Planning and Environment
Regulations 2015

Form 4 Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2503483-3
Planning scheme:	Greater Dandenong Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	18-24 Scott Street Dandenong VIC 3175

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which a permit is required
37.02-1	To use the land for dwellings
37.02-4	To construct a building or construct or carry out works
43.02-2	To construct a building or construct or carry out works
43.01-1	To construct a building or construct or carry out works
52.06-5	Reduce the number of car parking spaces

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Before the use and development commences, including demolition, bulk excavation and site preparation works, plans 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 drawn to scale with dimensions and must be generally in accordance with the *Amended Architectural Plans prepared by Cera Stribley Architects, titled '18-24 Scott Street, Dandenong' and dated May 2026*. but amended to show the following details:

    a) Car park plan updated to list the following requirements for the signalling:

        i. Signal displays provided at each end of the one-lane ramp and within each parking aisle, and include a simple red light display;

        ii. Detector loops (or other detection system) provided at each end of the one-lane ramp to detect a vehicle entering or exiting the car parking area;

        iii. Vehicles entering from Lois Lane will activate the system by either passing over a detector loop at the site access or when pressing the remote control. This action will illuminate the red display to the car parking area on all levels. This will highlight to any other user that the ramp is in use and that all vehicles should

Date of issue: 18 September 2025 **Signature for the responsible authority:**



wait in their car space. Once the clearance time has elapsed, the red light will drop;

iv. Vehicles wishing to exit the car parking areas will need to pass over the detector loop at the entrance to the one-lane section of ramp and accessway. Once the exiting vehicle is detected (and assuming a vehicle has not already been detected at the Lois Lane entry point) the red display will present to Lois Lane. After a short clearance time, the red display will then drop at the car park entry.

b) Any changes to the plans arising from the:

i. Façade Strategy and materials and finishes in accordance with Condition 6 below.

ii. Waste Management Plan in accordance with Condition 7 of this permit.

iii. Landscape Plan in accordance with Condition 9 of this permit.

iv. Sustainable Management Plan in accordance with Condition 12 of this permit.

v. Wind Assessment in accordance with Condition 15 of this permit.

Compliance with documents approved under this permit

2. 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.

Layout not altered

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

Commencement

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

Architects to be retained

5. Except with the written consent of the responsible authority, Cera Stribley Architects must be retained to provide architectural oversight during construction and completion of the detailed design as shown in the endorsed plans and façade strategy.

Façade Strategy

6. Concurrent with the endorsement of plans, a façade strategy must be approved and endorsed by the responsible authority. The façade strategy must be prepared to the satisfaction of the responsible authority, be drawn to scale and be generally in accordance with the plans '*Amended Architectural Plans prepared by Cera Stribley Architects, titled '18-24 Scott Street, Dandenong' and dated May 2026'*, and must include:

a) A concise description by the architect of the building design concept and how the façade works to achieve this.

b) A schedule of all colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes, and linking

them to a physical sample board with clear coding.

c) Elevation details generally at a scale of 1:50, or other suitable scale agreed to by the responsible authority, illustrating typical building details, entries and doors, utilities, and any special features which are important to the building's presentation.

d) Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.

e) Information about how the façade will be accessed, maintained and cleaned.

f) Details of materials and finishes to demonstrate these will be of high quality, robust, and require low maintenance.

Waste Management

7. Concurrent the endorsement of plans under Condition 4, an amended Waste Management Plan (WMP) must be submitted to the satisfaction of the Responsible Authority. The plan must be generally in accordance with the amended report prepared by One Mile Grid, dated 28 May 2026, but modified to:

   a) Designated bin collection point re-located to the laneway, by the entrance to the ground floor car park.

   b) The operator to be responsible for the cleaning and management of the waste chute system.

   When submitted and approved to the satisfaction of the Responsible Authority, the WMP will be endorsed to form part of this permit. No alterations to the WMP may occur without the written consent of the Responsible Authority.

8. The Waste Management Plan approved under this permit must be implemented and complied with at all times to the satisfaction of the Greater Dandenong City Council unless with the further written approval of the Responsible Authority.

Landscape Plan

9. Concurrent with the endorsement of plans under Condition 4, a Landscape Plan must be submitted to the satisfaction of the Responsible Authority. The plan must include the following detail:

   a) Functionality of the new outdoor communal open space area on Level 2

   b) Deign detail of all seating and planting with the space

   c) Automatic irrigation for landscaping

   d) A minimum of 1 canopy tree provided in planter box.

   When submitted and approved to the satisfaction of the Responsible Authority, the Landscape Plan will be endorsed to form part of this permit. No alterations to the Landscape Plan may occur without the written consent of the Responsible Authority.

Completion of Landscaping

10. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all landscaping works, including installation of automatic irrigation, must be

completed in accordance with the endorsed landscape plan to the satisfaction of the Greater Dandenong City Council.

Landscaping Maintenance

11. All landscaping and irrigation systems must be maintained to the satisfaction of the Responsible Authority in accordance with the endorsed landscape plans. Any dead, diseased or damaged plants must be replaced with a suitable species to the satisfaction of the Greater Dandenong Council.

Environmentally Sustainable Design (ESD)

12. Before the endorsement of plans under Condition 4, an amended Sustainability Management Plan (SMP) and plans must be submitted to the satisfaction by the Responsible Authority. The SMP must demonstrate a best practice standard of environmentally sustainable design and be generally in accordance with the *Amended Sustainable Management Plan prepared by GIW Environmental Solutions, dated 10 June 2026,* but modified to include the following changes:

    a) A revised preliminary energy rating (NathERS) assessment that assesses the development in accordance with Climate zone 62 (Moorabbin) that achieves an energy rating average of 7 stars. The full assessment must be included in the appendix of the SMP

    b) A revised energy management section that specifies the (if information is available) the number and extent of heat pumps used for the development including nominated or recommended COP target.

    c) A revised energy section that specifies the proposed/recommended HVAC system to the residential tenancies. This must include a recommended energy performance benchmark (star rating or COP/EER).

    Where alternative ESD initiatives are proposed to those specified in the conditions above, the Responsible Authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.

    When submitted and approved to the satisfaction of the Responsible Authority, the amended Sustainability Management Plan and associated notated plans will be endorsed to form part of this permit. No alterations to the plan may occur without the written consent of the Responsible Authority.

Implementation Report for Environmentally Sustainable Design

13. Prior to the issue of a Statement of Compliance or Certificate(s) of Occupancy, whichever occurs first, all works must be undertaken in accordance with the endorsed Sustainable Management Plan report to the satisfaction of the Greater Dandenong City Council. No alterations to these plans may occur without the written consent of the Responsible Authority.

14. Prior to the issue of Certificate of Occupancy or Statement of Compliance, whichever comes first, of any dwelling approved under this permit, a report from the author of the Sustainability Management Plan (SMP) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm (and include evidence) that all

measures specified in the SMP have been implemented in accordance with the approved plan.

Wind Assessment

15. Before the commencement of development starts, a wind tunnel assessment must be approved and endorsed by the responsible authority. The report must be generally in accordance with the desktop wind assessment prepared by Mel Consulting, dated 16 April 2025, but amended to include the following details:

    a. Any changes required under condition 1 of this permit.
    b. Confirmation of the assumptions made in the desktop assessment are correct.
    c. Any further modifications and mitigation measures required to the development in order to ensure acceptable wind conditions to the surrounding streets and public areas.
    c. Wind impact and any mitigation measures on external balconies/communal open spaces.

    The recommendations of the wind assessment must be implemented to the satisfaction of the responsible authority.

Environmental Audit (Part 2)

16. If the PRSA requires an Environmental Audit to be undertaken, then prior to the commencement of the use or the occupation of any dwellings , an Environmental Audit of the site must be carried out by a suitably qualified environmental auditor. On completion of the Environmental Audit, an Environmental Audit Statement (EAS) and report must be submitted to the responsible authority in accordance with section 210 of the Environment Protection Act 2017 responding to the matters contained in Part 8.3, Division 3 of the Environment Protection Act 2017 to the satisfaction of the responsible authority. The EAS must either:

    a) State the site is suitable for the use and development allowed by this permit; or

    b) State the site is suitable for the use and development allowed by this permit if the recommendations contained within the EAS are complied with.

Environmental Audit Statement (Part 3)

17. From the date of issue of the EAS All the recommendations of the EAS must be complied with to the satisfaction of the responsible authority for the full duration of any buildings and works on the land in accordance with the development hereby approved and must be fully satisfied prior to the occupation of the development. Written confirmation of compliance must be provided by a suitably qualified environmental auditor in accordance with any requirements in the EAS.

Environmental Audit Statement – Section 173 Agreement (Part 4)

18. If any of the conditions of the EAS require ongoing maintenance or monitoring, prior to the commencement of the use and prior to the issue of a statement of compliance under the Subdivision Act 1988, the owner of the land must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to the satisfaction of the responsible authority to the effect that all conditions of the EAS issued in respect of the land will be complied with.

19. Except with the prior written consent of the Responsible Authority, all demolition, excavation, construction and associated works must be undertaken in accordance with the Construction Management Plan prepared by Markscon, Version B, dated 13/10/2026, as approved by the

Jean Paul Pearce, Environmental Auditor (Contaminated Land), appointed pursuant to Section 191(1) of the Environment Protection Act 2017.

20. Before any works commence, the DRC Remediation and Validation Report, dated 12 October 2026, must be provided to the builder and they must remain in contact with DRC or another suitably qualified environmental consultant should unexpected soil contamination or asbestos containing materials be encountered.

    In the event that contaminated soil, asbestos-containing material, or any other potentially contaminated material is encountered during demolition, excavation or construction works, all works in the affected area must cease immediately and the matter must be reported to the Environmental Auditor within five (5) business days, with corrective action agreed to between the Auditor and the environmental consultant.

Acoustic Attenuation

21. The building must be constructed and thereafter maintained in accordance with the recommendations contained within the approved Acoustic Report to the satisfaction of the Greater Dandenong City Council, unless with the further written approval of the Greater Dandenong City Council.
22. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, a report from the author of the Acoustic Report approved pursuant to this permit or similarly qualified person or company must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Acoustic Report have been implemented in accordance with the approved Acoustic Report.

Affordable Housing – Homes funded by State of Victoria or the Commonwealth

23. Deleted.
24. All (100%) of the dwellings in the development must be provided for affordable housing in accordance with the State Contribution Agreement (SCA) with Homes Victoria.
25. Before the development is occupied, written confirmation of the following must be provided to the satisfaction of the responsible authority:
    a) The agreement with Homes Victoria and a community housing provisor remains valid and binding
    b) All dwellings will be delivered and managed as affordable housing in accordance with Section 3AA of the Planning and Environment Act 1987
    c) The affordable housing provider will retain ownership or long-term management of the dwellings for affordable housing purposes.

Car Parking, Access and layout and Loading

26. The parking, loading and unloading areas shown on the endorsed plans must be kept available for that use at all times and the car parking spaces and accessways must not be obstructed or otherwise rendered inaccessible.
27. The accessways and areas set aside for car parking must be constructed, delineated and

clearly line-marked to indicate each car space and the direction in which vehicles must proceed along the accessways, in conformity with the endorsed plans. Accessways and parking areas must be kept available for these purposes at all times and maintained to the satisfaction of the City of Greater Dandenong.

Civil Engineering

28. Provision must be made for the drainage of the proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority
29. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.
30. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required. A drainage plan approval fee is to be paid to Council prior to the issue of approved drainage plans.
31. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority

General

32. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all boundary walls must be constructed, cleaned and finished to the satisfaction of the Greater Dandenong City Council.
33. Unless with the prior written consent of the Greater Dandenong City Council, any plumbing pipe, ducting and plant equipment must be concealed from external views. This does not include external guttering or associated rainwater down pipes.
34. The ground floor communal lounge and workspace windows must not be painted or blocked out in any way to the satisfaction of the Greater Dandenong City Council.
35. All lighting of external areas must be designed not to emit direct light onto adjoining property to the satisfaction of the Greater Dandenong City Council.

Expiry – Development and use

36. This permit 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 5 years of the issued date of this permit.
    c) The use does not start within 2 years of completion of the development.

    In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

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

- The permitted use or development may need to comply with, or obtain the following further

Date of issue: 18 September 2025 **Signature for the responsible authority:**



approvals:

- A building permit under the *Building Act 1993*.
- Any redundant vehicle crossing will need to be removed and reinstate with kerb and channel in accordance with Council
- Standards and a Vehicle Crossing Permit is to be obtained from Council.
- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council
- Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended
3 August 2026	Condition 1a and b deleted. Condition 1 and 6 amended to update plan title to *Amended Architectural Plans prepared by Cera Stribley Architects, titled '18-24 Scott Street, Dandenong' and dated May 2026*. Condition 7 amended to update the waste management plan title to *Amended report prepared by One Mile Grid, dated 28 May 2026* Condition 12 amended to update the ESD title to *Amended Sustainable Management Plan prepared by GIW Environmental Solutions, dated 10 June 2026* Amendment to the plans to allow for: • Amalgamation of all the car parking from levels 2 and 3 into a single car park level on level 2 • Car Parking increased by 1 space • Two additional dwellings on level 3, resulting in an increased the yield from 86 to 88 dwellings • Built form increased on eastern boundary at level 3 to allow for apartment 205 • Provision of a 30 square metre communal roof deck Consequential amendments to the approved Waste Management Plan, Sustainability Management Plan and Traffic Report.	Minister for Planning	Section 72 Amendment

Date of issue: 18 September 2025 **Signature for the responsible authority:**



23 October 2026	Deletion of Condition 21 New conditions 22 and 23 Conditions 24 to 33 renumbered	Minister for Planning	Section 72 Amendment
6 November 2026	Amend conditions 16 and 17 New conditions 19 and 20 Conditions 21 to 36 renumbered	Minister for Planning	Section 72 Amendment

Date of issue: 18 September 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4 Sections 63, 64, 64A and 86

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit

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 of issue: 18 September 2025 **Signature for the responsible authority:**

