

PLANNING PERMIT

Permit No.:	PA2403034
Planning scheme:	Melton Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	64 Wiltshire Boulevard, Thornhill Park

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
37.07-4	Construct a building and construct or carry out works for a primary school and ancillary education centre (childcare centre) (land use as of right).

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 development starts, excluding 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, and be in accordance with the Masterplan Report, prepared by Clarke Hopkins Clarke, dated August 2024, but amended to show the following details:
 - a) Deletion of the vehicle access gate to the car park.
 - b) The height of relocatable buildings within Stage 3.

Approved and endorsed plans – Stage 1

4. Before Stage 1 of the development starts, excluding demolition, bulk excavation and site preparation works, detailed development plans for that stage 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 and be generally in accordance

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with the endorsed masterplan and the Stage 1 plans, prepared by Clarke Hopkins Clarke, dated 30 May 2023 and 5 August 2024, but amended to show the following details:

- a) Details of corner splays on both sides of the exit aisle confirming they are at least 50% clear of visual obstructions and measures 2m minimum along the frontage road from the edge of the exit lane and 2.5m minimum along the exit lane from the frontage generally in accordance with Clause 52.06 of the Melton Planning Scheme.
- b) Dimensions of vehicle aisle widths, car space widths and car space lengths generally in accordance with Clause 52.06 of the Melton Planning Scheme.
- c) The gradient and levels of the accessways (to be no steeper than 1:10 (10%) and car park surface generally in accordance with Clause 52.06 of the Melton Planning Scheme.
- d) Any changes required by the Waste Management Plan for Stage 1.
- e) Any changes required by the Landscape Plan for Stage 1.
- f) Any changes required by the Sustainability Management Plan for Stage 1.
- g) Any changes required by the traffic and parking management plan for Stage 1.

Approved and endorsed plans – all subsequent stages

5. Before any stage of the development starts, excluding Stage 1 but including demolition, bulk excavation and site preparation works, detailed development plans for that stage 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, and be generally in accordance with the endorsed masterplan, but amended to 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 Australian Height Datum.
 - c) Any changes required by the Waste Management Plan for Stage 3.
 - d) Any changes required by the Landscape Plan in respect of each stage.
 - e) Any changes required by the Sustainable Management Plan in respect of each stage.
 - f) Any changes required by the traffic and parking management plan for Stage 2.

Layout not altered

6. The development as shown on the endorsed plans must not be altered (unless the Melton 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 masterplan.

Waste Management Plan Stage 1

8. Concurrent with the endorsement of plans for Stage 1 of the development, a waste management plan must be approved and endorsed by the responsible authority in consultation with Melton City Council. The waste management plan must be prepared to the satisfaction of the responsible authority, and be generally in accordance with the endorsed

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masterplan and the Waste Management Plan prepared by Impact, dated 6 August 2024, but amended to show:

- a) Any changes required by the Stage 1 detailed development plans.

Waste Management Plan Stage 3

9. Concurrent with the endorsement of plans for Stage 3 of the development, a waste management plan must be approved and endorsed by the responsible authority in consultation with Melton City Council. The waste management plan must be prepared to the satisfaction of the responsible authority, and be generally in accordance with the endorsed masterplan and the Waste Management Plan prepared by Impact, dated 6 August 2024, and must include the following:

- a) Any changes required by the detailed development plans.
- b) Anticipated volumes of waste and recycling that will be generated and how they are determined.
- c) The type and number of waste bins.
- d) The type and size of trucks required for waste collection.
- e) A plan detailing adequate areas for waste bin storage and collection for the required type and number of bins.
- f) Frequency of waste collection.
- g) Hours for waste collection.
- h) Measures to mitigate impacts on traffic and amenity including specification of hours for waste collection.
- i) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner.

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 the responsible authority.

Landscape Plan – Stage 1

11. Concurrent with the endorsement of plans for Stage 1 of the development, a landscape plan for that stage must be approved and endorsed by the responsible authority in consultation with Melton City Council. The landscape plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Landscape Plan prepared by Blom Design, dated 8 August 2024, but amended to show the following details:

- a) Any changes required by the detailed development plans.
- b) Details to confirm that canopy shade tree species are reasonably capable of growing to a height of 10 metres and spread of 6 metres at maturity in Melton conditions.

Landscape Plan – all subsequent stages

12. Concurrent with the endorsement of plans for each stage of the development, excluding Stage 1, 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 endorsed masterplan and the Landscape Plan prepared by Blom Design, dated 8 August 2024 and must include the following:

- a) 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) The planting of canopy trees (minimum two metres tall when planted) in open areas of the site.
- g) Details to confirm that canopy shade tree species are reasonably capable of growing to a height of 10 metres and spread of 6 metres at maturity in Melton conditions.
- h) Clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
- i) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.
- j) Landscaping around car parking areas including the setback of the car park from Fyfe Street.

Landscaping completion

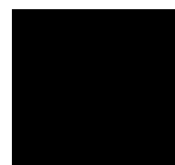
13. Before the development is occupied for each stage, the landscaping shown on the approved landscape plans must be carried out and completed to the satisfaction of Melton City Council.

Landscaping maintenance

14. At all times the landscaping shown on the approved landscape plans must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Melton City Council.

Sustainability Management Plan – Stage 1

15. Concurrent with the endorsement of plans for Stage 1 of the development, an amended 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 be generally in accordance with the endorsed masterplan and the Environmentally Sustainable Design Report prepared by Energy Water Environment, dated 24 June 2024, but amended to show the following details:
 - a) Any changes required by the Stage 1 detailed development plans.



Sustainability Management Plan – all subsequent stages

16. Concurrent with the endorsement of plans for each stage of the development, excluding Stage 1, 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, be generally in accordance with the endorsed masterplan and must include the following:
- a) Environmentally sustainable design initiatives and features generally consistent with those approved for Stage 1.
 - b) Demonstration that the buildings and works have the preliminary design potential to achieve compliance with Clause 15.02-1S and Clause 53.18 of the Melton Planning Scheme.
 - c) Environmentally sustainable design drawing/s displaying all the features nominated within the SMP.
17. Before the occupation of each stage of development, the provisions, recommendations, and requirements of the endorsed SMP for that stage must be implemented and complied with to the satisfaction of the responsible authority.

Traffic and parking management Stage 1

18. Concurrent with the endorsement of plans for Stage 1, a traffic and parking management plan must be approved and endorsed by the responsible authority in consultation with Melton City Council. The traffic and parking management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the endorsed masterplan and the Traffic and Transport Assessment prepared by Impact, dated 6 August 2024 and include the following:
- a) Any changes required by the detailed development plans.
 - b) The car parking provision, bicycle parking provision, maximum FTE staff numbers and student numbers in respect of each stage, including the early learning centre.
 - c) Signage and line markings at entry and exit points.
 - d) Design details and signage for bicycle parking in accordance with the design standards and signage requirements of Clause 52.34 of the Melton Planning Scheme.
 - e) Details to address traffic and pedestrian movement and safety including:
 - i. Entry and exit signage locations.
 - ii. Designated pick-up and drop-off areas with clear markings.
 - iii. Pedestrian crossing treatment and location/s.
 - iv. Physical protection and clear markings for pedestrian walkways.
 - v. Traffic calming devices in car park areas and surrounding roads.
 - f) Details to address school parking management which addresses the following:
 - vi. Drop-off and pick-up zones with clear signage.
 - vii. Visibility of office/reception signage from the car park.
 - viii. Disability Discrimination Act 1992 (DDA) compliant accessible parking spaces on site.



- ix. Concave mirrors and pedestrian-only pathways
19. Before each stage of the development is occupied, 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) Sealed with a concrete or asphalt surface.
 - d) Drained.
 - e) Line marked to indicate each car parking space, all access lanes and pedestrian paths.
 - f) Clearly marked to show the direction of traffic along access lanes and driveways.
20. Car spaces, access lanes and driveways must be kept available for these purposes at all times to the satisfaction of Melton City Council.

Traffic and parking management Stage 2

21. Concurrent with the endorsement of plans for Stage 2 of the development, a traffic and parking management plan must be approved and endorsed by the responsible authority in consultation with Melton City Council. The traffic and parking management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the endorsed masterplan and the Traffic and Transport Assessment prepared by Impact, dated 6 August 2024, and include the following:
- a) Any changes required by the detailed development plans.
 - b) Details of the car park, accessways, vehicle aisles, corner splays, pedestrian pathways and crossovers, gradients and levels including plans, dimensions and swept path diagrams.
 - c) The car parking provision, bicycle parking provision, maximum staff numbers and student numbers in respect of each stage, including the childcare centre.
 - d) Signage and line markings at entry and exit points.
 - e) Details to address traffic and pedestrian movement and safety including:
 - i. entry and exit signage locations.
 - ii. Designated pick-up and drop-off areas with clear markings.
 - iii. Pedestrian crossing treatment and location/s.
 - iv. Physical protection and clear markings for pedestrian walkways.
 - v. Traffic calming devices in car park areas and surrounding roads.
 - f) Parking management details which address the following:
 - vi. Pick-up and drop-off zones with clear signage.
 - vii. Visibility of office/reception signage from the car park.
 - viii. DDA accessible parking spaces on site and within the road network.
 - ix. Concave mirrors and pedestrian-only pathways



22. Before each stage of the development is occupied, the areas set aside for the parking of vehicles and access lanes shown on the endorsed plans must be:
- Constructed.
 - Properly formed to such levels that they can be used in accordance with the plans.
 - Sealed with a concrete or asphalt surface.
 - Drained.
 - Line marked to indicate each car parking space, all access lanes and pedestrian paths.
 - Clearly marked to show the direction of traffic along access lanes and driveways.
23. Car spaces, access lanes and driveways must be kept available for these purposes at all times to the satisfaction of Melton City Council.

Stormwater Management Plan – all subsequent stages

24. Concurrent with the endorsement of plans for each stage of the development, excluding Stage 1, a stormwater management plan must be approved and endorsed by the responsible authority in consultation with Melton City Council. The stormwater management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the endorsed masterplan 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.

Stormwater management system – implementation and management

25. 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 Melton City Council.
26. 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.
27. Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme to the satisfaction of Melbourne Water and Melton City Council.
28. Final design and boundary of constructed waterways, drainage corridors, retarding basins, wetlands, water sensitive urban design features and associated paths, boardwalks, bridges and planting, must be to the satisfaction of Melbourne Water and Melton City Council.

Legal Point of Discharge

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



Run-off

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

Drainage and Vehicular Access

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

Lighting

32. 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

33. 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.

General amenity provision

34. 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, grit or oil.
 - d) Presence of vermin.
- to the satisfaction of the responsible authority.

Expiry – development

35. This permit will expire if one of the following circumstances applies:
- a) The development is not started within two years of the issued date of this permit.
 - b) The development is not completed within eight years of the issued date of this permit.

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:

- 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.

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- 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.

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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.

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