

# *Appendix* **B**

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Permit Conditions Matrix

# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
<b>Planning Permit TPA/42513</b>				
<i>Buildings and works comprising internal roadworks, modified car parking areas, landscaping, construction of maintenance and storage buildings, removal of native vegetation, and alteration of access to a road in a Road Zone, Category 1</i>				
1 Before the development starts, three copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit.  The plans must be generally in accordance with the plans submitted with the application, but modified to show:	Retained (adjusted to reflect latest application plans and current standard wording)	N/A	1	N/A
1a Car parking and accessways located adjacent to residential properties on Mary Avenue provided with a minimum landscape buffer of 5 metres;	Retained	N/A	a	Pdf page 3
1b The storage area located adjacent to the southern boundary fully enclosed including provision of roller doors to the northern facade with a minimum landscape buffer of 5 metres;	Retained	N/A	b	Pdf pages 7, 11 and 12
1c The section of dual carriageway within the Senior School drop off area reduced to a single carriageway;	Removed	This carriageway has been built, is shown on the plans for endorsement and is not proposed to change as part of this application. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.	N/A	Pdf pages 3 and 5
1d The Senior School car park access aisle located between the Junior School internal roundabout	Removed	This has been built, is shown on the plans for endorsement and is not proposed to change	N/A	Pdf pages 3 and 5

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and the proposed pedestrian crossing to its east is to be removed and the car park layout modified accordingly;		as part of this application. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.		
1e The parallel parking area along the southern boundary of the site opposite the Senior School car park is to be suitably signposted and allocated for staff or long term parking only	Retained	N/A	c	Pdf page 5
1f Internal signage designating staff parking and time restricted parking adjacent to the south-east sporting precinct.	Retained	N/A	d	Pdf pages 4 and 5
2 The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority	Retained (adjusted to reflect current standard wording)	N/A	2	N/A
3 Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority	Retained	N/A	4	N/A
4 Within six (6) months of works completed under this permit a review of the functional operation of the new parking areas, internal vehicle movements and access to Jells Road must be undertaken by a suitably qualified Traffic Engineer.  The review should have regard to the functional operation of the approved works and any required modification or improvements. The review should be undertaken in consultation with and to the satisfaction of Responsible Authority	Removed	This has been built and completed, is shown on the plans for endorsement and is not proposed to change as part of this application. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.	N/A	Pdf pages 3 and 14-21

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# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
<p>5 The amenity of the area must not be detrimentally affected by the development, through the:</p> <p>a) transport of materials, goods or commodities to or from the land;</p> <p>b) appearance of any building, works or materials;</p> <p>c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;</p> <p>d) presence of vermin;</p> <p>e) movement of commercial vehicles within the site.</p>	Retained	N/A	5	N/A
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<p>6 The occupier of the premises must ensure that any noise emanating from the premises, during and post construction, must not exceed the standards of the State Environment Protection Policies No. N1 or any other applicable noise regulations.</p> <p>At the immediate request of the Responsible Authority noise testing must be taken to demonstrate compliance with EPA noise requirements. Noise testing is to be undertaken at no cost to the Responsible Authority</p>	Amended	This condition has been updated to reflect the correct name of the EPA noise regulations as this has changed since the granting of this permit. It is also proposed to remove the requirement for additional noise testing to be undertaken at Council's immediate request. Given the ongoing obligation to comply with the EPA guidelines, this part of the condition is not necessary.	6	N/A
<p>7 No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare</p>	Retained	N/A	12	N/A
<p>8 No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any</p>	Retained	N/A	13	N/A

# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
receptacle so as to cause offence to persons outside the land.				
9 Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction of the Responsible Authority	Retained	N/A	14	N/A
10 The collection of waste shall only take place between the hours of 7:00am-7:00pm, Monday to Friday unless otherwise consented to in writing by the Responsible Authority	Retained	N/A	15	N/A
11 Vehicle access to the sports facilities and the associated car parking within the south-east of the site is restricted to 7.00am and 7.00pm, Monday to Saturday. A gate restricting access to parking within these areas must be locked outside of the permitted hours.	Retained	N/A	16	Pdf page 5
12 Prior to completion of the approved works under his permit. Planning Permit No. 21195 must be amended to reflect the revised permitted hours of access approved by this permit.	Removed	This has already been actioned, and the purpose of this application is to amalgamate all permits into a single permit for this part of the school. Permit 21195 will be cancelled following approval of this application (if approved).	N/A	N/A
13 Access to Caulfield Grammar via Georgina Street limited to pedestrians only.	Retained (but adjusted to allow emergency vehicle access as already allowed by Planning Permit 30846 Amended)	N/A	17	N/A

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Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
14 Pedestrian access gate to Georgina Street closed after 5:30pm Monday to Friday and 1:00pm on Saturday.	Retained	N/A	18	N/A
15 Parking areas to be specifically signed for their intended use, to the satisfaction of the Responsible Authority	Retained	N/A	25	Pdf pages 4 and 5
16 Pedestrian crossings within the site are to be appropriately signed and line marked in accordance with the current design standards, to the satisfaction of the Responsible Authority	Retained	N/A	26	N/A
17 Before the development permitted is completed, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:  (a) constructed to the satisfaction of the Responsible Authority;  (b) properly formed to such levels that they can be used in accordance with the plans;  (c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;  (d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;  (e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.  Parking areas and access lanes must be kept available for these purposes at all times	Retained	N/A	27	N/A

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Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
18 Areas set aside for car parking, measures must be taken to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.	Removed	This is already addressed in Condition 17 of Planning Permit TPA/42513 which is proposed to be retained.	16	N/A
19 Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.	Retained	N/A	7	N/A
20 The loading and unloading of goods from vehicles must only be carried out on the land.	Retained	N/A	10	N/A
21 Buses servicing the school must not be parked within residential streets surrounding the subject land or used for pick and drop off of passengers and students within these areas.	Retained	N/A	28	N/A
22 All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties.	Retained	N/A	29	N/A
23 Before the development starts, a site layout plan drawn to scale and dimensioned must be approved by the Responsible Authority.  The plans must show a drainage scheme providing for the collection of stormwater within the site and for the conveying of the stormwater to the nominated point of discharge.  The nominated point of discharge is the existing on-site drainage system.	Retained (adjusted to reflected latest wording)	N/A	30	N/A
24 One printed copy of the plans (A3-A1 size) for the drainage works must be submitted to the	Removed	Hard copy plans are no longer required; electronic plans will be provided.	N/A	N/A

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# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
Engineering Division prior to the commencement of works for record purposes				
<p>25 Before the development starts, a construction management plan must be prepared and submitted to the Responsible Authority for approval. The plan must be to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:</p> <ul style="list-style-type: none"> <li>a) measures to control noise, dust and water runoff;</li> <li>b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;</li> <li>c) the location of where building materials are to be kept during construction;</li> <li>d) site security;</li> <li>e) maintenance of safe movements of vehicles to and from the site during the construction phase;</li> <li>f) on-site parking of vehicles associated with construction of the development;</li> <li>g) wash down areas for trucks and vehicles associated with construction activities;</li> <li>h) cleaning and maintaining surrounding road surfaces;</li> <li>i) a requirement that construction works must only be carried out during the following hours;</li> </ul>	Amended	The condition is proposed to be retained except for the construction hours which is proposed to align with Council's local construction hours which allows for construction between certain hours on Sunday and public holidays.	31	N/A

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Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
<ul style="list-style-type: none"> <li>Monday to Friday (inclusive) - 7.00am to 6.00pm;</li> <li>Saturday - 9.00am to 1.00pm;</li> <li>Saturday - 1.00pm to 5.00pm (Only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery.)</li> </ul>				
26 No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority	Retained	N/A	3	N/A
27 A landscape plan prepared by a Landscape Architect, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority prior to the commencement of any works. The plan must show the proposed landscape treatment of the site including:- <ul style="list-style-type: none"> <li>the location of all existing trees and other vegetation to be retained on site;</li> <li>provision of canopy trees with spreading crowns located throughout the site including the major open space areas of the development</li> <li>planting to soften the appearance of hard surface areas such as driveways and other paved areas;</li> <li>a schedule of all proposed trees, shrubs and ground cover, which will include the size of all</li> </ul>	Retained	N/A	32	N/A - Refer new proposed Landscape Plans

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<p>plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material;</p> <ul style="list-style-type: none"> <li>• the location and details of all fencing;</li> <li>• the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site;</li> <li>• details of all proposed hard surface materials including pathways, patio or decked areas;</li> </ul> <p>When approved the plan will be endorsed and will then form part of the permit.</p>				
<p>28 Before the occupation of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.</p>	Retained	N/A	34	N/A
<p>29 All existing vegetation shown on the endorsed plans must be suitably marked before any development starts on the site and that vegetation must not be removed, destroyed or lopped without the written consent of the Responsible Authority.</p>	Retained	N/A	35	N/A
<p>30 Prior to the commencement of any works that are permitted by this permit, all trees that are to be retained, or are located within or adjacent to any works area, shall be marked and provided with a protective barricade and verified by an authorised officer of the Responsible Authority.</p>	Retained	N/A	36	N/A

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Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
31 No building material, demolition material or earthworks shall be stored or stockpiled under the canopy line of any tree to be retained during the construction period of the development hereby permitted.	Retained	N/A	32	N/A
32 Prior to the commencement of the development any native vegetation offset requirements identified in accordance with Clause 52.17 of the Monash Planning Scheme must be provided to the satisfaction of the Responsible Authority	Removed	The offset requirements specified by Condition 33 have been satisfied with evidence previously provided to Council. There is no native vegetation remaining on the site.	N/A	N/A
33 Before the development starts, a Native Vegetation Offset Plan must be prepared in consultation with Department of Environment and Primary Industries and the Responsible Authority to the satisfaction of the Responsible Authority. When the Offset Plans have been endorsed by the Responsible Authority, they will then form part of the permit.  The Native Vegetation Offset Plan must include: (a) Appropriate offsets to compensate for the loss of native vegetation; (b) Include details of: i. means of calculating the offsets; ii. locations where offsets will be provided; iii. type of offsets to be provided for each location; iv. details of revegetation including the number of trees, shrubs and other plants, species mix and density; V. means of interim protection for the offsets;	Removed	The offset requirements specified this condition have been satisfied. There is no native vegetation remaining on the site.	N/A	N/A

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<p>Vi. methods of permanent protection for the offsets;</p> <p>vii. details of any existing native vegetation to be retained including the methods of managing and restoring the native vegetation;</p> <p>viii. person(s) responsible for implementing and monitoring the Native Vegetation Offset Plan;</p> <p>ix. time frames for implementing the offset plans;</p> <p>X. details of any earthworks, drainage and other works; and</p> <p>xi. a Schedule of Works.</p> <p>(c) The Plan must include a method to secure the offsets, which may be by:</p> <p>i. a requirement for the owner to enter into a section 173 agreement in respect of specified land;</p> <p>ii. a requirement for the owner to enter a binding agreement with a specified person in order to implement aspects of the offset plan;</p> <p>iii. a requirement for the owner to provide a bond as security for completion of any part of the offset plan.</p> <p>When approved. Native Vegetation Offset Plan must be implemented within 12 months of the commencement of works unless otherwise specified in the Plan. Maintenance and replanting of vegetation is to be undertaken if necessary until all the requisite numbers of plants are effectively established and have survived for at least 3 years.</p>				

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Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
<p>34 <b>VicRoads conditions</b></p> <p>Before the start of the development, amended plans must be submitted to and approved by the Roads Corporation. When approved by the Roads Corporation, the plans may be endorsed by the Responsible Authority and will then form part of the permit. The plans must be generally in accordance with the Proposed Site Access Modifications Functional Layout (Project No CG130169, Sheet No T03, Revision PI, dated 26 September 2014) and annotated as but modified to show:</p> <p>1) Pedestrian sight triangles provided in accordance with Design Standard 1 of Clause 52.06-8 of the Monash Planning Scheme</p>	Removed	This has been built and completed but was never shown on the endorsed plans as this was required to be submitted directly to the Road Authority. The proposed plans show as built condition and as such, should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans, an assessment by the Responsible Authority and where relevant, referral to the relevant road authority.	N/A	N/A
<p>35 Where the proposed roadworks at Jells Road, including footpath and nature strip, lie within the subject property, a widening of the road reserve will be required, at no cost to VicRoads. The developer must engage a licensed surveyor to prepare a Plan of Subdivision showing the affected land labelled "ROAD", which is to be vested in the Roads Corporation upon certification of the Plan of Subdivision, without any encumbrances.</p> <p>Subsequent to the registration of the plan, the subdivider must ensure that the original Certificates of Title that issues in the name of the Roads Corporation, are posted to: VicRoads - Property Services Department, 60 Denmark Street KEW, 3101.</p>	Removed	This has been built and completed, is shown on the plans for endorsement and is not proposed to change as part of this application. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.	N/A	Pdf page 17

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# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
36 Prior to the start of construction, detailed engineering plans in conjunction with a 'Detailed Design Stage' Road Safety Audit (RSA) must be submitted to VicRoads for approval. The RSA must be undertaken by an independent VicRoads prequalified audit team and be conducted in accordance with AustRoads - Road Safety Audit - Part 6 (2009). The detailed engineering plans for road works must be amended to address any issue raised in the RSA to the satisfaction of VicRoads, in consultation with the Responsible Authority, prior to the approval of the plans. When the updated detailed engineering plans are approved, additional copies must be submitted to VicRoads for surveillance purposes.	Removed	This has been built and completed but was never shown on the endorsed plans as this was required to be submitted directly to the Road Authority. The proposed plans show as built condition and as such, should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans, an assessment by the Responsible Authority and where relevant, referral to the relevant road authority.	N/A	N/A
37 The preparation of the detailed engineering plans and the construction and completion of all work must be undertaken in a manner consistent with current VicRoads' policy, procedures and standards and at no cost to VicRoads. In order to meet VicRoads' requirements for these tasks the applicant will be required to comply with the requirements documented as Standard Requirements - Developer Funded Projects" and any other requirements considered necessary depending on the nature of the work.	Removed	This has been satisfied as part of Condition 36 above. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.	N/A	N/A
38 No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other	Retained	N/A	38	N/A

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Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
relevant acts or regulations created under those Acts.				
39 Unless otherwise agreed by VicRoads, the roadworks at Jells Road must be completed to the satisfaction of VicRoads prior to the use of the car parking areas and drop-off areas approved by this permit.	Removed	This has been built and completed but was never shown on the endorsed plans as this was required to be submitted directly to the Road Authority. The proposed plans show as built condition and as such, should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans, an assessment by the Responsible Authority and where relevant, referral to the relevant road authority.	N/A	N/A – the current layout can be seen on pdf page 17
40 <b>Melbourne Water Conditions</b> Prior to the commencement of works, drainage and engineering plans of the modified car parking and road network (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and the 1 in 100 year flood levels for the overland flow paths within the site.	Removed	This has been built and is not proposed to change as part of this application. These plans did not form part of the endorsed architectural plans as they were required to be submitted to Melbourne Water. The proposed architectural plans show as built conditions. An amendment to Melbourne Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority and Melbourne Water for areas impacted by the Special Building Overlay. In addition, works in the SBO will trigger a new referral to MW – new MW conditions may be included on the permit.	N/A	N/A
41 The buildings and works comprising of the internal road and car parking is to make provision for	Removed	This has been built and is not proposed to change as part of this application. The	N/A	N/A

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<p>overland flows through the property from the upstream catchment.</p> <div style="border: 2px solid red; padding: 10px; margin: 10px auto; width: fit-content;"> <p style="color: red; text-align: center;"><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div>		<p>proposed architectural plans show as built conditions. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority and Melbourne Water for areas impacted by the Special Building Overlay.</p> <p>In addition, works in the SBO will trigger a new referral to MW – new MW conditions may be included on the permit.</p>		
42 Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria.	Removed	Works in the SBO will trigger a new referral to MW – new MW conditions may be included on the permit.	N/A	N/A
43 No filling is to occur within the overland flow path without prior approval from Melbourne Water. Any earthworks must be done such that the volume of cutting within the overland flow path is equivalent or greater than the volume of filling	Removed	Works in the SBO will trigger a new referral to MW – new MW conditions may be included on the permit.	N/A	N/A
44 A Certified Survey Plan, showing levels reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that Melbourne Water's conditions have been satisfied.	Removed	Works in the SBO will trigger a new referral to MW – new MW conditions may be included on the permit.	N/A	N/A
45 Prior to the commencement of works, a Site Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water for our records.	Removed	Works in the SBO will trigger a new referral to MW – new MW conditions may be included on the permit.	N/A	N/A

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46 Prior to the development plans being endorsed and the commencement of works, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with ground and floor levels to Australian Height Datum (AHD).	Removed	Works in the SBO will trigger a new referral to MW – new MW conditions may be included on the permit.	N/A	N/A
47 This permit will expire in accordance with section 68 of the Planning and Environment Act 1987, if one of the following circumstances applies: <ul style="list-style-type: none"> <li>The development is not started before 2 years from the date of issue</li> <li>The development is not completed before 4 years from the date of issue.</li> </ul> <p>In accordance with section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.</p>	Retained but considered a new to allow works to commence within 2 years of the new permit and be completed within 4 years of the new permit.	Required to ensure that the permit expiry is linked to the new buildings and works	41	N/A
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<p><b>Planning Permit 21195/A</b></p> <p><i>The development of sports facilities with associated vehicle parking basically in accordance with the amended plans submitted 17 February 1994</i></p>				
1 Prior to the commencement of the development hereby permitted, three copies of a site layout plan drawn to scale and dimensioned shall be submitted to and approved by the Responsible Authority. Such plan shall be generally in	Retained (adjusted to reflect latest application plans and current standard wording)	N/A	1	N/A

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Permit Conditions	Retained/Amended/Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
accordance with the plan submitted with the application but modified to show:  An endorsed copy of the plan shall form part of this permit.				
1a reduced parking area basically in accordance with the amended plan submitted 17 February, 1994;	Removed	Car parking has been built, is shown on the plans for endorsement and is not proposed to change as part of this application. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.	N/A	Pdf pages 3, 5, 6, 17-20 and 35
1b relocated access road minimum 15 metres from southern site boundary, except for that portion adjacent to the existing courts which shall be 9 metres minimum from the property boundary;	Removed	This was superseded by Planning Permit TPA/42513 with approved and as built conditions on the plans for endorsement and is not proposed to change as part of this application. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.	N/A	Pdf page 3
1c notation as follows:  <ul style="list-style-type: none"> <li>Roadways and parking areas to be delineated with low pine logs to the satisfaction of the Responsible Authority.</li> </ul>	Amended	This has been built (was superseded by Planning Permit TPA/42513), is shown on the plans for endorsement and is not proposed to change as part of this application. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.	27	N/A

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		There is instead proposed to be by a similar condition from Permit TPA/42513 above which is to be retained.		
An endorsed copy of the plan shall form part of this permit.	Removed	This is covered by the revised wording of Condition 1.	1	N/A
2 Prior to the commencement of the development hereby permitted, four copies of a site layout plan drawn to scale and dimensioned shall be submitted to and approved by the Responsible Authority. Such plan shall show:	Removed	Hard copy plans are no longer required; electronic plans will be provided.	N/A	N/A
2a A drainage scheme providing for the collection of stormwater within the site and for the conveying of the stormwater to the nominated point of discharge. The nominated point of discharge is (insert point).	Removed	Already covered by a condition from Planning Permit TPA/42513 which is to be retained.	29	N/A
2b Construction detail of all paved areas (carparks, drives, paths etc.) and of vehicle crossings to City of Waverley specifications.	Removed	This has been built and not proposed to change as part of this application. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.  This is also proposed to be by a similar condition from Planning Permit TPA/42513 above which is to be retained.	27	N/A
An endorsed copy of the plan shall form part of this permit.	Removed	This is covered by the revised wording of Condition 1.	1	N/A
3 The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan shall be made	Removed	This has been built and is not proposed to change as part of this application. Should any changes be proposed in the future to	27	N/A

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# ADVERTISED PLAN

Permit Conditions	Retained/Amended/Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
available for such use and shall not be used for any other purpose. The area shall be properly formed to such levels that it can be used in accordance with the plan and shall be drained and sealed with an all weather seal coat to the satisfaction of the Responsible Authority. The boundaries of all vehicle spaces shall at all times, in conformity with the plan be clearly indicated on the ground.		this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.  This is also proposed to be by a similar condition from Planning Permit TPA/42513 above which is to be retained.		
4 Prior to the commencement of the development hereby permitted, three copies of a site layout plan drawn to scale and dimensioned shall be submitted to and approved by the Responsible Authority. Such plan shall show the proposed landscape treatment of the site including the type and location of all existing and proposed species to the satisfaction of the Responsible Authority. An endorsed copy of the plans shall form part of this permit and the area set aside for landscaping on the endorsed plan shall be planted and maintained to the satisfaction of the Responsible Authority.	Removed	This is proposed to be by a similar condition from Planning Permit TPA/42513 above which is to be retained and relates to the landscape plans.	32	N/A – Refer proposed new Landscape Plans
<div style="border: 2px solid red; padding: 10px; width: fit-content; margin: 0 auto;"> <p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div>				
5 Prior to the commencement of the use hereby permitted, the landscaping works as described on the endorsed plan shall be provided and completed to the satisfaction of the Responsible Authority and such works shall continue thereafter to be maintained to the satisfaction of the Responsible Authority.	Removed	This is proposed to be by a similar condition from Planning Permit TPA/42513 above which is to be retained and relates to the landscape plans.	34	N/A

# ADVERTISED PLAN

Permit Conditions	Retained/Amended/Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
6 No form of public address system shall be installed so as to be audible from outside the building.	Retained	N/A	N/A	N/A
7 External lighting shall be provided with suitable baffles and located such that no direct light is emitted outside the site.	Removed	This is proposed to be by a similar condition from Planning Permit TPA/42513 above which is to be retained and relates to the external lighting.	7	N/A
8 This permit shall expire if the development hereby permitted is either not commenced within two years from the date hereof, or not completed within four years from the date hereof, or within any extension of those times which upon application made before or within three months after the expiry of the permit is granted in writing by the Responsible Authority.	Removed	This is proposed to be by a similar condition from Planning Permit TPA/42513 above which is to be retained and relates to the permit expiry.	41	N/A
9 This permit shall expire if the use hereby permitted is not commenced within two years from the date hereof or within any extension of that time which upon application made before or within three months after the expiry of the permit is granted in writing by the Responsible Authority.	Removed	The use on site is established, and no new uses are proposed are part of this application.	N/A	N/A
10 Prior to use all works specified in this permit shall be completed to the satisfaction of the Responsible Authority and that immediately following the completion of construction and other works, the Responsible Authority shall be so advised in writing to enable an inspection of the site to be made.	Removed	The use on site is established and no new uses are proposed are part of this application. This is also covered by a condition on Planning Permit TPA/42513 which is proposed to be retained.	4	N/A
11 The lighting system to be installed shall be Lascon and shall not be altered or modified (whether or	Amended	The lighting specification has been removed as current lighting systems are more	8	N/A

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# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals	
<p>not in order to comply with any Statute, Statutory Rule or By-law or for any other reason) without the consent of the Responsible Authority.</p> <p>The maximum light intensity at the centre line shall be 250 Lux.</p> <p>The maximum light intensity at the southern property boundary shall be 2 Lux.</p>		sustainable and offer additional options than was previously available. Conditions regarding lux levels are proposed to be retained.			
12	Access to the site from Georgina Street shall be limited to pedestrian access. The gate shall be closed at 5.30 pm, Monday to Friday, and 1.00 pm Saturday.	Retained (wording adjusted for consistency with Planning Permit TPA/42513 and to allow emergency vehicle access as already allowed by Planning Permit 30846 Amended)	N/A	17, 18	N/A
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13	Vehicular access to the car park and sports facilities shall be restricted to 7.00 am to 7.00 pm, Monday to Saturday.	Retained (adjusted for consistency with Planning Permit TPA/42513)	N/A	16	N/A
14	The lighting system shall be switched off no later than 10.00 pm, Monday to Saturday.	Retained	N/A	22	N/A
15	Sunday usage of the tennis and hockey facilities shall be limited to the hours 12.00 noon to 5.00 pm.	Retained	N/A	24	N/A



# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
Friday, and 1pm Saturday to 7am the following Monday.				
6 No Standing signs are to be attached to the emergency access gate as required by the emergency services to the satisfaction of the Responsible Authority	Retained	N/A	20	N/A
7 Bollards are to be provided alongside the accessway to prevent vehicles entering the landscape area along the southern boundary.	Retained (adjusted to confirm location of bollards/accessway)	N/A	19	N/A
8 This permit will expire if one of the following circumstances applies: <ul style="list-style-type: none"> <li>The development is not started within two years of the date of this permit.</li> <li>The development is not completed within four years of the date of this permit.</li> </ul> The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards,	Removed	There is instead proposed to be by a similar condition from Permit TPA/42513 above which is to be retained but adjusted to allow works to commence within 2 years of the new permit and be completed within 4 years of the new permit.	41	N/A
<p><b>Planning Permit TPA/51772/C (Monash Planning Scheme/Monash City Council)</b></p> <p><i>Buildings and works associated with sporting facilities at an education centre</i></p>				
1 The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.	Removed	This has been built, is shown on the plans for endorsement and is not proposed to change as part of this application. Should any changes be proposed in the future to this arrangement, this will require a formal amendment to the endorsed plans and an assessment by the Responsible Authority.	1	N/A

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# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
		This is also covered by an existing condition of Planning Permit TPA/42513 which is proposed to be retained)		
2 The lights allowed by this permit may only operate during the hours of 7am to 9pm Monday to Saturday unless with the prior written consent of the Responsible Authority.	Amended	Existing permit TPA/21195/A allow lighting until 10pm and include general note that lighting should be baffled to ensure no adverse amenity impacts to adjoining residences.  In addition, the new school building will be an intervening factor between the sports oval lighting and residences, further reducing potential for amenity impacts to arise. These lights are also located approximately 90 metres away from the residential interface.	22, 7	N/A
3 The lights allowed by this permit may only operate after 7pm when the lights allowed under Permit TPA/21195 are operating for a maximum of 12 times per year, to the satisfaction of the Responsible Authority.	Amended	Existing permit TPA/21195/A allows lighting until 10pm and include general note that lighting should be baffled to ensure no adverse amenity impacts to adjoining residences.  In addition, the new school building will be an intervening factor between the sports oval lighting and residences, further reducing potential for amenity impacts to arise. These lights are also located approximately 90 metres away from the residential interface.	22, 7	N/A
4 All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.	Retained (adjusted for consistency with Planning Permit TPA/42513)	N/A	7	N/A

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# ADVERTISED PLAN

Permit Conditions	Retained/Amended/Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
5 No sirens, external loudspeakers or public address systems associated with the sports oval or pavilion are to be audible from outside the building after 7pm.	Amended	<p>Noise from loudspeakers and a public address system is addressed by a permit condition from Planning Permit 21195/A which is proposed to be retained.</p> <p>The endorsed plans do not contain any sirens and this permit is only related to land use. There has never been a restriction on sport siren usage at the campus and now there will be an intervening building between the oval and surrounding residences which will act as a noise barrier with an acoustic report forming part of the application confirming acceptability of the sirens noting that:</p> <ul style="list-style-type: none"> <li>The sirens won't be used after 9:30pm</li> <li>It is recommended that if the sirens are used after 7pm, the volume is set such that it is minimised as far as practical, while still being clearly audible for people using the oval.</li> </ul>	9, 10 <b>Error! Reference source not found.</b>	N/A
6 The occupier of the premises must ensure that any noise emanating from the premises, complies 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.	Removed	<p>This is already addressed in a condition of Planning Permit TPA/42513 which is proposed to be retained.</p>	6	N/A
7 Access to the site from Georgina Street shall be limited to pedestrian access. The gate shall be	Retained (adjusted to allow emergency	N/A	18	N/A

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# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
closed at 5.30 pm, Monday to Friday, and 1.00 pm Saturday.	vehicle access as already allowed by Planning Permit 30846 Amended)			
8 Vehicle access to the sports facilities and the associated car parking within the southeast of the site is restricted 7.00am and 7.00pm Monday to Saturday. A gate restricting access to parking within these areas must be locked outside of the permitted hours.	Retained (adjusted for consistency with Planning Permit TPA/42513)	N/A	16	N/A
9 Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.	Retained (adjusted to reflect current standard wording)	N/A	4	N/A
10 This permit will expire in accordance with section 68 of the Planning and Environment Act 1987, if one of the following circumstances applies: <ul style="list-style-type: none"> <li>The development has not started before two (2) years from the date of issue.</li> <li>The development is not completed before four (4) years from the date of issue.</li> </ul> <p>In accordance with section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.</p>	Removed	There is instead proposed to be by a similar condition from Permit TPA/42513 above which is to be retained but adjusted to allow works to commence within 2 years of the new permit and be completed within 4 years of the new permit.	41	N/A

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# ADVERTISED PLAN

Permit Conditions	Retained/Amended/ Removed	Justification	New Condition #	Pdf Plan Ref. Architecturals
11 The Sports Pavilion allowed by this permit may only be used during the hours of 7am to 9pm Monday to Saturday, unless with the written consent of the Responsible Authority.	Retained	N/A	22	N/A
12 The sporting facilities shown in the endorsed plans must only be used for school sporting purposes and cannot be rented out for use by external parties or for general community use.	Retained	N/A	23	N/A
13 The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment (by Low Impact Development Consulting, dated 01/12/2020) must be implemented and complied with to the satisfaction of the Responsible Authority.	Retained (but adjusted to reference new SDA report as well)	N/A	37	N/A

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# Proposed Planning Permit Conditions

1. Before each stage of the development starts (excluding demolition, site preparation, bulk excavation, piling or as otherwise agreed with the Minister for Planning), detailed development plans must be submitted to and approved by the Minister for Planning. The plans must be drawn to scale, fully dimensioned and include full architectural drawings, plans, sections, elevations with heights to Australian Height Datum but amended to show:
  - a. Car parking and accessways located adjacent to residential properties on Mary Avenue provided with a minimum landscape buffer of 5 metres;
  - b. The storage area located adjacent to the southern boundary fully enclosed including provision of roller doors to the northern facade with a minimum landscape buffer of 5 metres.
  - c. The parallel parking area along the southern boundary of the site opposite the Senior School car park is to be suitably signposted and allocated for staff or long term parking only
  - d. Internal signage designating staff parking and time restricted parking adjacent to the south-east sporting precinct.
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority unless a planning permit is not required under the Planning Scheme.
3. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
4. Once the development has started it must be continued and completed to the satisfaction of the Minister for Planning.
5. The amenity of the area must not be detrimentally affected by the development, through the:
  - a. transport of materials, goods or commodities or for use for any purpose which may breach any copyright;
  - 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;
  - e. movement of commercial vehicles within the site.
6. The occupier of the premises must ensure that any noise emanating from the premises, during and post construction, must not exceed the relevant EPA requirements.
7. Outdoor lighting must be designed, baffled and located to the satisfaction of the Minister for Planning to prevent any adverse effect on adjoining land.
8. The maximum light intensity at the centre line shall be 250 Lux and the maximum light intensity at the southern property boundary shall be 2 Lux unless otherwise agreed in writing with the responsible authority.
9. No form of public address system shall be installed so as to be audible from outside the building.
10. The sports sirens shall not be used after 9:30pm. If the sports sirens are used after 7pm, the volume should be minimised as far as practical, while still being clearly audible for people using the oval.
11. The loading and unloading of goods from vehicles must only be carried out on the land.
12. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
13. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.

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14. Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction of the Minister for Planning.
15. The collection of waste shall only take place between the hours of 7:00am-7:00pm, Monday to Friday unless otherwise consented to in writing by the Minister for Planning.
16. Vehicle access to the sports facilities and the associated car parking within the south-east of the site is restricted to 7.00am and 7.00pm, Monday to Saturday. A gate restricting access to parking within these areas must be locked outside of the permitted hours.
17. Access to Caulfield Grammar via Georgina Street limited to pedestrians and emergency vehicle services only.
18. Pedestrian access gate to Georgina Street closed after 5:30pm Monday to Friday and 1:00pm on Saturday.
19. Bollards are to be provided alongside the Georgina Street accessway to prevent vehicles entering the landscape area along the southern boundary.
20. No Standing signs are to be attached to the emergency access gate as required by the emergency services to the satisfaction of the Minister for Planning.
21. The Sports Pavilion allowed by this permit may only be used during the hours of 7am to 9pm Monday to Saturday, unless with the written consent of the Minister for Planning.
22. The sports lighting system shall be switched off no later than 10.00 pm, Monday to Saturday.
23. The sporting facilities shown in the endorsed plans must only be used for school sporting purposes and cannot be rented out for use by external parties or for general community use.
24. Sunday usage of the tennis and hockey facilities shall be limited to the hours 12.00 noon to 5.00 pm.
25. Parking areas to be specifically signed for their intended use, to the satisfaction of the Minister for Planning.
26. Pedestrian crossings within the site are to be appropriately signed and line marked in accordance with the current design standards, to the satisfaction of the Minister for Planning.
27. Before the development permitted is completed, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
  - a. constructed to the satisfaction of the Minister for Planning;
  - b. properly formed to such levels that they can be used in accordance with the plans;
  - c. surfaced with an all-weather sealcoat to the satisfaction of the Minister for Planning;
  - d. drained, maintained and not used for any other purpose to the satisfaction of the Minister for Planning;
  - e. line-marked to indicate each car space and all access lanes to the satisfaction of the Minister for Planning.

Parking areas and access lanes must be kept available for these purposes at all times
28. Buses servicing the school must not be parked within residential streets surrounding the subject land or used for pick and drop off of passengers and students within these areas.
29. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties.
30. Before each stage of the development starts (excluding demolition, site preparation, bulk excavation, piling or as otherwise agreed with the Minister for Planning), a site layout plan drawn to scale and dimensioned must be approved by the Minister for Planning. The plans must show a drainage scheme providing for the collection of stormwater within the site and for the conveying of the stormwater to the

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nominated point of discharge. The nominated point of discharge is the existing on-site drainage system.

31. Before each stage of the development starts (excluding demolition, site preparation, bulk excavation, piling or as otherwise agreed with the Minister for Planning), a construction management plan must be prepared and submitted to the Minister for Planning for approval. The plan must be to the satisfaction of the Minister for Planning. Once approved, the plan must be implemented to the satisfaction of the Minister for Planning. The plan must address the following issues:
- measures to control noise, dust and water runoff;
  - prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
  - the location of where building materials are to be kept during construction;
  - site security;
  - maintenance of safe movements of vehicles to and from the site during the construction phase;
  - on-site parking of vehicles associated with construction of the development;
  - wash down areas for trucks and vehicles associated with construction activities;
  - cleaning and maintaining surrounding road surfaces;
  - a requirement that construction works must only be carried out during the following hours:
    - Monday to Friday (inclusive) – 7.00am to 6.00pm;
    - Saturday, Sunday and public holidays – 9.00am to 1.00pm;
    - Saturday, Sunday and public holidays – 1.00pm to 5.00pm (Only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery.)
32. No building material, demolition materials or earthworks shall be stored or stockpiled under the canopy line of any tree to be retained during the construction period of the development hereby permitted.
33. Before each stage of the development starts (excluding demolition, site preparation, bulk excavation, piling or as otherwise agreed with the Minister for Planning), a landscape plan prepared by a Landscape Architect, drawn to scale and dimensioned must be submitted to and approved by the Minister for Planning. The plan must show the proposed landscape treatment of the site including:
- the location of all existing trees and other vegetation to be retained on site;
  - provision of canopy trees with spreading crowns located throughout the site including the major open space areas of the development
  - planting to soften the appearance of hard surface areas such as driveways and other paved areas;
  - a schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material;
  - the location and details of all fencing;
  - the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site;
  - details of all proposed hard surface materials including pathways, patio or decked areas;

When approved the plan will be endorsed and will then form part of the permit.

34. Before the occupation of the building allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Minister for Planning and then maintained to the satisfaction of the Minister for Planning.

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35. All existing vegetation shown on the endorsed plans must be suitably marked before any development starts on the site and that vegetation must not be removed, destroyed or lopped without the written consent of the Minister for Planning.
36. Prior to the commencement of any works that are permitted by this permit, all trees that are to be retained, or are located within or adjacent to any works area, shall be marked and provided with a protective barricade and verified by an authorised officer of the Minister for Planning.
37. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan (prepared by NJM Design and dated December 2025) must be implemented and complied with to the satisfaction of the Responsible Authority.

## **VicRoads Conditions**

38. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.

## **Melbourne Water Conditions**

### **39. TBC Melbourne Water Referral**

#### **Staging**

40. Before development starts (excluding demolition, site preparation, bulk excavation, piling or as otherwise agreed with the Minister for Planning), a staging plan must be submitted to and approved by the Minister for Planning.

#### **Permit Expiry**

41. This permit will expire in accordance with section 68 of the *Planning and Environment Act 1987*, if one of the following circumstances applies:
  - The development is not started before 2 years from the date of issue.
  - The development is not completed before 4 years from the date of issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

#### **Cancellation of Specified Permits**

42. Before the occupation of the first stage of the development, evidence must be provided to the satisfaction of the responsible authority that the following has occurred:
  - a. Planning permit TPA/42513 is cancelled in full.
  - b. Planning permit 21195/A is cancelled in full.
  - c. Planning permit 30846 Amended is cancelled in full.
  - d. Planning permit TPA/51772/C is cancelled in full.

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