

PLANNING PERMIT

Permit No.:	PA2503995
Planning scheme:	Swan Hill Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	183-187 Gray Street, Swan Hill (Lot 1 of TP614559H and Lot 1 of TP519005K)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.03-1	Use of land for a secondary school
32.03-4	Construct or carry out buildings or works associated with a section 2 use
32.08-2	Use of land for a secondary school
32.08-10	Construct or carry out buildings or works associated with a section 2 use
52.02	Create an easement
52.17-1	Remove, destroy or lop native vegetation

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, 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, be generally in accordance with the masterplan prepared by Y2 Architecture, Revision C, dated 9 April 2026.

Date issued: 1 May 2026 Signature for the responsible authority:



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 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 Stage 1 Plans, prepared by Y2 Architecture, Revision C, dated 9 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.
 - c) Any changes required by the Landscape 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 Swan Hill 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.

Noise Control

8. 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

9. 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.



Waste Management Plan

10. Concurrent with the endorsement of plans for Stage 1 of the development, a waste management plan prepared by Salt3, Revision F02, dated 11 December 2025 must be approved and endorsed by the responsible authority.

Waste storage

11. 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 Swan Hill Rural City Council.

Endorsed Subdivision Plan – plan required

12. Before the plan of subdivision is certified under the Subdivision Act 1988, plans must be approved and endorsed by the responsible authority. The subdivision plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, and must include:
 - a) A 3 metre wide easement, along the eastern boundary, in favour of Swan Hill Rural City Council.

Sustainability Management Plan

13. Concurrent with the endorsement of the masterplan, the Sustainability Management Plan prepared by Lincoln Pearce, Revision C, dated 19 January 2026, must be approved and endorsed by the responsible authority.
14. The performance outcomes for the development must be in accordance with the report across all stages, to the satisfaction of the responsible authority.
15. The recommendations of all approved SMPs must be implemented to the satisfaction of the responsible authority.

Car park construction

16. Before the use starts, the areas set aside for the parking of vehicles and bicycles, and access lanes as 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 the responsible authority.
17. 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 Swan Hill Rural City Council.



Swan Hill Rural City Council Assets and Infrastructure

18. Before Stage 2 is occupied or such later date as approved by the responsible authority in consultation with Swan Hill Rural City Council:
- a) Concrete kerbs or other barriers along Gray Street frontage must be provided.
 - b) A new footpath adjacent the Gray Street site frontage must be provided.
 - c) a right-hand turn lane within the road reserve of Gray Street.
- All to the satisfaction of the Swan Hill Rural City Council.

Landscape Plan – all stages

19. 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 masterplan prepared by Arcadia, dated 21 November 2023, and must include the following:
- d) any changes required by the masterplan
 - e) layout of landscaping and planting within all open areas of the subject land
 - f) a survey (including botanical names) of all existing vegetation to be retained and/or removed
 - g) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
 - h) details of surface finishes of pathways and driveways
 - i) 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
 - j) 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, as appropriate.
 - k) the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site, as appropriate.

Landscaping completion

20. 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 Swan Hill Rural City Council.

Landscaping maintenance

21. 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 Swan Hill Rural City Council.

Native Vegetation – Offset requirement

22. To offset the removal of 0.142 hectares of native vegetation, as identified in Native Vegetation Removal Report 366_20260204_W2H, the permit holder must secure a native vegetation



offset, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017)* as specified below:

A general offset of 0.031 general habitat units:

- a) located within the North Central CMA boundary or Swan Hill Rural City municipal district'
- b) with a minimum strategic biodiversity score of at least 0.237

The offset(s) secured must provide protection of at least 2 large trees.

Native Vegetation – Offset evidence and timing

23. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
- a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register and/or
 - b) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.

A copy of the offset evidence must be endorsed by the responsible authority and will form part of this permit.

Stormwater Management Plan

24. Concurrent with the endorsement of the masterplan, the Stormwater Management Plan prepared by RMG, Revision 1.0, dated 23 September 2025, must be approved and endorsed by the responsible authority.

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 Swan Hill Rural City Council.

Run-off

26. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Swan Hill Rural City Council drains or watercourses.

Drainage

27. The land must be drained to the satisfaction of Swan Hill Rural City Council.

Head, Transport for Victoria

28. All-direction site ingress and egress must be maintained at Gray Street.

Expiry – Subdivision, Use and Development

29. 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 10 years of the issued date of this permit.

Date issued: 1 May 2026 Signature for the responsible authority:



Planning and Environment
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Form 4

Sections 63, 64, 64A and 86

- c) The use does not start within two years of completion of Stage 1 of the development.
- d) The plan of subdivision has not been certified under the Subdivision Act 1988 within 10 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.

A handwritten signature in black ink, appearing to read 'Vinn', with a horizontal line underneath.

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Form 4

Sections 63, 64, 64A and 86

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: 1 May 2026 Signature for the responsible authority:

