

CITY OF GREATER GEELONG

WADAWURRUNG COUNTRY
PO Box 104, Geelong VIC 3220

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www.geelongaustralia.com.au



Fastnet Consulting Pty Ltd
Level 3/8 Market Street
MELBOURNE VIC 3000

18 June 2025

PP: PP-892-2006/A

ADVERTISED PLAN

Dear Sir/Madam

Re: Planning Permit Application No.: PP-892-2006/A

Address: 25 Oxford Street, Whittington

Proposal: Change of Use to Education Centre to Allow for Extension to Existing Education Centre at 27-33 Oxford Street and 28-32 Truscott Street, Whittington Including Waiving of Bicycle Parking Requirements and creation of easement

I refer to the above application to amend a Planning Permit and wish to advise that under authority delegated by the Responsible Authority, your application for the abovementioned proposal in accordance with the plans submitted has been considered.

After due consideration, it was resolved to grant an Amended Planning Permit.

Please find enclosed a copy of the Amended Planning Permit and endorsed plans.

Also, please see attached, information detailing various approvals which may be required in addition to a Planning Permit.

We would appreciate you taking the time to answer a short survey on your experience of the planning process. This survey can be accessed via the following link <https://yoursay.geelongaustralia.com.au/SP-5-2021/spaes>

Your feedback will help us continue to identify the growing needs of the community and ways we can improve the planning assessment experience.

Should you require any further information please contact [REDACTED] on [REDACTED]

Yours sincerely,

[REDACTED]
[REDACTED]

STATUTORY PLANNER

STATUTORY PLANNING
WURRIKI NYAL
WADAWURRUNG COUNTRY
137-149 MERCER STREET GEELONG

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Useful information

Please note, this planning permit gives permission for your use and/ or development pursuant to the *Planning and Environment Act 1987* and the Greater Geelong Planning Scheme. However, it is likely that a number of other permits/ other approvals will also be required including:

Building Permits/ Consents

Whether you are planning to undertake a small change to your home, such as putting up a fence or extending your house, have a large development project, or are proposing to change the use of your land, you may require a Building Permit. Information on Building permits and what is required can be obtained from a Private Building Surveyor or Council can be appointed as your Building Surveyor. Your appointed Building Surveyor may advise that you require a Building Consent, these consents can only be issued by Council. Before you begin any construction works or change the use of a building, you must determine whether a Building Permit is required. Further information is available on Council's website.

Building Over Easements

Council's Building Department is responsible for the issue of consents for construction over easements. Information and application forms are available on Council's website. Further enquiries can be made via Council's Customer Service Line: 5272 5272, or you can email your enquiry to building@geelongcity.vic.gov.au. Consent may also be required to build over easements which affect other agencies (eg Powercor or Barwon Water).

Civil Infrastructure Permits

Various permits must be obtained before commencing any works affecting our infrastructure. Permit information is available on our [Engineering Permits webpage](#) or via the permit webpages below. Our Civil Infrastructure team can answer any further queries – please call 5272 5076 or 5272 4426, or email engpermits@geelongcity.vic.gov.au.

Asset Protection Permit

An [Asset Protection Permit](#) is required before work commences on site.

Works Within Road Reserve Permit / Utility Application Consent Permit

A [Works Within Road Reserve Permit](#) is required before work commences in the road reserve.

Vehicle Crossing Permit

A [Vehicle Crossing Permit](#) is required to construct or alter a vehicle crossing in the road reserve outside a property title boundary. An inspection is required before an application is submitted.

Legal Point of Discharge

Building or land redevelopment works may require a [Legal Point of Discharge report](#).

Engineering Plans

Additional fees may apply if we need to check engineering, design or drainage plans. Information is available on our [Engineering Inspections for Planning Permits webpage](#).

Environmental Health Permits

If you are planning to operate a [food/ drink](#), [health/beauty or accommodation](#) business, you will need to apply for registration to ensure your business complies with the relevant regulations and recommend applying prior to finalising floorplans to prevent the need for retrofitting. If you are located on an unsewered property and are planning to build or renovate, you will need to submit an ['On-site Wastewater Management System application'](#) to obtain a permit to install/alter an onsite wastewater management system. For further information about any of these applications to ensure your business complies with the relevant regulations please contact the Environmental Health Unit on 5272 4411.

Tree Removal and Planting Permit (for trees in the road reserve)

Council approval is required for tree removal or pruning and planting trees or plants in the road reserve. Please contact Council's Parks Planning Unit on 52 725272 or email parksplanning@geelongcity.vic.gov.au

Liquor Licence

A Planning Permit is often confused with a Liquor Licence. A Liquor Licence can only be issued by Victorian Gambling and Casino Control Commission (VGCCC); however, the process requires that Council's regulations are met first. Please contact VGCCC on 1300 182 457 for further information.

Use of Public Land (e.g., footpaths)

Council approval is required to use public land (e.g., alfresco trading, signage etc.), please contact Council's Local Laws Unit on 5272 5272 for more information.

It is important that no building works or change of use commences prior to obtaining all the necessary permits and consents. Failure to comply may be an offence and could lead to financial penalty and litigation.

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ADVERTISED PLAN

PLANNING PERMIT

Permit No. PP-892-2006/A
Planning Scheme Greater Geelong Planning Scheme
Responsible Authority Greater Geelong City Council

ADDRESS OF THE LAND

25-33 OXFORD STREET AND 34 AND 36 TRUSCOTT STREET, WHITTINGTON

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THE PERMIT ALLOWS:

CHANGE OF USE TO EDUCATION CENTRE TO ALLOW FOR EXTENSION TO EXISTING EDUCATION CENTRE AT 25-33 OXFORD STREET AND 34-36 TRUSCOTT STREET, WHITTINGTON INCLUDING WAIVING OF BICYCLE PARKING REQUIREMENTS AND CREATION OF EASEMENT

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. A Plan of Consolidation incorporating the titles of PC369874P, Lot 1 TP968710E and Lot 12 TP000961D shall be submitted to Council within six (6) months of the date of this amended planning permit. Upon certification, the consolidation plan shall be lodged with the Land Titles Office for processing and must not be withdrawn.

If the Plan of Consolidation is not lodged as specified above, this permit shall be null and void.

2. The amenity of the area must not be detrimentally affected by the use or development through the:
 - 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, grit or oil.
 - d) The site including all buildings, works and landscaping shall be maintained in a neat, tidy and safe condition in accordance with the endorsed plan to the satisfaction of the Responsible Authority.

3. The use as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.

4. The permit will expire if the use hereby permitted is not started within two 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 within three months afterwards.

Note:

1. This permit shall become null and void if any of the restrictions of any Covenant are breached.

Date Issued: 18 October 2006

Signature of the
Responsible Authority:



CONDITIONS OF PLANNING PERMIT NUMBER PP-892-2006/A CONTINUED

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS: **ADVERTISED
PLAN**

Date of amendment	Brief description of amendment	Name of Responsible Authority that approved the amendment
18 June 2025	The permit has been amended to allow: <ul style="list-style-type: none"> • Amend the preamble and the address of the land to extend the education centre use to 34 and 36 Truscott Street and reflect the consolidated address of 25-33 Oxford Street • Reword Condition 1 to consolidate 34 & 36 Truscott Street with 25-33 Oxford Street 	City of Greater Geelong

Note 1: Under Part 4, Division 1A of the Planning and Environment Act, 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Note 2: The words "date of this permit" in any expiry condition of this permit refers to the date of issue of the "original" permit (and not the date of the amendment of this permit).

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Ph: (03) 5272 4456

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?

**ADVERTISED
PLAN**

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.

Victorian Civil and Administrative Tribunal, 7th Floor, 55 King Street, MELBOURNE, 3000 Ph: 1300 018 228