Planning and Environment
Regulations 2015

Form 4 Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2504094
Planning scheme:	Wyndham Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	52-58 Pipe Road, Laverton North

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which a permit is required
33.02-1	To use the land for Industry.
33.02-4	To construct a building or to construct or carry out works.
52.06-3	To reduce the number of car parking spaces required under Clause 52.06-5.

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.

Commencement

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

Amended plans

3. Before the use and development starts, excluding demolition, bulk excavation, site preparation works and building foundations, 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 dimensions, be generally in accordance with the Architectural Plans prepared by NA Architects, dated 14 January 2026, but amended to show the following details:
    a) The footprint of the multilevel carpark approved under Planning Permit WYP4223.21.
    b) Proposed fence on the north boundary of subject site not encroaching on the multilevel carpark.
    c) The setback of the main building from the multilevel carpark.
    d) Vehicle entry and exit movements be separated through one or more of the following options:

i. Use of the proposed vehicle crossing for entry only and the existing Truck Wash crossover to exit.
ii. Separate vehicle crossings for the site.
iii. A fixed physical barrier installed to clearly define vehicle paths.

e) Swept path analysis for vehicles turning right to and from Raymond Road to demonstrate safe access and egress for the proposed option.
f) A total of two staff and one visitor bicycle spaces in accordance with the Sustainable Design Assessment.
g) Shared pedestrian and cyclist connections from the proposed building(s) to the existing footpath at the north and south sides of the frontage to Raymond Road.
h) Rooftop solar panels in accordance with the Sustainable Design Assessment.
i) Water sensitive urban design infrastructure in accordance with the stormwater management strategy.
j) Overhead pipe connection between the main building and biofilter on west elevation shown on correct side of biofilter.
k) Waste storage in accordance with the waste management plan.

All to the satisfaction of the responsible authority.

Layout not altered

4. The development as shown on the endorsed plans must not be altered (unless the Wyndham Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Landscaping

5. Before the use and development starts, excluding demolition, bulk excavation, site preparation works and building foundations, 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 landscape plan prepared by NA Architects, dated 14 January 2026, but amended to show the following details:

   a) Changes required by condition 3.
   b) Minimum 5% tree canopy coverage for the subject site.

6. Before the use starts or the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.

   The responsible authority may consent in writing to vary this requirement.

7. 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 responsible authority.

Noise attenuation

8. Before the use and development starts, excluding demolition, bulk excavation and site preparation works, a noise management plan must be approved and endorsed by the responsible authority. The noise management plan must be prepared to the satisfaction of the

responsible authority and implement the recommendations of the acoustic report prepared by Watson Moss Growcott Acoustics, dated 1 September 2025.

9. Before the use and development starts, excluding demolition, bulk excavation and site preparation works, the acoustic report prepared by Watson Moss Growcott Acoustics, dated 1 September 2025 must be approved and endorsed by the responsible authority. The recommendations of the approved acoustic report must be implemented to the satisfaction of the responsible authority.

   The responsible authority may consent in writing to alter the requirements.

10. 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 responsible authority.

Operational management plan

11. Before the use and development starts, excluding demolition, bulk excavation and site preparation works, an operational management plan must be approved and endorsed by the responsible authority. The operational management plan must be prepared to the satisfaction of the responsible authority, and must include the following:

    a) A maximum number of 4 staff onsite at any one time.
    b) Offsite staff parking location(s), shown on a plan.
    c) Hours of operation.
    d) Confirmation the development will be connected to sewer.
    e) Pedestrian access to the building.
    f) Number and type of deliveries.

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

Waste management plan

12. Before the use and development starts, excluding demolition, bulk excavation, site preparation works and building foundations, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan 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 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.

Loading / unloading

13. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading zones to the satisfaction of the responsible authority.

Environmentally sustainable design

14. Before the use and development starts, excluding demolition, bulk excavation, site preparation works and building foundations, the Sustainability Design Assessment (SDA) prepared by NA Architects, dated October 2025 must be approved and endorsed by the responsible authority.
15. Within six months of the occupation of the development, a report from the author of the endorsed SDA must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

Stormwater management plan

16. Before any drainage works associated with the development commence, the Stormwater Management Strategy (SWMS) prepared by KD Engineering, dated 9 July 2025 must be approved and endorsed by the responsible authority.

    The details of the stormwater management system must not be altered from the details in the endorsed stormwater management plan without the written consent of the responsible authority.
17. Before any drainage works associated with the development commence, detailed construction plans must be submitted to and approved by Wyndham City Council.
18. The stormwater management system must be constructed, managed and maintained to the satisfaction of Wyndham City Council.
19. Stormwater runoff generated from the whole of the subject land, including landscaped and paved areas, must not adversely affect neighbouring properties and must be drained to the legal point of discharge to the satisfaction of Wyndham City Council.
20. Drainage of the subject land for commercial/industrial purposes must be provided by underground drainage systems catering for up to 1 in 10-year storm return periods. Provisions are to be made in the development to manage any additional flow created between allowable stormwater discharge and post-development stormwater discharge. Detailed design plans for any detention system must be submitted to and approved by Wyndham City Council, prior to the commencement of works.
21. All stormwater inlet pits from car parking and paved areas must be grated to prevent the ingress of gross pollutants to Wyndham City Council's stormwater drainage system.
22. Stormwater runoff generated from paved areas is to be treated for gross pollutants and oil/hydrocarbon contamination prior to discharging into Wyndham City Council's drainage system. The design and/or use of any such system must be submitted to Council for approval. A maintenance agreement for the cleaning of such stormwater treatment systems/devices must be submitted to and approved by Council.

Vehicle crossings

23. Before the use starts or the development is occupied, any new vehicular crossing(s) or changes to existing crossings must be designed and constructed to the satisfaction of Wyndham City Council.

Amenity

24. The use and development must be managed so that the amenity of the area is not detrimentally affected, 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.

Control of light spill

25. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

Construction management

26. All construction works must comply with EPA Publication 1834.2 - Civil construction, building and demolition guide, or any subsequent versions of this guide.

Expiry – Use and Development

27. This permit will expire if one of the following circumstances applies:
    a) The development is not started within 3 years of the issued date of this permit.
    b) The development (all stages) is not completed within 5 years of the issued date of this permit.
    c) The use does not start within 3 years of 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.

PERMIT NOTES

1. The permitted use or development may need to comply with, or obtain the following further approvals:
    - A building permit under the Building Act 1993.

2. Site access is to only be conducted via the existing crossover during construction of the development. Vehicle mounting of the kerb, nature strip and footpath is prohibited.

3. Works Within a Council Road Reserve: any work required to be undertaken outside the property boundary requires Works Consent approval from Wyndham City Council. This includes, but is not limited to, crossovers, drainage, and service connections.

4. This permit is not an EPA permission/approval. Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise

under the *Environment Protection Act 2017* are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the Environment Protection Regulations 2021.

5. The *Environment Protection Act 2017* introduced the general environmental duty (GED) and it applies to all Victorians. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

   This involves a continuous, preventative approach and should be undertaken with the understanding that where an operation presents low-level risks, or already has appropriate risk mitigation measures in place, further mitigation measures may still be necessary at a future point.

   For further information on what the laws mean for Victorian businesses and community go to: https://www.epa.vic.gov.au/general-environmental-duty.

6. The use and development requires an EPA Development and Operating Licence that will include licence approval requirements including (but not limited to) cumulative impacts with other nearby industries, air quality and other risks to human health.

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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 of issue: 20 March 2026 **Signature for the responsible authority:** [redacted]