into the underground drain, or other nominated points as approved by Greater Geelong City Council.
- b) Construct vehicular crossings in accordance with the requirements and standards of Greater Geelong City Council.
- c) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street.

### Expiry

51. This permit will expire if one of the following circumstances applies:

- a) The development is not started within 3 years of the issued date of this permit.
- b) The development is not completed within 6 years of the issued date of this permit.
- c) The use does not start within 3 years of completion of the development.

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.

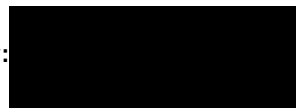
### Notes

- A pre-commencement meeting with Council's Civil Infrastructure Department must be held prior to the commencement of works. To arrange this meeting, please contact 5272 4426.
- Construction of the site stormwater connection(s) must be inspected by a Council representative prior to any backfilling. An inspection fee of 3.25% of the total cost of civil works (excluding GST) must be paid to Council. A minimum fee of \$100 applies where 3.25% is less than \$100. Supporting documentation verifying the cost of works must be provided.
- All internal property drainage must be designed and constructed in accordance with AS/NZS 3500.
- A Vehicle Crossing Permit must be obtained prior to the commencement of works.
- Any required Council and/or Service Authority permits must be obtained prior to undertaking works within the road reserve.
- The applicant or their nominated representative must not remove, or arrange for the removal of, any Council tree without the prior written consent of the responsible authority.

### Tree Protection and Works

- Before any works to Tree 6 start, the permit holder must contact Council's Parks Planning Arborist at [parksplanning@geelongcity.vic.gov.au](mailto:parksplanning@geelongcity.vic.gov.au) to arrange tree removal and replacement. A written quotation will be provided by Council, and acceptance of the quotation must be provided in writing to Council, and payment made, prior to the commencement of any tree removal works.

Date of issue: 08 July 2026 Signature for the responsible authority:



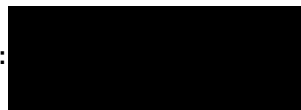
- Groups of trees with overlapping Tree Protection Zones (TPZs) may be included within a single protection zone.
- The location of all trees proposed for removal should be shown on the Tree Protection Plan (TPP) where not already illustrated on other plans.
- Where minor pruning is proposed, the applicant must contact Council's Parks Planning Officers at [parkspanning@geelongcity.vic.gov.au](mailto:parkspanning@geelongcity.vic.gov.au) to lodge a request and provide adequate notice prior to any works.

#### **Bonding and Compliance**

- Bond estimates must be submitted to [statplanning@geelongcity.vic.gov.au](mailto:statplanning@geelongcity.vic.gov.au) for approval at least two (2) weeks prior to requesting a Statement of Compliance.
- No handovers will be accepted during the summer embargo period between 30 November and 1 March.

#### **Further Approvals**

- The permitted use and/or development may be required to comply with, or obtain, additional approvals, including:
  - The recommendations of any Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.
  - A Building Permit issued under the *Building Act 1993*.



Planning and Environment  
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

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The responsible authority has issued a permit.

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### CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

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### WHEN DOES A PERMIT BEGIN?

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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.

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### WHEN DOES A PERMIT EXPIRE?

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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.

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### WHAT ABOUT REVIEWS?

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- 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: 08 July 2026 Signature for the responsible authority

