

PLANNING PERMIT

Permit No.:	PA2402755
Planning scheme:	Hume Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	112 Ellscott Boulevard, Mickleham

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
37.07	Use the land for the purpose of education (non-government school) Construct a building or construct or carry out works associated with an education facility. Use of land for a place of worship
52.34-1	Bicycle facilities
52.06-3	Reduce the number of car parking spaces

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 masterplan prepared by Gray Puksand, dated August 2021, but amended to show the following details:

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- a) Bicycle parking numbers and associated facilities to be clearly shown and allocated on the masterplan and aligned with the staging plan.
- b) The staging plan to be updated to accurately reflect the staging of the development.

Approved and Endorsed Plans – Stage 2A, 2 B and 3A

4. 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 masterplan prepared by Gray Puksand, dated 16/02/2024 Rev. A, but amended to show the following details:
 - a) Location of bicycle parking associated with the construction of stages 2A, 2B and 3A.
 - b) Screening to the waste storage area
 - c) Plans updated to show the 2.4m wide landscaping strip along the southern boundary adjacent to the proposed stage of development in accordance with the masterplan.

Approved and Endorsed Plans – all subsequent stages

5. Before any stage of the development starts (other than Stage 1, 2A, 2B and 3A), 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 materials and finishes schedule.
 - b) Finished floor levels and wall and roof heights to AHD.
 - c) Any changes required by the Sustainable Management Plan in respect to each stage.
 - d) Overall landscaping concept

Landscape Plan – Stage 2A, 2B and 3A

6. Before the use and development starts, including demolition, bulk 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 drawn to scale with dimensions, be generally in accordance with the landscape plan prepared by Site Image, dated February 2024, but amended to show the following details:
 - 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.

Layout not altered

7. 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.
8. The development must proceed in the order of the stages as shown on the endorsed masterplan.

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Use

9. Unless with the prior written consent of the Responsible Authority, the overall use must not exceed:

School

- 1365 students and 140 staff.

Place of Worship

- 590 patrons outside of school hours
- 78 patrons during school hours.
- 1050 patrons during special events, up to 4 times per calendar year.

10. Except with the prior written consent of the Responsible Authority, the use permitted by this permit may only operate between the following times:

School

- 7.30am and 6pm, Monday to Friday.
- 8am and 2pm, Saturday.

Place of Worship

- Open to the public between 5am and 11pm, every day.

Landscape Plan – all other stages

11. Concurrent with the endorsement of plans for each stage of the development (other than Stage 1, 2A, 2B and 3A), 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 endorse masterplan and include the following:

- a) Layout of landscaping and planting within all open areas of the subject land.
- b) Details of surface finishes of pathways and driveways
- c) 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.
- d) Details of how the project responds to water sensitive urban design principles, including how storm water will be mitigate, captured, cleaned and stored for onsite use and location and type of irrigations systems to be used including the location of any rainwater tanks to used for irrigation.
- e) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

Landscaping completion

12. Unless with the prior consent of Hume City Council, before each stage of the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of Hume City Council.

Landscaping maintenance

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13. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damage plants) to the satisfaction of Hume City Council.

Sustainability Management Plan – all subsequent stages

14. Concurrent with the endorsement of plans for each stage of the development, excluding Stage 1, 2A, 2B and 3A, a 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 Hume Planning Scheme.
15. The performance outcomes for the development must be in accordance with the SMP, to the satisfaction of the responsible authority.
16. The recommendations of all approved SMPs must be implemented to the satisfaction of the responsible authority.

Traffic and Parking

17. Before occupation of each stage of the development, the areas set aside for the parking of vehicles and access lanes shown on the endorsed plans must be:
- a) Constructed
 - b) Properly formed to such levels that they can be used in accordance with the plans
 - c) Surfaced with an all-weather-seal coat
 - d) Drained
 - e) Line marked to indicate each car space and all access lanes
 - f) Clearly marked to show the direction of traffic along access lanes and driveways.
- To the satisfaction of Hume City Council.

Waste Management Plan

18. Concurrent with the endorsement of plans, an amended Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority. The WMP must be generally in accordance with the WMP prepared by OneMileGrid, dated 11 September 2020, but modified to show:
- a) WMP to be updated to include the waste arrangements for Stages 2A, 2B and 3A.

Waste Management Plan – all other stages

19. Concurrent with the endorsement of plans, an amended Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority. The WMP must be generally in accordance with the WMP prepared by OneMileGrid, updated to reflect the subsequent waste management for each stage.

Waste storage

20. All waste and recyclables must be stored in and collected from the area set aside for this purpose as shown on the endorsed plans. This area must be graded, drained and screened from public view to the satisfaction of Hume City Council.

Stormwater Management Plan

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21. Concurrent with the endorsement of plans for Stage 2A, 2B and 3A, a stormwater management plan must be approved and endorsed by the responsible authority. The stormwater management plan must include water sensitive urban design (WSUD) measures.

Stormwater Management System – implementation and management

22. 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 Hume City Council.

Run-off

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

Drainage

24. The land must be drained to the satisfaction of Hume City Council.

Noise Control

25. 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 Noise Protocol to the satisfaction of Hume City Council.

Lighting

26. 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.

General Amenity Provision

27. The 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

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

- a) Stage 2A, 2B & 3A of the development is not started within two years of the issued date of this permit.
- b) Stage 2A, 2B & 3A of the development is not completed within four years of the issued date of this permit.'
- c) The overall development is not completed within twelve years of the issued date of this permit
- d) The use is discontinued for a period of two years.

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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 expired and the development stated lawfully before the permit expired.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>

THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:

<i>Date extension approved</i>	<i>Period of extension</i>	<i>Commencement date</i>	<i>Completion date</i>	<i>Date to certify plan of subdivision</i>

• **USEFUL INFORMATION:**

- (the following information does not form part of this permit)
- The permitted use or development may need to comply with, or obtain the following further approvals:
 - An "Application for Legal Point of Stormwater Discharge" is required to be submitted to Council prior to connection to the drainage system.
 - Prior to commencement of any works within the road reserve or require alteration/connection to the Council's drainage assets in the road reserve, an 'Application form for Consent to work within a Hume City Council Road Reserve' is required to be submitted to Council to obtain a permit to carry out the works.
 - An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Responsible Authority endorsed plan showing all vehicle crossing details is to be attached to the application. Any service relocations are to the approval of the Service Authority and at the owners cost.
 - A building permit under the *Building Act 1993*.

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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: 4 July 2024 Signature for the responsible authority:

