

PLANNING PERMIT

Permit No.:	PA2504023
Planning scheme:	Greater Geelong Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	25-33 Oxford Street and 34-36 Truscott Street Whittington (Lot 1 TP967810E, Lot 12 on Title Plan 000961D and the land in PC369874P)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.08-10	Construct a building or construct or carry out works for an education centre
52.34-1	To waive the requirement of Clause 52.34-5 (Bicycle facilities)
52.37-3	To remove canopy trees

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Approved and endorsed plans – changes required

1. Before the development starts, excluding demolition, bulk excavation and site preparation works, amended 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, be generally in accordance with the plans prepared by PMDL McGlashan Everist, dated 19 February 2026, but amended to show the following details:
 - a) Any changes required by the Sustainable Management Plan and Stormwater Management Plan, including:
 - i. rainwater tanks and raingardens.
 - ii. Rooftop solar photovoltaic (PV) system(s) with a capacity of at least 10 kilowatts.

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.

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Layout not altered

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

Replacement planting

4. Prior to the removal of the canopy tree(s) identified in the application, the permit holder must submit a detailed Replacement Planting Plan to the satisfaction of the responsible authority. The Plan must show replacement planting generally in accordance with the plans prepared by PMDL McGlashan Everist, dated 19 February 2026, and must include the following:
- a) Species of replacement canopy tree(s) which at maturity reach a minimum height of 6 metres from ground level and an expected canopy diameter of 4 metres.
 - b) The location(s) of planting on the subject site, ensuring adequate soil volume, distance from structures, services, boundaries and be spaced to allow for full canopy development.
 - c) The species selected must be appropriate to the site and locality and, where practical, consistent with the City of Greater Geelong's Preferred Species List or other approved planting palette.
 - d) Minimum planting stock size shall be 45 litre container / 1.5 m height (or as otherwise agreed).
 - e) Planting to be carried out within 24 months of the removal date.
 - f) Photographic evidence of the replacement tree(s) to be submitted to the responsible authority within 30 days of planting.

Completion of landscaping and replacement planting

5. Before the development of each stage is occupied, the landscaping and replacement planting shown on the approved plans must be carried out and completed to the satisfaction of the City of Greater Geelong.

The City of Greater Geelong may consent in writing to vary this requirement.

Landscaping maintenance

6. At all times the landscaping and replacement planting shown on the approved plans must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of City of Greater Geelong.

Vegetation management plan

7. Before the development starts, a vegetation management plan must be approved and endorsed by the responsible authority. The vegetation management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Arborist Impact Assessment Report prepared by ATC Land Management, dated October 7 2025, and must:
- a) be prepared by a suitably qualified person
 - b) include the following:
 - i. measures that must be incorporated into the design and construction of the development to ensure the protection of any trees identified for retention, determined in accordance with *Australian Standard 4970-2025 Protection of trees on developments sites*.
 - ii. the location of tree protection zones (TPZ) and tree protection fencing for trees identified for retention on a plan that is drawn to scale with dimensions



Tree protection fencing in accordance with vegetation management plan

8. Before the development of each stage starts, tree protection fencing must be erected around any trees identified for retention on the approved and endorsed plans in accordance with the approved vegetation management plan and *Australian Standard 4970-2025 Protection of trees on developments sites*, to the satisfaction of the responsible authority.

Maintenance of tree protection fencing and exclusion of activities within fencing

9. At all times during the carrying out of the development:
- a) the tree protection fencing must remain in place and be maintained around any trees identified for retention on the approved and endorsed plans, in accordance with the approved vegetation management plan and *Australian Standard 4970-2025 Protection of trees on developments sites* to the satisfaction of the responsible authority
 - b) development, excavation, construction works or activities, grade changes, surface treatments, storage and movement of construction materials and vehicles of any kind must not occur on or over and must be excluded from any areas inside the tree protection fencing

to the satisfaction of the responsible authority.

The responsible authority may consent in writing to the variation of these requirements.

Notification to Contractors

10. Before vegetation removal starts, the permit holder must advise all persons undertaking the vegetation removal, development or works on site of all relevant permit conditions and associated statutory requirements or approvals.

Environmentally sustainable design

11. Before development starts, an amended Sustainability Management Plan (SMP) must be submitted to and approved by the Responsible Authority in consultation with City of Greater Geelong. When approved, the amended SMP will be endorsed and will form part of this permit. The amended SMP must be generally in accordance with the SMP by BRT Consulting dated 09/02/2026 but modified to include or show:
- a) Any updates required to align with the plans, Blue Factor assessment, SMP, and stormwater management plan.
 - b) nominate the total indoor pollutant emission limit standards being committed to for each product type.

Implementation of ESD Statement Initiatives

12. Within six months of the occupation of each stage of the development, a report from the author of the endorsed report must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

Stormwater management plan

13. Before development starts, an amended Stormwater Management Plan must be approved and endorsed by City of Greater Geelong. The stormwater management plan must be prepared to



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the satisfaction of City of Greater Geelong, be generally in accordance with the plans prepared by AMKAD Group dated January 2026, but amended to show the following details:

- a) Any updates required to align with the plans and SMP.
- b) A Water Sensitive Urban Design (WSUD) plan showing the following overlaid on the architectural drawings in alignment with the Blue Factor assessment:
 - i. All impervious surfaces dimensioned in square metres.
 - ii. Note where impervious surfaces will drain to.
 - iii. Drainage/ connection to the legal point of discharge.
 - iv. The location and specifications of all tanks and raingardens.
- c) Raingarden(s) modelled with clay soils unless it can be demonstrated the site has sandy loam soil.
- d) A maximum 50 square meters of stormwater catchment run-off to be treated per square meter of raingarden.
- e) A cross-sectional diagram of the intended raingarden design(s).

14. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into drains or watercourses.

Waste management plan

15. Before the development starts, 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 be generally in accordance with the waste management plan prepared by Wasteflex dated 30 January 2026, and must include the following:

- a) All waste must be stored and collected within the site, in accordance with the endorsed waste management plan, between 7:00 am and 6:00 pm Monday to Saturday, in accordance with EPA Victoria Publication 1254 noise guidelines.

The responsible authority may consent in writing to vary these requirements.

Staging Plan

16. The development must proceed in the order of the stages as shown on the endorsed plans, unless otherwise agreed to in writing by the responsible authority.

Prior to Occupation Commencing

17. Prior to the occupation of the relevant stage, the developer must:

- a) Construct the site stormwater system in accordance with the stormwater management plan.
- b) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;
- c) Complete the new carparking spaces, including line marking.

all to the satisfaction of the responsible authority.

Soundproofing of plant and equipment

18. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise to a level to the satisfaction of the responsible authority.

No reticulated gas service connection

19. Unless otherwise approved by the responsible authority, any new building works allowed by

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this permit must not be connected to a reticulated gas service, in accordance with the approved Sustainability Management Plan. This condition continues to have force and effect after the development authorised by this permit has been completed.

General

20. The amenity of the area must not be detrimentally affected by the development, including through:

- a) the transport of materials, goods or commodities to or from land;
- b) the appearance of any buildings, works or materials;
- c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
- d) the presence of vermin,

to the satisfaction of the responsible authority.

Commencement

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

Expiry

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

- a) The development of Stage 1a is not commenced within three (3) years of the date of this permit.
- b) All stages of the development are not completed within five (5) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

- a) within six (6) months after the permit expires where the use or development has not yet started; or
- b) within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry

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 approvals:
 - A building permit under the *Building Act 1993*.

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Tree protection

- Groups of trees with overlapping TPZs may be included within a single protection zone.
- The location of trees to be removed should also be shown in the Vegetation Management Plan if it is not shown in other drawings

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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.

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