

PLANNING PERMIT

Permit No.:	PA2402992
Planning scheme:	Melton Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	61A and 121A Greigs Road, Truganina (Formally described as: <ul style="list-style-type: none">• Lot AA on Plan of Subdivision 813260Q• Lot AA on Plan of Subdivision 813258B))

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
37.07-9	Use of land for a primary school and ancillary education centre (childcare centre)
37.07-11	Construct a building and construct or carry out works for a primary school and ancillary education centre (childcare centre)

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 Master Plan and Staging Plans (Sheets, TP02, Rev B and TP04, Rev B), for Mt Atkinson Primary School and Early Learning Centre prepared by Law Architects, , received 26 July 2024, but amended to show the following details:

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- a) Deletion of the vehicle access gate to the carpark or alternatively the gate may be replaced with a manual gate and a notation confirming it is to remain open during school and ELC operating hours.
- b) The car parking provision, bicycle parking provision, staff numbers and gross floor area in respect of each stage, including the ancillary childcare centre. Figures must be consistent across all plans and reports.
- c) The heights of relocatable buildings.
- d) The location of all services including water meter, fire booster cupboard and substation.
- e) A landscape masterplan.

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 with the endorsed masterplan and the Plans for Mt Atkinson Primary School and Early Learning Centre prepared by Law Architects, Revisions A and B, received 26 July 2024, but amended to show the following details:
- a) Finished floor levels and wall and roof heights to Australian Height Datum (including heights of the relocatable buildings).
 - b) Details of fencing including elevations showing materials and heights in metres measured to the natural ground level.
 - c) 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.
 - d) Dimensions of vehicle aisle widths, car space widths and car space lengths generally in accordance with Clause 52.06 of the Melton Planning Scheme.
 - e) 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.
 - f) Any changes required by the Waste Management Plan for Stage 1.
 - g) Any changes required by the Landscape Plan for Stage 1.
 - h) Any changes required by the Sustainability Management Plan for Stage 1.
 - i) Any changes required by the Traffic and Parking Management Plan for Stage 1.
 - j) Any changes required by the Stormwater 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

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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) Details of fencing including elevations showing materials and heights in metres measured to the natural ground level.
- d) For Stage 2, dimensions of vehicle aisle widths, car space widths and car space lengths generally in accordance with Clause 52.06 of the Melton Planning Scheme.
- e) For Stage 2, 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.
- f) Any changes required by the Waste Management Plan in respect of each stage.
- g) Any changes required by the Landscape Plan in respect of each stage.
- h) Any changes required by the Sustainable Management Plan in respect of each stage.
- i) Any changes required by the traffic and parking management in respect of each stage.
- j) Any changes required by the Stormwater Management 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 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 – All stages

8. Concurrent with the endorsement of plans for Stage 1 of the development, a waste management plan for all stages 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 10 May 2024, but amended to show:
 - a) Any changes required by the Stage 1 detailed development plans.

Waste storage

9. 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 Melton City Council.

Landscape Plan – Stage 1

10. 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

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responsible authority, be generally in accordance with the Landscape Plans prepared by MACS Law Architects, dated 6 June 2024, but amended to show the following details:

- a) Any changes required by the Stage 1 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.
- c) The landscaping planting palette prepared by Rush/Wright Associates, dated 20 May 2024.

Landscape Plan – all subsequent stages

11. 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 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. The planting scheme should respond to the Landscaping planting palette, prepared by Rush Wright Associates, dated 20 May 2024.
- 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.

Landscaping completion

12. 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

13. 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

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14. 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 SMP prepared by Blue Bee Sustainable Services, dated 4 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

15. 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.

16. 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

17. Concurrent with the endorsement of plans for Stage 1, a traffic and parking management plan must be approved and endorsed by the responsible authority. 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 26 July 2024, and include the following:

- a) Any changes required by the Stage 1 detailed development plans.
- b) The car parking provision, bicycle parking provision, maximum staff numbers and student numbers in respect of each stage, including the childcare 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. Pedestrian crossing treatment and location/s in car park areas, as necessary.
 - iii. Physical protection and clear markings for pedestrian walkways.
 - iv. Traffic calming devices in car park areas.
- f) Details to address school parking management which addresses the following:



- v. Confirmation on-street drop-off and pick-up zones and any associated clear signage will be subject to a separate approval process with Melton City Council.
 - vi. Visibility of office/reception signage from the car park.
 - vii. Disability Discrimination Act 1992 (DDA) compliant accessible parking spaces on site.
 - viii. Concave mirrors and pedestrian-only pathways.
- g) Details of bus parking arrangements, including but not limited to, measures to ensure on-street bus parking arrangements do not negatively impact on the amenity and traffic conditions of the local area.

Traffic and parking management – Stage 2

18. 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. 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 26 July 2024, and include the following:
- a) Any changes required by the Stage 2 detailed development plans.
 - b) Any changes required to be consistent with the endorsed Stage 1 Traffic and Transport Assessment.

Stormwater Management Plan

19. Concurrent with the endorsement of plans for each stage of the development, 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:
- a) Include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
 - b) Set out how the stormwater management system will be managed on an ongoing basis.
 - c) 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

20. 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.
21. 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.
22. 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.



Head, Transport for Victoria conditions

23. Unless otherwise agreed in writing by the Head, Transport for Victoria, prior to the occupation of the development, for roads nominated as a potential bus route in the Mt Atkinson and Tarneit Plains Precinct Structure Plan, bus stops must be constructed to the satisfaction of and at no cost to the Head, Transport for Victoria as follows:
- a) In accordance with the *Public Transport Guidelines for Land Use and Development* with a concrete hard stand area, and in activity centres a shelter must also be constructed;
 - b) Be compliant with the *Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002*;
 - c) Be provided with direct and safe pedestrian access to a pedestrian path.

Legal Point of Discharge

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

Run-off

25. 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

26. 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

27. 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

28. 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

29. 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 – use and development

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



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- a) The development is not started within two years of the issued date of this permit.
- b) The development is not completed within twelve years of the issued date of this permit.
- c) The use is not started within two years of the completion of Stage 1 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.

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.
- 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.

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

