

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2504028
Planning scheme:	Ballarat Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	464 Greenhalghs Road Winter Valley (Lot D of Plan of Subdivision PS900619)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
37.07-9	Construct a building or carry out works associated with a primary school on land shown as a non-government school
32.08-2	Use of land for a primary school
32.08-10	Buildings and works associated with 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.

Commencement

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

Approved and endorsed masterplan

3. Before the use and development starts, including demolition, bulk excavation and site preparation works, a masterplan must be approved and endorsed by the responsible authority. The masterplan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Master Plan prepared by Law Architects ref. TP1.01, TP1.02, TP1.03 & TP1.04 received 12 June 2026.

Approved and endorsed plans – Stage 1

4. Before Stage 1 of the development starts, including demolition, bulk excavation and site preparation works, detailed development plans for that stage including a development

Date issued: 8 July 2026 Signature for the responsible authority:



summary 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 plans prepared by LAW Architects, Stage 1 – Winter Valley CPS submitted April 2026.

Approved and endorsed plans – all subsequent stages

5. Before any stage of the development starts (other than Stage 1), including demolition, bulk excavation and site preparation works, detailed development plans for that stage including a development summary 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 endorsed masterplan, and show the following details:
- a) Architectural drawings including floorplans, elevations, sections, and a materials and finishes schedule.
 - b) Finished floor levels and wall and roof heights to AHD.
 - a) Car parking spaces, aisle width and crossover to be dimensioned.
 - c) Provision of bicycle parking and end of trip facilities that meet the requirements of Clause 52.34 Bicycle Facilities.
 - d) Any changes required by the Landscape Plan in respect of each stage.
 - e) Any changes required by the Sustainability Management Plan in respect of each stage.
 - f) Any changes required by the Stormwater Management Plan in respect of each stage.
 - g) Any changes required by the Waste Management Plan in respect of each stage.

Layout not altered

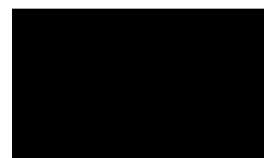
6. The use and development as shown on the endorsed plans must not be altered (unless the Ballarat Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.
7. The development must proceed in the order of the stages as shown on the endorsed master plan to the satisfaction of the responsible authority.

Waste Management Plan

8. Concurrent with the endorsement of plans for Stage 1 of the development, an amended waste management plan must be approved and endorsed by the responsible authority. The waste management plan must be generally in accordance with the Waste Management Plan prepared by Salt3 dated 21 November 2025.
9. Before the occupation of all subsequent stages of the Master Plan, unless otherwise agreed by the Responsible Authority, a Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority, in consultation with the City of Ballarat.

Waste storage

10. 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 Ballarat City Council.



Stormwater Management Plan – Stage 1

11. Concurrent with the endorsement of the masterplan, the Stormwater Management Plan prepared by Insite Integrated Water Management, must be approved and endorsed by the responsible authority.

Stormwater Management Plan – all subsequent stages beyond Stage 1

12. Concurrent with the endorsement of plans for each stage of the development, 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:
- 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.

Stormwater Management System – implementation and management

13. 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 Ballarat City Council.
14. The details of the stormwater management system must not be altered from the details in the endorsed stormwater management plan without the written consent of the Responsible Authority.

Landscape Plan – Stage 1

15. Concurrent with the endorsement of the masterplan, the Landscape Plan prepared by Land Projects dated 31 March 2026, must be approved and endorsed by the responsible authority.

Landscape Plan – all subsequent stages to Stage 1

16. Concurrent with the endorsement of plans for each stage of the development, a landscape plan for that stage must be approved and endorsed 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 Land Projects dated 31 March 2026, and must include the following:
- a) any changes required by the masterplan.
 - b) layout of landscaping and planting within all open areas of the subject land
 - c) a survey (including botanical names) of all existing vegetation to be retained and/or removed
 - d) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary



- e) details of surface finishes of pathways and driveways
- f) 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
- g) 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
- h) the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site

Landscaping completion

17. Prior to the use of the facilities for each respective stage of the development, all associated landscape works forming part of the approved Landscape Plans for that stage must be completed to the satisfaction of the Responsible Authority. The landscaping shown on the approved landscape plan must be maintained to the satisfaction of the Responsible Authority for 18 months from the practical completion of the landscaping.

During this period, any dead, diseased or damaged plants or landscaped areas are to be repaired or replaced during the period of maintenance and must not be deferred until the completion of the maintenance period.

Landscape Maintenance

18. 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 Ballarat City Council.

Sustainability Management Plan – Stage 1

19. Concurrent with the endorsement of the masterplan, the Sustainability Management Plan prepared by Blue Bee Sustainable Services dated 31 March 2026 including the SMP Consultant Advice Note dated 27th March 2026, must be approved and endorsed by the responsible authority.

Sustainability Management Plan – all subsequent stages beyond Stage 1

20. Concurrent with the endorsement of plans for each stage of development, unless otherwise agreed with the Responsible Authority, a detailed SMP for that stage must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority and must respond to the requirements of the Ballarat Planning Scheme.

Sustainability Management System – implementation and management

21. The performance outcomes for the development must be in accordance with the SMP, to the satisfaction of the responsible authority.



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22. The recommendations of all approved SMPs must be implemented to the satisfaction of the responsible authority.

Car park construction

23. Before occupation of each stage of the development, the areas set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans must be:
- a) Constructed with a suitable flexible granular pavement & spray seal / suitable concrete seal / suitable all-weather compacted crushed rock surface;
 - b) Properly formed to such levels that they can be used in accordance with the plans;
 - c) Drained to the Legal Point of Discharge (LPOD);
 - d) Provided with low-level security lighting for pedestrian and vehicle safety;
 - e) Line-marked to indicate each car space and all access lanes; and;
 - f) Clearly marked to show the direction of traffic along access lanes and driveways.
- to the satisfaction of the responsible authority.
24. At all times car spaces, access lanes and driveways must be kept available for these purposes. Once constructed, these areas must be maintained to the satisfaction of Ballarat City Council.
25. Before occupation of each stage of the development, all works shall be completed in accordance with Clause 52.06-9 (Design Standards) in accordance with the endorsed plans to the satisfaction of Ballarat City Council.

Required Car Spaces

26. No fewer than 25 car spaces must be provided on the land for the use and development of Stage 1 of the Master Plan.
27. No fewer than 10 additional car spaces must be provided on the land for the use and development of Stage 2 of the Master Plan.
28. The space(s) marked for use by disabled persons must be designed in accordance with Australian Standard AS2890.6 – 2009, and must be provided as close as practicable to a suitable entrance of the building. The space(s) must be clearly marked with a sign to indicate that they must only be utilised by disabled persons. The minimum dimensions of the car space(s) must be in accordance with Australian Standard AS2890.6 – 2009.
29. The access point to Perisher Parade is to be designed and constructed to the satisfaction of the Responsible Authority. Turning templates are to be provided to demonstrate access, egress and internal manoeuvrability by maximum size vehicles expected to access the subject site.



Directional signage

30. Signage to the satisfaction of the Responsible Authority must be provided directing drivers to the area(s) set aside for car parking and must be located and maintained to the satisfaction of the Responsible Authority. The area of each sign must not exceed 0.3 square metres.

Environment management plan – construction

31. Before any stage of the development starts, including demolition, bulk excavation and site preparation works starts, an environmental management plan must be approved and endorsed by Ballarat City Council. The environmental management plan must be prepared in accordance with Council's Site Environment Management Plan (SEMP) template and guidelines and must address the following:

- a) noise and vibration
- b) erosion, sediment and dust
- c) contaminated land and groundwater
- d) chemicals
- e) tree protection
- f) worker induction
- g) proper disposal of all litter and building waste

The responsible authority may consent in writing to vary any of these requirements, in consultation with Ballarat City Council.

Protective Kerbs

32. Protective kerbs to a minimum height of 150mm must be provided to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.

Security Gate

33. Any security boom, barrier or similar device controlling vehicular access to the premises must be located a minimum of six metres inside the property to allow vehicles to store clear of Perisher Parade pavement and footpath.

Provision of Kerb Barriers

34. Concrete kerbs or other barriers must be provided to the satisfaction of the Responsible Authority to prevent direct vehicle access to Perisher Parade other than via the vehicle crossing(s) shown on the approved plans.

Access Roads

35. Access to and egress from the site for all vehicles (including commercial and waste collection vehicles) must only be from (specify road) and in a forward direction.



Loading and Unloading

36. The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be conducted entirely within the site and/or the designated loading bay hereby approved and must not disrupt the circulation and parking of vehicles on the land or street network to the satisfaction of the Responsible Authority.

Drainage Construction Plans

37. Prior to the issuing of a Building Permit and prior to the commencement of works on site (whichever occurs first), temporary drainage through initial phase construction and thereafter drainage, stormwater detention and stormwater treatment plans & computations (as relevant) must be to the satisfaction of the Responsible Authority.

The initial phase construction temporary drainage, formal drainage, stormwater detention and stormwater treatment plans & computations (as relevant) must accord with the Infrastructure Design Manual and Melbourne Water's WSUD Guidelines. All drainage works must be constructed in accordance with the approved plans and shall be completed to a standard satisfactory to the Responsible Authority prior to the commencement of the use or occupation of the development (whichever occurs first).

Stormwater from all roofs, gutters, downpipes, and paved areas shall be drained to a legal point of discharge to the satisfaction of the Responsible Authority. The Legal Point of Discharge [LPOD] is to be determined by the Responsible Authority, unless otherwise approved in writing by the Responsible Authority

The whole of the subject land, including landscaped and paved areas, must be graded and drained to the satisfaction of the Council as the Responsible Drainage Authority to prevent the discharge of water from the subject land across any road or footpath or onto adjoining lands.

Any raingardens and rainwater tanks forming part of the approved drainage plans/system must be installed and maintained in good operational condition on an ongoing basis to the satisfaction of the Responsible Authority.

At the completion of the works 'as constructed' civil plans shall be submitted to the Responsible Authority by a suitably experienced and qualified engineer.

Any proposed discharge of stormwater requiring a direct connection and/or modifying an existing connection to a designated waterway (as defined by the Water Act 1989) will require approval by the relevant Catchment Management Authority.

Drainage Easements

38. All easements deemed necessary to protect existing or future drainage lines within the proposed development site and properties between the development site and the nominated Legal Point of Discharge shall be created to the satisfaction of the Responsible Authority.



Vehicle Access

39. Prior to the commencement of the use / occupation of the development (whichever occurs first) of each stage, vehicle access to the site must be constructed in accordance with the plans and specifications set under an approved Vehicle Crossing Permit to the satisfaction of the Responsible Authority.

Run-off

40. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Ballarat City Council drains or watercourses.

Drainage

41. The land must be drained to the satisfaction of Ballarat City Council.

Noise Control

42. 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.

External Lighting

43. 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.

Minimising Glare

44. The exterior colour and cladding of the building(s) must be non-reflective to the satisfaction of the Responsible Authority.

General Amenity Provision

45. 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.

to the satisfaction of the responsible authority.

Expiry – Use and Development

46. This permit will expire if one of the following circumstances applies:
- a) The development is not started within three (3) years of the issued date of this permit.
 - b) The development is not completed within fifteen (15) years of the issued date of this permit.
 - c) The use does not start within two years of completion of Stage 1 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



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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.

Permit Note:

- Before the removal of any street trees, the permit holder must contact Ballarat City Council and make arrangements for payment for loss of amenity and replacement planting by Ballarat City Council.



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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 issued: 8 July 2026 Signature for the responsible authority:

