

Planning and Environment  
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## PLANNING PERMIT

|                               |  |
|-------------------------------|--|
| <b>Permit No.:</b>            | PA2302319  |
| <b>Planning scheme:</b>       | Hume Planning Scheme                                       |
| <b>Responsible authority:</b> | Minister for Planning                                      |
| <b>ADDRESS OF THE LAND:</b>   | 92-96 Railway Crescent and 27-37 Kraft Court, Broadmeadows |

### THE PERMIT ALLOWS:

| <b>Planning scheme clause No.</b> | <b>Description of what is allowed</b>  |
|-----------------------------------|--|
| Clause 34.02-1                    | Use the land for a primary school and secondary school                             |
| Clause 34.02-4                    | Construct a building or construct or carry out works                               |
| Clause 44.05-2                    | Construct a building or construct or carry out works                               |
| Clause 52.02                      | To proceed under Section 23 of the <i>Subdivision Act 1988</i> to vary an easement |
| Clause 52.05-11                   | Display of internally illuminated business identification signage                  |

### 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.

#### Layout not altered

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

#### Commencement

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

Date issued: 25 November 2024 Signature for the responsible authority:



**Amendment of existing permit**

4. The permit does not come into effect until planning permit number P14335.01 is amended as follows:
- a. To reflect the change in car parking
  - b. To reflect the change in site layout.

Proof must be provided to the satisfaction of the responsible authority that this has occurred.

**Tree management plan**

5. Before the development starts, including demolition, bulk excavation and site preparation works, a Tree Management Plan (TMP) must be approved and endorsed by the responsible authority in consultation with Hume City Council. The TMP must be prepared by a suitably qualified and experienced Arborist and must address the management and maintenance of all retained trees. The TMP must be generally in accordance with the Arboricultural Impact Assessment prepared by Arbkey, dated 8 December 2023 and must include:
- a. Measures that must be incorporated into the design and construction of the development to ensure the protection Trees 2, 3, 6, 9, 12, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24, 25, 28, 30, 31, 32 and 33 (as identified in the Arboricultural Impact Assessment prepared by Arbkey, dated 8 December 2023) determined in accordance with Australian Standard AS4970-2009 - Protection of Trees on Development Sites.
  - b. Specialised construction requirements for trees identified for retention including correct root pruning measures during construction.
  - c. The location of tree protection zones (TPZ), structural root zones (SRZ) and tree protection fencing for trees identified for retention on a plan that is drawn to scale with dimensions.
  - d. A clear photograph(s) of each tree.
  - e. Any specific damage/faults evident within each tree prior to demolition or construction. These photographs must be supplied within the TMP as a preliminary dilapidation report.
  - f. Restricted activities in the TPZ.
  - g. Key supervision and monitoring stages of the development including pre-demolition, preconstruction, and post construction stages.
  - h. A timeline of required site visits by the Project Arborist to ensure compliance with the endorsed TMP.
  - i. Details of any TPZ encroachments including if necessary:
    - i. Any details of exploratory root investigation.
    - ii. Any alternative construction techniques.
    - iii. Any root pruning.
    - iv. Any arborist supervision.
    - v. Methods for installation of services e.g. sewerage, stormwater, telecommunications, electricity etc. within proximity to tree protection zones.



- j. Remedial pruning works as required including a detailed photographic diagram specifying what pruning will occur.
- k. Certification of Tree Protection Fencing installed in accordance with the endorsed TPMP.

**Tree protection during construction**

- 6. Before the development starts, including demolition, bulk excavation and site preparation works, tree protection fences must be erected around the trees as identified within the endorsed TMP.

**Maintenance of tree protection fencing and exclusion of activities within fencing**

- 7. At all times during the carrying out of the development:
  - a. The tree protection fencing and tree protection zones must be established and remain in place and be maintained around any trees identified for retention on the approved and endorsed plans, in accordance with the approved tree management plan and *Australian Standard AS4970 – 2009 - Protection of Trees on Development Sites*, to the satisfaction of the responsible authority
  - b. Development, excavation, construction works or activities, grade changes, surface treatments, storage and movement of construction materials and vehicles of any kind must not occur on or over and must be excluded from any areas inside the tree protection fencing.

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

**Pruning of trees to be retained**

- 8. Any pruning that is required to be done to the canopy of any tree to be retained must be done by a qualified arborist in accordance with applicable local laws and to *Australian Standard – Pruning of Amenity Trees AS4373-1996*, to the satisfaction of Hume City Council.
- 9. Any pruning of the root system of any tree to be retained must be done by hand by a qualified arborist, to the satisfaction of Hume City Council.

**Street tree removal**

- 10. Before the removal of any trees or the construction of any crossover, payment of \$4,486.83 must be made to Hume City Council for the removal of the two *Acacia malanoxydon* street trees (tree 1 and tree 15) and the two *Eucalyptus sideroxydon* (Ironbark) street trees (tree 26 and tree 27).

Cost of removal and replacement is valid for 2 years.

**Environmental Audit – Preliminary Risk Screen Assessment**

- 11. 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

12. 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
  - 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

13. 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

14. 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.

### Approved and endorsed plans – changes required

15. Before the development starts, excluding demolition, bulk excavation and site preparation works, plans must be approved by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale and be generally in accordance with plans prepared by Blur Architecture 00-81A, dated 20 June 2023, 23 November 2023 and 24 November 2023, but amended to show the following details:
- The deletion of indented parking bays on Railway Crescent and retention of existing street trees street trees 3, 6, 9, 12, 13, 14, 16, 18, 19, 25, and 33.
  - Deletion of reference to community centre car parking.
  - Design details of the Stage 1 temporary car park including the crossover to Kraft Court generally in accordance with Clause 52.06 of the Hume Planning Scheme.
  - The access for the secondary school car park must be modified to align with the crossover.
  - Acoustic mitigation measures in accordance with the condition below.
  - Dust and odour mitigation measures in accordance with the Air Quality condition below.

- g. Any changes to ensure consistency with the landscape plan.
- h. Any changes to ensure consistency with the traffic and car parking management plan.
- i. Any changes to ensure consistency with the waste management plan.
- j. Any changes to ensure consistency with Melbourne Water conditions.

#### **Landscape plan**

16. Concurrent with the endorsement of plans, 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 drawn to scale with dimensions, be generally in accordance with the landscape plan prepared by Ochre Landscape, dated 22 November 2023 and must include the following:
- a. The layout of landscaping and planting within all open areas of the subject land.
  - b. A survey (including botanical names) of all existing vegetation to be retained and/or removed.
  - c. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
  - d. Details of surface finishes of pathways and driveways.
  - e. 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.
  - f. 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
  - g. Clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
  - h. The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

#### **Completion of landscaping**

17. 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**

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 Hume City Council.

#### **Materials and colours schedule**

19. Concurrent with endorsement of plans, a schedule of construction materials, external finishes and colours must be approved and endorsed by the responsible authority. The schedule must be prepared to the satisfaction of the responsible authority and be generally in

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accordance with the plans prepared by Blur Architecture 00-81A, dated 20 June 2023, 23 November 2023 and 24 November 2023, and must include the following:

- a. Any change to ensure consistency with the endorsed architectural plans.
- 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. Details of materials and finishes to demonstrate these will be of high quality, robust, and require low maintenance.

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

**Noise attenuation**

20. Concurrent with 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, and include the following details:

- a. Any change to ensure consistency with the endorsed architectural plans.
- b. Specify any noise attenuation measures to mitigate noise from the nearby dairy product manufacturer at 95-97 Riggall Street, Broadmeadows.
- c. Any noise attenuation measures to mitigate noise from traffic within and surrounding the development.
- d. Demonstrate compliance with EPA Publication 1826.4.
- e. Any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.4.
- f. 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.

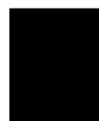
The responsible authority may consent in writing to vary any of these requirements.

**Air quality report**

21. Concurrent with endorsement of plans, an air quality report must be approved and endorsed by the responsible authority. The air quality report must be prepared by a suitably qualified professional, be to the satisfaction of the responsible authority, and include the following details:

- a. Any change to ensure consistency with the endorsed architectural plans.
- b. An assessment of the dust and odour impacts that may impact the school including from:
  - i. the nearby dairy product manufacturer 95-97 Riggall Street, Broadmeadows; and
  - ii. any other nearby sources.

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- c. Consideration of dust and odour impacts in relation to relevant guidelines and best practice.
- d. Any dust and odour attenuation measures to mitigate impacts on the school.
- e. Demonstration that the development can be appropriately ventilated to ensure adequate protection from potential odour and dust impacts.

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

**Traffic and parking management plan**

22. Concurrent with endorsement of plans, 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, be generally in accordance with the Car Park Management Plan prepared by Ratio, dated 8 October 2024 and the Transport Impact Assessment prepared by Ratio, dated 23 November 2023, and must include the following details:

- a. Any change to ensure consistency with the endorsed architectural plans.
- b. Deletion of reference to the existing community centre and associated car parking.
- c. Design details of the Stage 1 temporary car park including the crossover to Kraft Court generally in accordance with Clause 52.06 of the Hume Planning Scheme.
- d. How car parking will be managed to ensure the statutory car parking requirement for the primary school in Stage 1 will be met on site until Stage 2 is completed.
- e. The means by which the on-site car parking and bicycle parking spaces will be allocated and managed.
- f. The statutory car parking requirement for staff car parking (under Clause 52.06 of the Hume Planning Scheme) must be provided on site at all times, relative to the number of staff on site.
- g. A line marking and signage plan which includes dimensions and demarcation of the one-way access arrangement of the ramps leading to the secondary school car park.
- h. Details to address traffic, pedestrian and bicycle movement and safety including:
  - i. Entry and exit signage locations.
  - ii. Pedestrian pathways and crossing treatment and location/s.
  - iii. Physical protection and clear markings for pedestrian walkways.
  - iv. Any traffic calming devices in car park areas and surrounding roads.
  - v. Measures to provide distinction between pedestrians, cyclists, cars, loading and waste vehicles including (but not limited to) surface treatments, sight triangles and gradients.
- i. Parking management details which address the following:
  - i. Communication of pick-up and drop-off zones with clear signage.
  - ii. Visibility of office/reception signage from the car park.
  - iii. DDA accessible parking spaces on site and within the road network.

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- iv. Concave mirrors and pedestrian-only pathways

**Car park construction**

23. Before each stage of the development is occupied, the areas set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans must be:
- constructed
  - properly formed to such levels that they can be used in accordance with the plans
  - surfaced with an all-weather-seal coat for final car parking and access areas.
  - surfaced with all-weather-trafficable material for Stage 1 temporary car parking and access areas.
  - drained
  - line marked to indicate each car space and all access lanes
  - 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.
25. Once constructed, these areas must be maintained to the satisfaction of Hume City Council.

**Security gate**

26. Any security boom, barrier, card reader or similar device controlling vehicular access to the land must be located a minimum of six metres inside the property to allow vehicles to stand clear of Kraft Court pavement and footpath.
27. The responsible authority may consent in writing to vary this requirement.

**Number of car spaces required**

28. The statutory car parking requirement for staff car parking (under Clause 52.06 of the Hume Planning Scheme) must be provided on site at all times, relative to the number of staff on site.

**New vehicular crossings**

29. Before the use starts, any new vehicular crossings must be constructed to the satisfaction of Hume City Council.

**Vehicle crossing removal**

30. Before the use starts, all existing disused or redundant vehicle crossings must be removed and the nature strip and kerb and channel reinstated to the satisfaction of the Hume City Council at the cost of the permit holder.

**Sustainable Management Plan and Water Sensitive Urban Design**

31. Concurrent with the endorsement of plans, an amended Sustainable Management Plan must be approved and endorsed by the responsible authority. The Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Sustainable Development Consultants, dated May 2024 but modified to show the following:

Date issued: 25 November 2024 Signature for the responsible authority:



- a. Any changes required to be consistent with the endorsed architectural plans with no reduction in the commitments and rating nominated under the Green Star Buildings rating in the Sustainable Management Plan.
- b. Details of how the site will be managed prior to and during the construction period generally in accordance with Clause 53.18 of the Hume Planning Scheme.

**Implementation sustainable management plan and water sensitive urban design initiatives**

32. Within six months of the occupation of the development, a report from the author of the endorsed Sustainable 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.
33. The water sensitive urban design measures approved by the responsible authority and included in the endorsed Sustainable Management Plan must be constructed, managed and maintained to the satisfaction of Hume City Council.

**Drainage system**

34. Before the development is occupied, a stormwater drainage system incorporating water sensitive urban design must be constructed and provisions made to connect this system to Hume City Council's underground stormwater drainage system and, where necessary, upgrade the system to accept the discharge from the site in accordance with plans and specifications first approved by Hume City Council.

**Waste management plan**

35. Concurrent with endorsement of plans, a waste management plan must be approved and endorsed by the responsible authority in consultation with Hume City Council. The waste management plan must be prepared to the satisfaction of the responsible authority, and must include the following:
  - a. anticipated volumes of waste and recycling that will be generated and how they are determined
  - b. the type and number of waste bins
  - c. the type and size of trucks required for waste collection
  - d. a plan detailing adequate areas for waste bin storage and collection for the required type and number of bins
  - e. frequency of waste collection
  - f. hours for waste collection which are scheduled outside of peak school drop-off times.

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

**Melbourne Water**

36. Prior to the commencement of the development, a Flood Risk Management Plan (FRMP) prepared by an accredited risk management professional must be submitted to and approved by Melbourne Water. The FRMP must detail the following:



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- a. Site specific flood risks associated with flooding from Melbourne Water's drainage system within Railway Crescent and Railway Crescent entry into Primary School;
  - b. Identify and list organisations associated with flood/weather warnings;
  - c. Identify the management of a flood emergency response, e.g. Evacuation procedures/clearly defined plan of evacuation including people's roles, details of
  - d. lockable pedestrian and vehicular gates etc;
  - e. Notification and contacts of people to be alerted in the event of a flood;
  - f. Ongoing staff training and periodic review of these procedures;
  - g. Details of flood warning signage and flood markers etc; and
  - h. Ongoing use and periodic review of the FRMP (undertaken by suitably qualified person).
37. The basement ramp must incorporate a flood proof apex set no lower than 124.20 metres to Australian Height Datum (AHD) to prevent floodwaters entering the basement levels during a flood event.
38. Any entries, stairwells, windows, openings and vents, that could allow entry of floodwaters to the basement, must be set no lower than 124.20 metres to AHD.
39. The secondary school must be constructed with finished floor levels set no lower than 124.2 metres to AHD, which is 300mm above the applicable flood level of 123.9 metres to AHD.
40. The primary school must be constructed with finished floor levels set no lower than 124.06 metres to AHD, which is 300mm above the applicable flood level of 123.76 metres to AHD.
41. The open space areas fronting Railway Crescent must be maintained at natural surface levels so as not to obstruct the passage of overland flows.
42. Any new fencing or gates fronting Railway Crescent must be of an open/permeable style (minimum 50% permeable) to allow for the passage of floodwater.

**Pipeline**

43. Before the development starts, a risk assessment report (RAR), prepared by a qualified risk assessment engineer, must be submitted to and approved by the responsible authority in consultation with Mobil Oil Australia. The RAR must be generally in accordance with the Land Use change Pipeline Safety Management Study prepared by Worley, dated 1 October 2024 and include the following:
- a. Any relevant changes to ensure consistency with the endorsed architectural plans.
  - b. Assess the health and safety risks to occupants of the development by reason of any relevant failure of Pipeline 118 (PL 118).
  - c. All measures necessary to address identified risks, including the impact on the development hereby approved,
  - d. An evacuation management plan (EMP).
  - e. School Emergency Evacuation Plan which ensures evacuation is feasible from the eastern side of the school.

Date issued: 25 November 2024 Signature for the responsible authority:



- f. Emergency Muster Points located outside of the radiation contour for Pipeline Emergency event. Ensure access to those Muster Points is feasible without accessing Railway Crescent.

- 44. The use and development must be in accordance with the EMP.
- 45. RAR measures for the development must be implemented in accordance with the RAR.
- 46. A copy of the endorsed RAR must be provided to Mobil Oil Australia.
- 47. The permit holder must inform Mobil that construction of buildings and/or works will be commencing at least 20 business days before such commencement.
- 48. Prior to the commencement of the development, Mobil must be provided with the relevant emergency contact, as updated from time-to-time.

#### **Variation of Easement**

- 49. Before a plan of subdivision showing variation of Easement E-1 is certified under the *Subdivision Act 1988*, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, drawn to scale with dimensions and submitted in electronic form and generally in accordance with the plans forming part of the application, but amended to show the following:
  - a. All bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements
  - b. Easements in favour of the relevant authorities to the satisfaction of the responsible authority.
  - c. Confirmation of how the existing assets within the easement will be dealt with.
- 50. All existing and proposed easements and sites for existing and required utility services and roads on the land must be set aside in favour of the relevant authorities for which the easement or site is to be created on the plan of subdivision submitted for certification under the *Subdivision Act 1988*.
- 51. Prior to the commencement of the development including demolition, the permit holder must lodge with the relevant authorities, an application for certification pursuant to Section 23 of the *Subdivision Act 1988* for the variation of easement E-1 as allowed under this permit and associated endorsed detailed development plans. When certified by Hume City Council and a Statement of Compliance has issued, the plan must lodge at Land Use Victoria for registration.
- 52. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.

#### **Consolidation of titles**

- 53. Before the development is occupied, all of the land affected by the permit must be owned by the one entity and consolidated into the one certificate of title to the satisfaction of the responsible authority.

#### **Signs not to be altered**

- 54. The location and details of the signs, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.



**No moving or flashing light**

55. The signs must not be animated or contain any flashing or intermittent light.

**Light emissions**

56. The sign lighting must be designed, baffled and located to prevent any adverse effect of light spill on adjoining land to the satisfaction of the responsible authority.

**Business Advertising**

57. The signs shall only contain an advertisement which identifies the business conducted on the land as described in this permit or as shown on the endorsed plans.

**Sign maintenance**

58. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority

**General amenity provision**

59. 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.

**Legal Point of Discharge**

60. Stormwater must be connected into the approved legal point of discharge.

**Run-off**

61. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Hume City Council or Melbourne Water drains or watercourses.

**Drainage and Vehicular Access**

62. Before each relevant stage is occupied, the permit holder must construct vehicular crossings in accordance with the requirements and standards of Hume City Council to the satisfaction of Hume City Council.

**Lighting**

63. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of the responsible authority.

**Noise control**

64. 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.



**Concealed service pipes and equipment**

65. All pipes, fixtures, fittings vents, plant and equipment servicing any building on the land (excluding storm water down pipes, guttering and rainheads) must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.

**Boundary walls**

66. Before the development is occupied, all new or extended walls on or facing the boundaries of adjoining properties or a laneway must be cleaned and finished to the satisfaction of the responsible authority.

**Discomfort glare**

67. Extended periods of discomfort glare for pedestrians and occupants of surrounding buildings caused by glazing (including tilted glazing) and external cladding materials and finishes with specular or glossy finishes (including polished metal cladding, finished stainless steel, glazed tiles, high gloss paint finishes) must be avoided or minimised, to the satisfaction of the responsible authority.

**Disability glare to transport**

68. External glazing and cladding materials and finishes must avoid disability glare to public transport operators, road users and aircraft, to the satisfaction of the responsible authority

**Disability glare**

69. Specular light reflectance must be less than 15 per cent for all external building glazing and cladding materials and finishes when measured at an angle of 90 degrees to the surface of the material (normal incidence), except with the written consent of the responsible authority.

**Expiry – Development and use**

70. This permit will expire if one of the following circumstances applies:
- The development is not started within three years of the issued date of this permit.
  - The development is not completed within five years of the issued date of this permit.
  - The use does not start within two 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.

**Expiry – Variation of easement**

71. This permit will expire if:
- The plan has not been certified under the *Subdivision Act 1988* within two 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 period referred to in this condition.



### Expiry – Signs

72. This permit as it relates to signs 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.

### NOTES:

(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 permit holder 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 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.
- The asset within Easement E-1 along Railway Crescent connects directly into Melbourne Water's drain, and Melbourne Water will need to be consulted if new assets are to be constructed in the future.

### Melbourne Water Notes

- Information available to Melbourne Water indicates that Railway Crescent south of the primary school site is subject to flood depths of up to 1 metre during a 1% AEP flood event (see below plan).
- Melbourne Water requires a Flood Risk Management Plan (FRMP) to be prepared so people attempting to enter or leave the school from or to the south along Railway Crescent are not endangered by deep or fast flowing water. Parents and students should be notified that this area should be avoided during a flood event and alternative access arrangements from Kraft Court be put in place.



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**IMPORTANT INFORMATION ABOUT THIS PERMIT**

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**WHAT HAS BEEN DECIDED?**

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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**.)

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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 issued: 25 November 2024 Signature for the responsible authority:

