

PLANNING PERMIT

Permit No.:	PA2302689
Planning scheme:	Maroondah Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	90 Alexandra Road, RINGWOOD EAST, 3135 (Lot A on Plan of Subdivision 632865L Vol 11347 Fol 544)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
	Buildings and works to construct a new building and extend an existing building, the display of a flood-lit business identification sign and the removal of vegetation.
32.09-10	Construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2.
42.02-2	Remove, destroy or lop vegetation.
42.03-2	Construct a building or construct or carry out works.
52.05-13	Display of a flood-lit business identification sign.
52.17-1	Remove, destroy or lop native vegetation.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement

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

Layout not altered

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3. The plans prepared by McIlldowie Partners, titled 'Tintern Grammar', Rev 5, are endorsed to form part of this permit. The development as shown on the endorsed plans must not be altered (unless the Maroondah Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Landscape Plan

4. Prior to the commencement of construction, a detailed landscape plan prepared by a suitably qualified landscape architect must be submitted to and approved by the Minister for Planning. Landscaping must be implemented in accordance with the approved plan to the satisfaction of the Responsible Authority. The landscape plan must be generally in accordance with the Landscape Concept Plans prepared by McIlldowie Partners and dated December 2023 and updated to show:
 - a) A survey (including botanical names) of all existing vegetation to be retained and/or removed in the works areas.
 - b) Details of all proposed surface finishes including pathways, driveways etc.
 - c) 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 with priority given to the selection of indigenous species.

Completion of landscaping

4. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority. The responsible authority may consent in writing to vary this requirement.

Landscaping maintenance

5. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the responsible authority.

Construction Management Plan

6. Before any works or native vegetation removal starts, a Construction Management Plan (CMP) must be submitted to and approved by the Minister for Planning in consultation with Maroondah City Council. The CMP must be prepared to the satisfaction of the responsible authority and must include the following:
 - a) A detailed description of the measures to be implemented to protect the vegetation to be retained during construction works, and the person/s responsible for implementation and compliance. These measures must include the erection of a vegetation protection fence around all native vegetation to be retained on site, including the tree protection zones of all trees to be retained. All tree protection zones must comply with AS 4970-2009 Protection of Trees on Development Sites, to the satisfaction of the responsible authority.
 - b) Measures to avoid and minimise amenity and environmental impacts during construction.

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- c) Procedures to manage construction noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834).
- d) Procedures to manage mud and debris on the surrounding road network which may occur during construction.
- e) Procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.
- f) A construction timetable, including typical daily start and end times.
- g) The person(s) responsible for implementation and compliance of each of the CMP requirements, including details of a site contact / site manager.

Native Vegetation Offsets

7. To offset the removal of 0.031 hectares of native vegetation, as identified in Native Vegetation Removal Report ID 342_20240409_IWF, the permit holder must secure a native vegetation offset, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) as specified below:
- A general offset of 0.005 general habitat units; and,
 - Located within the Melbourne Water Catchment Management Authority boundary or Maroondah municipal district.
8. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
- a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register; and/or
 - b) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.

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

Environmentally Sustainable Development

9. The development must be constructed generally in accordance with the endorsed ESD Town Planning Reports prepared by Sustainable Built Environments for the Facilities Building (V2 dated 5 December 2023) and for the Senior School (V2 dated 24 November 2024), unless with the prior written consent of the responsible authority.

Signs

10. The sign as shown on the endorsed plan must at all times be maintained in good order and condition, to the satisfaction of the Responsible Authority.

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Form 4

Sections 63, 64, 64A and 86

11. The sign lighting must be designed, baffled and located to prevent any adverse effect of light spill on adjoining land to the satisfaction of the responsible authority.
12. The location, size, material of construction, colours and wording of the sign shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

Lighting

13. Outdoor lighting and external sign lighting must at all times be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

Expiry

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

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

USEFUL INFORMATION:

(The following information does not form part of this permit).

- The use of the land should comply with EPA Publication 1826.4: *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues.*

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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: 11 July 2024 Signature for the responsible authority:

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