

PLANNING PERMIT

Permit No.:	PA2504154
Planning scheme:	Hume Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	1-23 Lilliput Street, Broadmeadows (Lot 1 of TP19876P and Lot 1 of TP191286U)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.08-9	To construct a building and construct and carry out works associated with a section 2 use (secondary school)
45.08-2	Construct a building or construct or carry out works for a use in Clause 1.0
52.05	Display of a high wall and business identification sign

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 generally in accordance with the masterplan prepared by KLM Spatial, Revision D, dated 17 March 2026 but modified to include:
 - a) Any changes required by the approved Waste Management Plan

Approved and endorsed plans – Stage 1 and 2

4. Before the development starts, including demolition, bulk excavation and site preparation works, detailed development plans for that stage must be approved and endorsed by the

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responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with Stage 1 and Stage 2 Plans, prepared by KLM Spatial, Revision D, dated 17 March 2026 but modified to include:

- a) Any changes required by the approved Waste Management Plan.
- b) A development summary.

Layout not altered

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

Waste Management Plan

6. Concurrent with the endorsement of the masterplan, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must be prepared to the satisfaction of the responsible authority and must include the following:
 - a) identification of the relevant private waste contractor
 - b) anticipated volumes of waste and recycling that will be generated and how they are determined
 - c) the type and number of waste bins
 - d) the type and size of trucks required for waste collection
 - e) a plan detailing adequate areas for waste bin storage and collection for the required type and number of bins
 - f) frequency of waste collection
 - g) hours for waste collection

The responsible authority may consent in writing to vary these requirements

Waste storage

7. 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 Hume City Council.

Sustainability Management Plan

8. Concurrent with the endorsement of the masterplan, the Sustainability Management Plan prepared by Sustainable Development Consultants, Revision V2, dated 27 February 2026, must be approved and endorsed by the responsible authority.
9. The performance outcomes for the development must be in accordance with the report across all stages, to the satisfaction of the responsible authority.

Car park construction

10. Before the development is occupied, the areas set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans must be:
 - a) constructed



- b) properly formed to such levels that they can be used in accordance with the plans
 - c) surfaced with an all-weather-seal coat
 - d) drained
 - e) line marked to indicate each car space and all access lanes
 - f) clearly marked to show the direction of traffic along access lanes and driveways, to the satisfaction of Hume City Council.
11. At all times car spaces, access lanes and driveways must be kept available for these purposes. Once constructed, these areas must be maintained to the satisfaction of Hume City Council.

Landscape Plan – all stages

12. Concurrent with the endorsement of plans for each stage of the development, a landscape plan for that stage must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the landscape masterplan prepared by KLM Spatial, dated 17 March 2026, and must include the following:
- a) Any changes required by the approved masterplan.

Landscaping completion

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

Landscaping maintenance

14. 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 Hume City Council.

Stormwater Management Plan

15. Concurrent with the endorsement of the masterplan, the Stormwater Management Plan prepared by KLM Spatial, Version 1, dated 5 November 2025, must be approved and endorsed by the responsible authority.

Stormwater management system – implementation and management

16. 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 Hume City Council.

Noise Control

17. 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

18. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:



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- a) transport of materials, goods or commodities to or from the land
- b) appearance of any building, works or materials
- c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products.

to the satisfaction of the responsible authority.

Run-off

19. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Hume City Council drains or watercourses.

Drainage

20. The land must be drained to the satisfaction of Hume City Council.

Signs not to be altered

21. The location and details of the signs, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.

Sign Maintenance

22. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority

Expiry – Development

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

- a) The development is not started within two years of the issued date of this permit.
- b) The development is not completed within 10 years of the issued date of this permit.

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.

Expiry – Signage

24. This permit as it relates to signs will expire if the land ceases to be used as a secondary school.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the period referred to in this condition.

Permit Notes:

Hume City Council

- An “Application for Stormwater Legal Point of Discharge: R133 Legal Point of Stormwater Discharge” is required to be submitted to Council prior to connection to the drainage system.
- The internal stormwater drainage design must be approved by the relevant Building Surveyor as per the Building Regulation 2018, Reg. 133.
- Any cut or fill must not interfere with the natural overland stormwater flow.

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- Any structure proposed to be built over an easement requires Council and relevant service authority's approval prior to the issuing of a building permit.
- Prior to commencement of any works within the road reserve, an 'Application form for Consent to work within a Hume City Council Road Reserve' is required to be submitted to Council to obtain a permit to carry out the works.

Melbourne Airport

- The land is or will in the future be subject to aircraft noise exposure associated with Melbourne Airport as it is located within the airport's N-above contours as shown on the Melbourne Airport Online Noise Tool. As a result, Melbourne Airport does not accept any responsibility or liability in respect of any matter arising from aircraft noise and will not enter into any correspondence with the owner / occupier of the subject land relating to noise complaints due to the subject site being within the N-above contours.



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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
 - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - ii. the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation, within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

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