

PLANNING PERMIT

Permit No.:	PA2503518
Planning scheme:	Melton Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	1-3, 5 Killarney Drive, Melton (Volume 10616 Folio 421, Volume 10616 Folio 961)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.03-4	Construct a building or construct or carry out works associated with a Section 2 Use - Education Centre.
52.05-13	A permit is required to construct and display illuminated business identification signage

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.

Layout not altered

2. The layout of the use and development must not be altered from the layout shown on the approved and endorsed plans without the written consent of the responsible authority.

Approved Plans

3. Before the development starts, excluding demolition, 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 dimension, be generally in accordance with the plans prepared by Blur Architecture. Rev C, dated 28/11/2025 but amended to show the following details:

- a) Provision of a materials and finishes schedule.

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- b) All tandem car spaces marked as 'Staff Parking Only' with appropriate line marking and signage.
- c) A notation that vehicle crossings in Killarney Drive must be to Melton Industrial Standards (MCC504). The vehicle crossing(s) must match the existing vehicle crossings in the surrounding streets and clearance to street furniture/infrastructure must be clearly shown.
- d) A notation that all disused or redundant vehicle crossings to be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.
- e) Provision of two (2) disabled car parking spaces.
- f) Any changes required by the ESD Report in Condition 12.
- g) Any changes required by the Waste Management Plan in Condition 16.

Landscaping

- 4. Before the development starts, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the plan prepared by Spiire, Rev. 02, dated 22/10/2025, and must include the following:
 - a) Layout of landscaping and planting within all open areas surrounding the proposed works.
 - b) Details of surface finishes of pathways and driveways.
 - 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.
 - d) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - e) Deletion of references to development other than Stage 1A and 1B.
- 5. Prior to the occupation of the buildings hereby permitted, the landscaping works as described on the endorsed plans must be undertaken and completed to the satisfaction of the Responsible Authority and such works must continue thereafter to be maintained to the satisfaction of the Responsible Authority.

Landscaping completion

- 6. 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 City of Melton.

Tree protection during construction

- 7. Before the development starts, a tree protection fence must be erected around the street trees at a radius of 2.0 metres from the base of the trunk(s) to define a 'Tree Protection Zone'.
- 8. The tree protection fencing and Tree Protection Zone must be established and maintained in accordance with the following requirements to the satisfaction of the City of Melton.
 - a) The tree protection fence must be constructed of star pickets and chain mesh or similar.
 - b) The tree protection fence must remain in place until the development is completed.

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- c) The Tree Protection Zone must be covered by a 100mm deep layer of mulch and watered regularly.

The City of Melton may consent in writing to vary any of these requirements.

Regulation of activities in Tree Protection Zone

9. During the course of construction, the Tree Protection Zone must not be used for:

- a) Vehicular or pedestrian access.
- b) Trenching or soil excavation.
- c) Storage or dumping of materials, tools, equipment or waste.

The City of Melton may consent in writing to vary any of these requirements.

General Amenity

10. The amenity of the area must not be detrimentally affected by the use(s), including through:

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

To the satisfaction of the City of Melton.

11. Prior to the commencing the use or occupying the building, all external walls visible from adjoining roads must be treated in accordance with the endorsed schedule to the satisfaction of the City of Melton.

Environmentally Sustainable Design (ESD)

12. Before the development starts, a Environmentally Sustainable Design report (ESD) must be approved and endorsed by the responsible authority. The ESD must be prepared to the satisfaction of the responsible authority. The recommendations of the approved ESD report must be implemented to the satisfaction of the responsible authority.

13. Any change during detailed design, which prevents or alters the attainment of the performance outcomes specified in the endorsed report, which must be provided to the satisfaction of the Responsible Authority prior to the commencement of construction.

Run-off

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

Drainage

15. Stormwater must not be discharged from the site other than by means of an underground pipe drain discharged to Melton City Council's maintained legal point of discharge.



16. All on-site stormwater must be collected from the hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from the driveway onto the footpath.

Waste Management Plan

17. Before the development starts, a Waste Management Plan (WMP) must be approved and endorsed by the responsible authority. The WMP must be prepared to the satisfaction of the responsible authority, and must include the following:
- a) Anticipated volumes of waste and recycling that will be generated and how they are determined.
 - b) The type and number of waste bins.
 - c) The type and size of trucks required for waste collection.
 - d) A plan detailing the location and adequate areas for waste bin storage and collection for the required type and number of bins.
 - e) Frequency of waste collection.
 - f) Hours for waste collection.

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

18. All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained and screened from public view to the satisfaction of the responsible authority.

Car Parking Management Plan

19. Before the development starts, a Car Parking Management Plan must be approved and endorsed by the responsible authority. The car parking management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the report prepared by Traffix Group, dated 2 December 2025 but amended to include the following:
- a) Provision of a signage and line marking schedule.
20. Prior to the occupation of the buildings hereby permitted, 'No Stopping' signs must be erected to the satisfaction of the Responsible Authority along the entirety of the Killarney Drive and Sherwin Court frontages of the subject site. The signs must also be displayed on the opposite side of Killarney Drive and Sherwin Court for the same extent of frontage. The signage must be displayed at no cost to Council.
21. Before the use or occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- a) Constructed.
 - b) Properly formed to such levels that they can be used in accordance with the plans.
 - c) Sealed with a concrete or asphalt surface.
 - d) Drained.
 - e) Line marked to indicate each car space and all access lanes.
 - f) Clearly marked to show the direction of traffic along access lanes and driveways.



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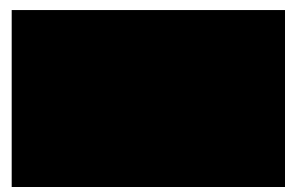
All to the satisfaction of the Responsible Authority.

22. Car spaces, access lanes and driveways must be maintained and kept available for these purposes at all times.
23. A minimum of two (2) car spaces must be provided for the exclusive use of disabled persons. The car space must be provided as close as practicable to a suitable entrance of the building and must be clearly marked with a sign to indicate that the space must only be utilised by disabled persons to the satisfaction of the Responsible Authority. The dimensions and layout of the car space must be in accordance with Australian Standard AS2890.6-2009 (Accessible (Disabled) Car Parking Requirements) and the Building Code of Australia.
24. Protective kerbs with a minimum height of 150mm to prevent damage to fences or landscaped areas must be provided to the satisfaction of the Responsible Authority.
25. Prior to the commencement of works, any proposed vehicle crossing must be constructed to an industrial standard in accordance with Council's Standard Drawings.
26. A 'Consent to Work within a Road Reserve' must be obtained from Council prior to the commencement of construction.
27. All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.
28. All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.
29. Any pit located within a proposed vehicle crossing must be modified to take vehicle loadings and the pit lid must be flush with the surrounding concrete surface, to the satisfaction of the Responsible Authority.

Drainage Engineering

30. Before the development starts, engineering plans and relevant design calculations for the proposed development must be submitted to and approved by the City of Melton. The engineering plans shall, as a minimum, comprise of the layout plan, the drainage plans, signage and line marking plans, pavement design plans and, where applicable, street lighting plans. All works within the site shall remain the property of the lot owner, except where it is located in an easement, and be maintained by the lot owner to the satisfaction of the City of Melton.
31. Prior to the issue of a certificate of occupancy for the development, or by such later dated as is approved by the City of Melton in writing, the works shown on the approved engineering plan and ancillary works must be carried out and completed to the satisfaction of the City of Melton.
32. Any side entry drainage pit located within a proposed vehicle crossing must be modified to be a grated entry pit, in accordance with Melton City Council's Engineering Standard Drawings.

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33. Civil and landscape works must be fully constructed and completed to the satisfaction of the City of Melton prior to the commencement of use or occupancy, whichever comes first or applies.

Construction Management Plan

34. Prior to any works commencing on the land a 'Construction Management Plan' (CMP) must be prepared to the satisfaction of the responsible authority, detailing how the owner will manage the environmental and construction issues associated with the development. The CMP may be prepared and approved in stages relating to early works and main works. The CMP when approved will form part of the permit and must be implemented to the satisfaction of the responsible authority. The CMP must address:

- a) The contact name and phone number(s) of the site manager;
- b) The extent of bulk excavation in proximity to Council assets;
- c) Management of the construction site;
- d) Land disturbance;
- e) Hours of construction, including program/duration of works;
- f) Noise;
- g) Control of dust;
- h) Public safety;
- i) Traffic and pedestrian management;
- j) Construction vehicle road routes and access to the site;
- k) Largest vehicle expected to the site;
- l) Soiling and cleaning of roadways;
- m) Discharge of any polluted water;
- n) Security fencing, disposal of site waste and any potentially contaminated materials;
- o) Construction material set-down and storage areas;
- p) Location of site offices, and onsite staff parking; and
- q) Site lighting during any night works.

When submitted and approved to the satisfaction of the responsible authority, the CMP will be endorsed to form part of this permit. No alterations to the plan may occur without the written consent of the responsible authority.

35. The loading and unloading of goods from vehicles must only be carried out from within the site.

Noise Control

36. At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time).

Signage

37. The signage, as shown on the endorsed plans, must always be maintained in good order and condition, to the satisfaction of the responsible authority.
38. The sign(s) must not be electronic, animated or contain any flashing or intermittent light.



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39. 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.
40. This permit, in relation to the signs hereby approved, will expire in 15 years from the date of the permit and signs and all supporting structures must be removed and the surface made good to the satisfaction of the responsible authority, within one month of the expiry date.

Lighting

41. External lighting must be designed, baffled and located so as to prevent any adverse effects on adjoining land to the satisfaction of the responsible authority.
42. The sign(s) must only be illuminated during the hours between 6am and 11pm.

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

Commencement

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

Expiry

44. This permit will expire if one of the following circumstances apply:

- a) The development is not started within 3 years of the issued date of this permit.
- b) The development is not completed within 5 years of the issued date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

- c) The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
- d) The completion date referred to if a request is made in writing within six months after the permit expires and the development started lawfully before the permit expired.

Date of issue: 6 May 2026 Signature for the responsible authority:



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

- The permitted development may need to comply with, or obtain the following further approvals:
 - The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
 - A building permit under the *Building Act 1993*.
- This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.
- The applicant/owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant/owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.
- Paths, access ramps and Tactile Ground Surface Indicators shall be installed in accordance with DDA requirements and the relevant Australian Standards.
- All vehicle pathways contained within the allotment, must remain the property of the landowners and must not be taken over by Council for future maintenance.
- Relevant permits, including but not limited to a 'Consent to Work within a Road Reserve' must be obtained from the Melton City Council prior to the commencement of construction.
- The proposed vehicle crossing(s) must have clearance from other services, public light poles, street sign poles, other street furniture any traffic management devices.
- All pedestrian access to buildings must be designed and constructed to comply with the Disability Discrimination Act 1992.
- No permanent structure is to be located above an easement unless approval is granted by the Responsible and / or Relevant Authorities and relevant permits are obtained.



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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.

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