

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2503535
Planning Scheme:	Bass Coast Planning Scheme
Responsible Authority:	Minister for Planning
ADDRESS OF THE LAND:	Campbell Street, Wonthaggi (Allotment 44 Section 54A and Allotment 34A Section 54A Township of Wonthaggi, Baillieu Street West)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
Clause 36.01-1	To use the land for Health & Community, 'Group Accommodation' not carried out by or on behalf of the public land manager.
Clause 36.01-2	To construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1.
Clause 43.02	To construct a building or construct or carry out works.
Clause 44.06-2	To construct a building or construct or carry out works associated with accommodation.
Clause 52.17-1	To remove, destroy or lop native vegetation, including dead native vegetation

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, or with the written consent of the Responsible Authority.

Commencement

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

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Endorsed Plans

3. The use and development approval of this permit must be generally in accordance with the architectural plans prepared by BBP Architects, dated 5 March 2025.

Layout not altered

4. The use and development as shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.

Land Use

5. The use of the development must be for health care workers associated with Bass Coast Health unless otherwise agreed in writing by the Responsible Authority.

Landscape Plan

6. Before the development starts, excluding bulk excavation, site preparation, soil removal, site remediation and retention works, a landscape plan must be approved and endorsed by the responsible authority in consultation with Bass Coast Shire Council. 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 landscape plans prepared by memLa, dated 12 March 2025, and must include the following:
- a) Any changes required to align with endorsed plans under Condition 8 of this Permit.
 - b) Details of how the undeveloped land will be managed.

The landscape plans are to be to the satisfaction of the Responsible Authority and when endorsed will then form part of the permit.

7. Within 3 months of the commencement of the use or within the next applicable planting season, whichever is the earlier; the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority. The landscaping must thereafter be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.
8. In areas set aside for car parking, measures must be taken to the satisfaction of Bass Coast Shire Council to prevent damage to fences, other structures and any landscaped areas.

Native vegetation

9. Before any native vegetation is removed, evidence that the offset, if required, has been secured, provided to the satisfaction of the Minister for Planning. This evidence is one or both of the following:
- a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register and/or
 - b) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site.

A copy of the offset evidence must be endorsed by the responsible authority and will form part of this permit.

10. Concurrent with the endorsement of plans or prior to the commencement of any works at the site (including demolition and excavation whether or not a planning permit is required), whichever occurs sooner, a letter of engagement must be provided to the responsible authority from the project arborist selected to oversee all relevant tree protection works. The project arborist must be an appropriately experienced and qualified professional (minimum Cert IV or equivalent in experience).

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11. The project arborist must maintain a log book detailing all site visits. The log book must be made available to the responsible authority within 24 hours of any request.

Traffic and Car Parking

12. Before the use commences, the area(s) set aside for the parking of vehicles and bicycles, 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) surfaced with an all-weather-seal coat
 - 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

to the satisfaction of the Bass Coast Shire Council.

At all times car spaces, access lanes and driveways must be kept available for these purposes. Once constructed, these areas must be maintained to the satisfaction of the Bass Coast Shire Council.

13. Before the use commences, a direction sign/s directing drivers to the area set aside for car parking must be provided and such sign/s must be located and maintained to the satisfaction of the Bass Coast Shire Council. Any direction sign must not exceed 0.3 square metres in area.
14. A minimum of 20 car spaces must be provided on the subject land for the use and development, unless otherwise agreed to by the responsible authority

Civil Plans

15. Before the issue of a Building Permit, detailed civil construction plans must be submitted to and approved by the responsible authority in consultation with Bass Coast Shire Council. When approved, the plans will be endorsed and will then form part of the permit. All construction plans submitted for approval must be consistent with this permit and must conform with the requirements of all relevant servicing authorities. The plans must be drawn to scale with dimensions and an electronic copy (PDF) must be provided. The plans must show:
- a) Drainage of the subject land, including levels or contours of the land (including relevant external catchments) and all hydraulic computations. The drainage plan must be prepared in accordance with the endorsed SWMP and requirements of the Infrastructure Design Manual (IDM) as amended and must provide for the following:
 - i. How the land including all buildings, open space and paved areas will be drained for a 20% AEP storm event to the legal point of discharge.
 - ii. An underground pipe drainage system conveying stormwater to the legal point of discharge and connecting into Bass Coast Shire Council's stormwater drainage system by the existing underground drainage property connection.
 - iii. The provision of stormwater detention within the site and prior to the point of discharge into Bass Coast Shire Council's drainage system. The stormwater detention system must be designed to ensure that stormwater discharges arising from the proposed development of the land are restricted to pre-development flow rates.

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- iv. Provision of over-land surcharge routes for all storm events up to the 1% AEP. This must include associated infrastructure for the safe and effective passage of stormwater flows arising from areas upstream of the subject land discharging into Bass Coast Shire Council's drainage system.
 - v. No part of any above ground stormwater detention system is to be located within a stormwater drainage easement or a sewerage easement unless with the responsible authority's written approval.
- b) Vehicle and pedestrian access and car parking to the satisfaction of the responsible authority including:
- i. A vehicle access, to be designed in accordance with IDM standards. Clearance from obstructions including existing street trees, service authority assets, footpaths, kerb and channel, poles, rain gardens, pits, cables, pipes, bus shelters / stops, street furniture, signs, etc. must be shown on the plans.
 - ii. A concrete footpath on the frontage of the land, including all necessary pram crossings and path linkages to connect to the existing path network on Baillieu Street West.
 - iii. Car parking areas and access ways on-site to be designed, constructed and sealed with an all-weather seal pavement (asphalt or concrete) to the satisfaction of the responsible authority.
 - iv. Car parking spaces and access aisles designed in accordance with the Australian Standard for off-street car parking AS 2890.1 - 2004 and the Bass Coast Planning Scheme.

Construction Management Plan

16. Before commencement of works onsite, a Construction Management Plan (CMP) must be prepared and submitted to the responsible authority. The CMP must be drawn to scale with dimensions and an electronic copy in PDF must be provided to the responsible authority. The CMP must incorporate:
- a) Address occupational health and safety, traffic management, environmental controls and cultural protection measures to the satisfaction of the responsible authority.
 - b) Include the proposed route for construction vehicle access to the site including a program for the upgrade and maintenance works required along this route while works are in progress.
 - c) Include measures to reduce the impact of noise, dust and other emissions created during the construction process.
 - d) Demonstrate all environmental and cultural protection measures identified on a drawing(s) drawn to scale and prepared in accordance with Melbourne Water standards for such drawings.
 - e) Measures to ensure that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the storm water drainage system.
 - f) Include means by which foreign material will be restricted from being deposited on public roads by vehicles associated with the building and works on the land to the satisfaction of the responsible authority.
 - g) Address any recommendations of any approved Cultural Heritage Management Plan applying to the land.
 - h) Identify the location and method of any Tree Protection Zones.
 - i) All machinery bought on the site must be weed and pathogen free.

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- j) A truck wheel-wash must be installed and used or a similar arrangement employed so vehicles leaving the site do not deposit mud or other materials on roadways. All machinery wash down, lay down and personnel rest areas must be clearly fenced and located in disturbed areas;
- k) Contractors working on the site must be inducted into an environmental management program for construction works.
- l) Best practice erosion and sediment control techniques must be used to protect any native flora and fauna.
- m) Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of subdivision.
- n) landscaping, re-vegetation and construction works carried out on the site must be supervised by a person with recognised environmental qualifications;
- o) hours of construction work. The CMP must provide that such hours are to be 7.00am to 6.00pm Monday to Friday and 7.00am to 1.00pm Saturday, with no construction on Sunday or public holidays. The CMP must provide that the hours of construction from Monday to Saturday (inclusive) may be extended with the consent of the responsible authority provided all adjoining residents are notified prior to the extended hours of construction. All deliveries, unloading and collection of materials associated with the construction phase of the development must occur within the hours of construction work, unless further permission is given in writing by the responsible authority;
- p) location of the construction workers compound. The compound must be located a reasonable distance from any neighbouring residence to minimise amenity impacts. The compound must be used for the storage of building materials, parking for construction workers and as the location for the site offices and amenities;
- q) management of all building and construction waste, including any measures to recycle materials generated during construction;
- r) locations of cut and fill stockpiles;
- s) the gravel and any other approved soil-derived material used in the construction of pedestrian links and paths must be guaranteed *Phytophthora* free;
- t) a liaison officer for contact by residents and the responsible authority in the event of relevant queries or problems experienced;
- u) timing of bulk earth works. The CMP must detail conditions that will cause bulk earth works to be suspended (for example after significant and prolonged rain event);
- v) reporting requirements to demonstrate compliance with the latest revision of the following documents:
 - i. EPA guidelines for Major Construction Sites and Techniques for Sediment Pollution Control and other provisions of the approved EMP;
 - ii. Best Practice Environmental Management Guidelines for Urban Stormwater;
 - iii. Environmental Guidelines for Urban Stormwater (EPA Publication)
 - iv. Construction Techniques for Sediment Pollution Control (EPA Publication).

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The CMP, once endorsed, following consultation with Bass Coast Shire Council, will form part of the permit. All works constructed or carried out must be in accordance with the endorsed CMP. All care must be taken to minimise the effect of construction activity on the amenity of the surrounding neighbourhood. Once endorsed the CMP must not be altered except with the written consent of the responsible authority.

17. During the construction of the buildings and works allowed by this permit, there must be no access from or to the recreation reserve to the (west) of the subject land and the recreation reserve must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. unless with the written consent of the Bass Coast Shire Council or relevant land manager.
18. Before the issue of a certificate of occupancy, the following works must be completed to the satisfaction Bass Coast Shire Council, including all necessary permits being obtained and inspections undertaken:
- a) All civil construction works, must be constructed in accordance with the civil plans for the property as endorsed by the responsible authority pursuant to this planning permit.
 - a) All drainage works in accordance with the endorsed civil plans.
 - b) Photographic evidence of the legal point of connection to Council's drainage system must be provided if Council inspection cannot be arranged prior to backfilling.
 - c) As-constructed levels must be provided to AHD for any new Council assets constructed with the development.
 - d) Areas for vehicle access and car parking within the land must be constructed in accordance with the endorsed civil plans.
 - e) All proposed vehicle crossings and footpaths must be constructed in accordance with the endorsed plans and IDM standards,
 - f) All redundant infrastructure (including vehicle crossings) abutting the site shall be removed and the kerb, channel, naturestrip and footpath shall be reinstated.

Stormwater Management

19. Before the endorsement of the civil design plans, a Stormwater Management Strategy (SWMS) must be prepared and submitted to the Responsible Authority. The SWMS must be consistent with the requirements of the Infrastructure Design Manual (IDM) and Australian Rainfall & Runoff (AR&R). The SWMS must include (but limited to) the following:
- a) Catchment map of the site showing all relevant external sub-catchments affecting the land.
 - b) Capacity calculations for the existing Council drainage pipe on Baillieu Street West proposed as the Legal Point of Discharge (LPOD) for the site.
 - c) Calculation of the permissible site discharge (PSD) based on the existing available capacity (if any) in the downstream drainage system.
 - d) Upgrades to the downstream drainage system (if required) to accommodate the proposed development.

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- e) Calculations for stormwater detention for both the major (1 % AEP) and minor (20 % AEP) storm events to restrict the runoff from the site to the PSD.
- f) Compliance with the Best Practice Environmental Management Guidelines for Urban Stormwater including any quality treatments proposed in accordance with these Guidelines and the Bass Coast Planning Scheme.

Once the plan is to the satisfaction of the responsible authority, in consultation with Bass Coast Shire Council, it will be endorsed and form part of this permit.

- 20. The onsite stormwater drainage system including stormwater detention, installed in accordance with the endorsed plans, must not be removed or modified without the further approval (in writing) of the responsible authority.
- 21. No mud, dirt, sand, soil, clay, stones, oil, grease, scum, litter, chemicals, sediments, gross pollutants, animal waste or domestic waste shall be washed into, allowed to enter or discharged to the stormwater drainage system, receiving waters or surrounding land and road reserves, during the construction works hereby approved to the satisfaction of Bass Coast Shire Council.

General Amenity

- 22. The use and development must be managed so that the amenity of the area is not detrimentally affected to the satisfaction of the Bass Coast Shire Council, 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) presence of vermin.

Built Form

- 23. All buildings and works must be maintained in good order and appearance to the satisfaction of the Bass Coast Shire Council.
- 24. Plant, equipment, services or architectural features, other than those shown on the endorsed plans, must not be located above the roof level of the building(s) without the written consent of the responsible authority.

Noise Attenuation

- 25. 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 Bass Coast Shire Council.

Waste Management

- 26. All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Bass Coast Shire Council.

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27. Adequate provision must be made for the storage and collection of garbage, bottles and solid waste in bins or receptacles to the satisfaction of the responsible authority. All bins and receptacles must be maintained in a clean and tidy condition and free from offensive odour to the satisfaction of Bass Coast Shire Council.

Loading and Unloading

28. The loading and unloading of goods from vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land, to the satisfaction of Bass Coast Shire Council.

Endorsement of Bushfire Management Plan

29. Before the development starts, the Bushfire Management Plan prepared by Nexus Planning, dated 5 March 2025 must be endorsed by the Responsible Authority, in consultation with the CFA. Once endorsed the plan must not be altered unless agreed to in writing by the Responsible Authority in consultation with the CFA.

Victorian Health Building Authority

30. Should any cranes and associated construction equipment be used, prior to the commencement of any development (including any demolition or excavation) or by such time as agreed by the Responsible Authority and Department of Health in writing, a *Flight Path Construction Management Plan* must be prepared to the satisfaction of the Department of Health and be approved by the Responsible Authority.

The *Flight Path Construction Management Plan* must include measures to minimise the impact of the construction of the building on the safe and unfettered operation of the Wonthaggi Hospital helipad. The flight path construction management plan must identify the location and height of any construction equipment, including cranes which must be provided to the Department of Health at least five days prior to commencement. The management measures incorporated within the plan must be implemented during the construction of the building to the satisfaction of the Department of Health and the Responsible Authority.

Expiry

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

- a) the development is not commenced within two (2) years from the date of this permit.
- b) The development is not completed within four (4) years from the date of this permit.
- c) the use is not commenced within one (1) years of the completion of the development.

In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development 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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THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>

THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:

<i>Date extension approved</i>	<i>Period of extension</i>	<i>Commencement date</i>	<i>Completion date</i>	<i>Date to certify plan of subdivision</i>

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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.

Date issued: 6 May 2025 Signature for the responsible authority:

