

Enquiries to: Brooke Mathews  
Telephone No.: 9524 3230

Email: BMathews@gleneira.vic.gov.au

14 December 2018

Tract Consultants Pty Ltd  
Level 6 6 Riverside Quay  
SOUTHBANK VIC 3006

Dear Rachel, **PLANNING PERMIT**

**PLANNING PERMIT APPLICATION NO.: GE/PP-32330/2018**  
**PROPERTY: 2-10 FURNEAUX GROVE ST KILDA EAST VIC 3183**  
**PROPOSAL: USE OF THE LAND FOR EDUCATION (SECONDARY SCHOOL)**  
**AND BUILDINGS AND WORKS INCLUDING FOR A TWO STOREY PORTABLE**  
**CLASSROOM**

BENTLEIGH  
BENTLEIGH EAST  
BRIGHTON EAST  
CARNEGIE  
CAULFIELD  
ELSTERNWICK  
GARDENVALE  
GLEN HUNTLY  
MCKINNON  
MURRUMBEENA  
ORMOND  
ST KILDA EAST

I refer to the above Planning Application and advise that Council has determined to issue a Planning Permit. Your copy of the Planning Permit is enclosed.

**It is strongly recommended that you read and understand all the Permit conditions as all conditions must be complied with. Please note that failure to comply with the conditions of the Permit may result in penalties and/or enforcement action being initiated by Council.**

The last page of the Permit details important information relating to:

- the commencement date of the Permit;
- the expiry date of the Permit; and
- Applications for Review (appeals)

You are advised to confirm whether or not a Building Permit is required by contacting either your Building Surveyor or Council's Building Department (telephone 9524 3333). Furthermore, the entire municipality has been designated as being likely to be subject to the infestation of termites. This means that any person who requires a building permit to construct or extend a building will need to ensure that the design meets the requirements of Australian Standard AS 3660.1 "Protection of building from subterranean termites".

**Please note that a fee of \$125.00 is applicable if the plans you submit are unsatisfactory. This is applicable each time they are unsatisfactory. The plans will not be assessed without payment of the fee.**

If you have any queries in relation to this permit, please contact the Town Planning Department.

Yours faithfully



**BROOKE MATHEWS**  
**PRINCIPAL URBAN PLANNER**

**Encl.**

**PLANNING PERMIT**  
 GLEN EIRA PLANNING SCHEME  
**RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL**  
  
**PLANNING PERMIT NUMBER: GE/PP-32330/2018**

<b>PLANNING PERMIT NUMBER:</b>	GE/PP-32330/2018
<b>ADDRESS OF THE LAND:</b>	2-10 Furneaux Grove ST KILDA EAST VIC 3183
<b>THE PERMIT ALLOWS:</b>	Use of the land for education (secondary school) and buildings and works including for a two storey portable classroom in accordance with the endorsed plans

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

**Landscaping**

1. Within three (3) months of the issue date of this permit, a detailed Landscape Plan must be submitted to Council, to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate the following:
  - (a) Appropriate screen planting along the western and northern boundaries of the site.
  - (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
  - (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
  - (d) Landscaping and planting within all open space areas of the site.

Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.

2. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
3. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

<b>DATE ISSUED:</b> 14 December 2018	<b>SIGNATURE FOR THE RESPONSIBLE AUTHORITY</b>	
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**Use**

4. This Permit will expire if:
- The development and use does not start within two (2) years from the date of this Permit

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

5. This permit will expire four (4) years from the date of issue. If, at such time, the buildings and works remain on the land, the applicant must re-apply for a permit to maintain the buildings and works and use of the land as an education centre.
6. The subject site must be used for the purpose of classrooms, staffroom and toilets/change rooms in association with the Education Centre at 217 Glen Eira Road (Caulfield Grammar Campus) and must not be hired out or used for additional after school activities or events that are not in accordance with the normal operations of the school.

**Buildings and Works**

7. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
8. The layout of the site and size, design and location of buildings and works and the uses as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.

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*Conditions End*

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**NOTES:** (*The following notes are for information only and do not constitute part of this permit or conditions of this permit*)

- A. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

<b>DATE ISSUED:</b> <b>14 December 2018</b>	<b>SIGNATURE FOR THE          RESPONSIBLE AUTHORITY</b>	<div style="text-align: right;"> <small>14/12/2018</small>              _____  <small>Signed by: Brooke Mathews</small> </div>
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- B. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- C. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.

<p><b>DATE ISSUED:</b> 14 December 2018</p>	<p><b>SIGNATURE FOR THE RESPONSIBLE AUTHORITY</b></p> <p style="text-align: right;">14/12/2018</p> <p style="text-align: right;">X </p> <hr style="width: 100%;"/> <p style="text-align: right; font-size: small;">Signed by: Brooke Mathews</p>
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# PLANNING PERMIT

## IMPORTANT INFORMATION ABOUT THIS NOTICE

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

### 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 & 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 5 years of the certification of the plan or 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 the permit before the expiry.

### WHAT ABOUT APPEALS?

- \* 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 & 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 & Administrative Tribunal.
- \* An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil & Administrative Tribunal, and be accompanied by the applicable fee.
- \* An application for review must state the grounds upon which it is based.
- \* 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 & Administrative Tribunal.
- \* Application for review forms and guides are available at [www.vcat.vic.gov.au](http://www.vcat.vic.gov.au), Ground Floor 55 King Street Melbourne or by contacting VCAT customer service on (03) 9628-9777.

**(LAST PAGE OF PERMIT)**