

PLANNING PERMIT

Permit No.:	PA2403012
Planning scheme:	Casey Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	333 Centre Road, Narre Warren South (Lot F on Plan of Subdivision 420744G)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.08-10	Construct a building or construct or carry out works associated with an education 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.

Layout not Altered

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

Approved and Endorsed Plans

4. Before the development starts, excluding demolition, bulk excavation and site preparation works, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, and be generally in accordance with the plans prepared by Kneeler Design Architects and dated July 2024.

Date issued: 15 October 2024

Signature for the responsible authority:



Landscape Plans

5. Before the development starts, excluding demolition, bulk excavation and site preparation works, a landscape plan 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 landscape plans prepared by Species Landscape Architecture and dated August 2024.

Completion of Landscaping

6. 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.

Sustainable Design Assessment (SDA)

7. Before the development starts, excluding demolition, bulk excavation and site preparation works, an SDA Report must be approved and endorsed by the responsible authority. The report must be prepared to the satisfaction of the responsible authority and be generally in accordance with the SDA Report prepared by Co-Perform and dated July 2024.

Water Sensitive Urban Design (WSUD)

8. Before the development starts, excluding demolition, bulk excavation and site preparation works, a WSUD Report must be approved and endorsed by the responsible authority. The report must be prepared to the satisfaction of the responsible authority and be generally in accordance with the WSUD Report prepared by Co-Perform and dated July 2024.

Civil Development

9. Stormwater must not be discharged from the land other than by means of an underground pipe drain discharged to the legal point of stormwater discharge to the satisfaction of the Casey City Council.
10. The stormwater drainage system must be designed such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) to the satisfaction of the Casey City Council.
11. Before the development starts, excluding demolition, bulk excavation and site preparation works, Engineering Plans to the satisfaction of the Casey City Council must be submitted to and approved by the Casey City Council. Once approved, the plans will be endorsed and form part of the permit.
12. Before the development starts, excluding demolition, bulk excavation and site preparation works, a Maintenance Plan for any water sensitive urban design (WSUD) assets to the satisfaction of the Casey City Council must be submitted to and approved by the Casey City Council.



Council. Once approved, the plan will be endorsed and form part of the permit. The endorsed plan must be complied with for the ongoing maintenance of the WSUD assets.

13. Before the building is occupied, a minimum 5,000 litre rainwater tank must be installed on the building to collect stormwater from the roof and must be connected to supply water to all toilets within the building to the satisfaction of the Casey City Council.

Site Environmental Management Plan

14. Within 14 days before the development starts, a site-specific Environmental Management Plan (Site EMP) to the satisfaction of the Casey City Council must be submitted to and approved by the Casey City Council. The Site EMP must be prepared in accordance with Council's 'Site EMP Kit'. No alterations to the Site EMP may occur without the prior written consent of the Casey City Council. All works must be undertaken in accordance with the approved Site EMP to the satisfaction of the Casey City Council.

Excess Building Material Removal

15. Before the development is occupied, the site must be cleared of all excess and unused building materials and debris to the satisfaction of the Casey City Council.

Buildings and Works Maintenance

16. All buildings and works must be maintained in good order and appearance to the satisfaction of the Casey City Council.

Expiry

17. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
 - a) The development is not started within 2 years of the issued date of this permit.
 - b) The development is not completed within 4 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.

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Sections 63, 64, 64A and 86

NOTES

(the following information does not form part of this permit)

- Before the detailed drainage design, a Legal Point of Discharge (LPD) Certificate must be applied for from Council to obtain official information on where stormwater must discharge. Subject to records availability the size, depth and offset of Council's infrastructure will be provided.

The drainage computations must be calculated in accordance with the guidance provided in the current Australian Rainfall and Runoff.

- The Site EMP Kit is available on City of Casey's website, www.casey.vic.gov.au

In preparation of the Site EMP, the environmental protection measures as set out in EPA's publication 480 "Environmental Management Guidelines for Major Construction Sites" must be used, unless it can be demonstrated that alternative techniques can fulfil the specified site requirements to the satisfaction of the Casey City Council.

- 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.
- This planning permit does not represent the approval of other departments of the Casey Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit
- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Casey Council

Date issued: 15 October 2024

Signature for the responsible authority:



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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: 15 October 2024

Signature for the responsible authority:

