

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2302600
Planning scheme:	Casey Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	104 Reema Boulevard, Endeavor Hills VIC 3802

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.08-9	Construction of a building and carry out works associated a Section 2 use (an existing school)

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

Commencement

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

Landscaping

4. Before the development commences, including demolition, bulk excavation and site preparation works, an amended Landscape Plan must be submitted to and approved by the Casey City Council. The plan must be generally in accordance with the Landscape Concept Plan authored by Site Image Landscape Architecture, dated 5 October 2023, but modified to show:
 - a) All details of the Tree Management and Protection Plan, as required by Condition 5.
 - i. The driveway, where within the Tree Protection Zone of Tree 4 is to be constructed, at or above current grade.
 - ii. The screen hedge planting to consist of evergreen shrubs that will reach a minimum mature height of 4 metres.
 - iii. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of

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each plant. All species selected must be to the satisfaction of the Casey City Council.

- iv. Any Tree protection initiatives, in accordance with the Tree Management and Tree Protection Plan

- 5. Before the development commences, including demolition, bulk excavation and site preparation works, a Tree Management and Protection Plan must be submitted to and approved by the Casey City Council.

The Tree Management and Protection Plan must contain as a minimum:

- a) A detailed tree survey of all trees to be retained and protected on the site and neighbouring property trees. The tree survey data must include (in a table format or similar): - Tree identification number - Botanical and Common name - Physical dimensions of height, canopy spread, trunk diameter (DBH) and diameter above basal flare - Determination of the structural root zones (SRZ) and Tree Protection Zones (TPZ) (in accordance with AS4970)
- b) A Tree Protection Plan (drawing), to scale, showing the locations of the trees (referencing the tree identification number), the SRZs and TPZs including the dimensions of each zone, the tree protection fencing, ground protection or any other measures (such as root pruning, site storage and access points) to be undertaken. A plan may be required for each stage of the development (i.e. Demolition Plan, Construction Plan and Landscape).
- c) Detail the actions required during demolition, construction and landscaping stages. This must include details of how excavation, services installation and all construction activities will be managed around the protected trees.
- d) Detail the supervision requirements of the Project Arborist and how the Project Arborist will certify that the tree protection measures and actions of the plan have been implemented.

Services and Drainage

- 6. Before the development is occupied, reticulated sewerage must be provided to the development to the satisfaction of the Casey City Council.
- 7. 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.
- 8. Location of rainwater tanks or other approved alternative measures must be installed to ensure that the total post-development average annual runoff volume will be reduced by 25 per cent by means of stormwater reuse and/or infiltration.
- 9. 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.
Offsets may be used in lieu of meeting these guidelines. The stormwater quality objectives may be achieved by demonstrating to the satisfaction of the Casey City Council that the intended outcomes of Clause 53.18 of the Casey Planning Scheme have been met.
- 10. Before submitting Drainage Engineering Plans, a Functional Drainage Layout Plan to the satisfaction of the Casey City Council must be submitted to and approved by the Casey City Council. Once approved, the plan will be endorsed and form part of the permit. The plan must show:
 - a) Any road or accessway intended to act as a stormwater overland flow path must be shown to meet the floodway safety criteria.
 - b) The provision for management of the minor and major flow (including provision for external catchment flow).

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11. Before the development starts, Drainage Engineering Plans and drainage calculations to the satisfaction of the Casey City Council must be submitted to and approved by the Casey City Council. Once approved, the plans and calculations will be endorsed and form part of the permit. The plans must be in accordance with the approved functional drainage layout plan and include:
- a) The drainage computations must be calculated in accordance with the guidance provided in the current Australian Rainfall and Runoff Guidelines.

Environmental Management Plan

12. Within 14 days before the development commences, 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.

Construction Management Plan

13. Before the development starts, a Construction Management Plan (CMP) to the satisfaction of the Casey City Council must be submitted to and approved by the Casey City Council. The plan must detail how the environmental and construction issues associated with the development will be managed and address the following:
- a) any demolition, bulk excavation, management of the construction site, land disturbance, noise, control of dust and hours of construction.
 - b) public safety and traffic management, construction vehicle road routes and soiling and cleaning of roadways.
 - c) discharge of any polluted water, disposal of site waste and any potentially contaminated materials.
 - d) security fencing, location of site office and redirection of any above or underground services.

Noise Control

14. 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) as measured in accordance with the Noise Protocol to the satisfaction of the Casey City Council.

Amenity

15. The amenity of the locality must not be adversely affected by the permitted development, the appearance of any buildings, works or materials, emissions from the premises or in any other way, to the satisfaction of the Casey City Council.

Expiry – Development

16. This permit will expire if:
- a. The development is not started within two years of the date of this permit; or
 - b. The development is not completed within four years from the date of this permit.
- Pursuant to Section 69 of the *Planning and Environment Act 1987*, the Responsible Authority may extend:
- i. The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
 - ii. The completion date referred to 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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Notes – Casey City Council

All arboricultural reporting and documentation must be prepared by a suitably qualified and experienced arboricultural consultant (i.e. minimum qualification of AQF level 5) and must take into consideration the *Australian Standard-AS-4970-2009, Protection of Trees on Development Sites*. Reports submitted that are not in accordance with these requirements may be rejected by Council.

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 the 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.

Polluted stormwater must not be discharged beyond the boundaries of the lot from which it emanates, or into a watercourse or easement drain, but must be treated and/or absorbed on that lot to the satisfaction of the Casey City Council.

Before the detailed drainage design, a Legal Point of Discharge (LPD) Certificate must be applied for from Casey City 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 Guidelines.

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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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