

## PLANNING PERMIT

<b>Permit No.:</b>	PA2302360
<b>Planning scheme:</b>	Monash Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	33 Raymond Street, Ashwood

### THE PERMIT ALLOWS:

<b>Planning scheme clause No.</b>	<b>Description of what is allowed</b>
32.08-2	Use of the land for an education centre (secondary school)
32.08-10	Construct a building or construct or carry out works associated with a Section 2 use (Education Centre)
52.06-3	Reduce the number of car parking spaces
52.05-13	Display of 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.

#### Approved and endorsed plans – changes required

2. Before the development starts, excluding demolition, bulk excavation and site preparation works, plans 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 plans prepared by Smith and Tracey Architects dated 30 October 2023 but amended to show:
  - a. Hard paving within the front setback reduced by providing a single pedestrian path from Raymond Street.
  - b. Dimensions, materials and finishes of the proposed sign located on the eastern elevation consistent with the information provided in the planning report prepared by G2 Urban Planning dated July 2023.
  - c. On the northern elevation clarify the details of the metal screens to avoid overlooking to 31 Raymond Street.

Date issued: 31 January 2024 Signature for the responsible authority:



- d. On the northern elevation provide screening to the first floor western most window to avoid overlooking to 207 High Street Road.
- e. The fire booster integrated into the building design.
- f. The ramp gradient shown no steeper than 1:10 in accordance with Clause 52.06-9 (Design standards for car parking).
- g. The existing crossover on Raymond Street shown to be removed and reinstated with kerb and channel.
- h. A total of 14 bicycle parking spaces shown in accordance with Clause 52.34-6 (Design of bicycle spaces).
- i. All sustainability and water sensitive urban design measures including but not limited to a 10,000L rainwater tank.
- j. Any changes required as a result of:
  - i. Condition 4 (Landscape Plan)
  - ii. Condition 6 (Sustainability and Water Sensitive Urban Design)
  - iii. Condition 8 (Waste Management Plan)

**Layout not altered.**

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

**Landscape Plan**

- 4. Concurrent with the endorsement of plans, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be generally in accordance with the plan prepared by RDLA dated 18 October 2023 but amended to show:
  - a. Additional landscaping in the front setback as a result of Condition 1 changes.
  - b. 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.
- 5. 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 the Monash City Council.

**Sustainability and Water Sensitive Urban Design**

- 6. Concurrent with the endorsement of plans, an environmentally sustainable design statement (ESD) or sustainability management plan (SMP) generally in accordance with the SMP prepared by Sustainable Design Consultants dated November 2023 must be approved and endorsed by the responsible authority.
- 7. All works must be undertaken in accordance with the endorsed SMP to the satisfaction of Monash City Council. No alterations to the SMP may occur without written consent of the responsible authority.

**Waste Management Plan**

- 8. Concurrent with the endorsement of plans, a waste management plan must be approved and endorsed by the Monash City Council. The waste management plan must be prepared to the satisfaction of the Monash City Council, and must include the following:

Date issued: 31 January 2024 Signature for the responsible authority:



- 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; and
- f. hours for waste collection.

The Monash City Council may consent in writing to vary these requirements.

### **Vehicle Crossing Removal**

9. Before the development is occupied, all existing disused or redundant vehicle crossings must be removed, and the nature strip and kerb and channel reinstated to the satisfaction of the Monash City Council and at the cost of the land owner.

### **Advertising Sign**

10. The sign, including its structure and advertising material as shown on the endorsed plans, must at all times be maintained in good order and condition, to the satisfaction of Monash City Council.
11. The location, size, material of construction, colours and wording of the sign as shown on the endorsed plans must not be altered or modified without the prior written consent of Monash City Council
12. The sign must not be illuminated, animated or contain any flashing light.
13. This permit, in relation to the sign, will expire 15 years from the date of its issue, at which time the sign and all supporting structures must be removed, and the site reinstated to the satisfaction of Monash City Council.

### **Amenity**

14. At any time, no more than 70 students and 7 staff may be present on the land. The responsible authority may consent in writing to vary this requirement.
15. Noise levels emanating from the premises must not exceed those required to be met under the Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (EPA Publication 1826.4). Any works required to ensure and maintain the noise levels in compliance with this policy must be completed prior to the commencement of the use or occupation of the site.
16. 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 Monash City Council.

### **Commencement**

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

### **Expiry**

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

Date issued: 31 January 2024 Signature for the responsible authority:



Planning and Environment  
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- a. The development is not started 2 years of the date of this permit.
- b. The development is not completed within 4 years of the date of this permit.

The responsible authority may extend the time if a request is made in writing before the permit expires or within six months afterwards.

**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/owner must apply for and obtain appropriate building approval from a Registered Building Surveyor.
- The permit holder/owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the permit holder/owner 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 planning permit should be taken to imply that the development meets the requirements of the Building Act 1993 and its regulations.
- This planning permit does not represent the approval of departments of Monash City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this planning permit.
- Should Monash City Council impose car parking restrictions in Raymond Street, the owners and/or occupiers of the land would generally not be eligible for a parking permit to allow for on street parking.

**Date issued:** 31 January 2024 **Signature for the responsible authority:**



Planning and Environment  
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

**IMPORTANT INFORMATION ABOUT THIS PERMIT**

---

**WHAT HAS BEEN DECIDED?**

---

The responsible authority has issued a permit.

---

**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: 31 January 2024 Signature for the responsible authority:

