

PLANNING PERMIT

Permit No.:	PA2302660-1
Planning scheme:	Casey Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	19-23 Horswood Road, Narre Warren North

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
35.05-1	Use land for a primary school and secondary school (Section 2 use).
35.05-5	Construct a building or works associated with a use in Section 2 of Clause 35.05-1 (primary and secondary school).
42.03-2	Construct a building or construct or carry out works.
44.06-2	Construct buildings or construct or carry out works associated with an Education Centre (primary and secondary school).
52.17-1	Remove, destroy or lop 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.

Commencement

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

Approved and endorsed staging plan

3. Before the development starts, including demolition, bulk excavation, site preparation works and vegetation removal, staging plans must be approved and endorsed by the responsible

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authority. The staging plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, and be generally in accordance with the Stages Plan, Drawing TP21, prepared by Cullen Architects, dated 28/07/2024, but amended to show the following details:

- a) A use and development schedule generally in accordance with the schedule dated 19/03/2024 but modified to:
 - i. Reflect the changes made consistent with the details shown on the architectural plans for endorsement.
 - ii. Show all car parking spaces are to be delivered in Stage 1.
 - iii. Include a note that all students are to be transported to and from the school via bus in Stage 1.
- b) The location of temporary portable classroom buildings proposed in Stage 1 as per the location shown on Drawing TP07, Rev S57a RFI.
- c) The staging of on-site wastewater treatment systems (if proposed) and stormwater management systems.
- d) A separate landscape staging plan generally consistent with the endorsed staging plan and proposed landscape master plan, confirming the extent of the approved landscaping works to be delivered in each stage before the use commences. The staging landscaping plan must demonstrate the following:
 - i. The proposed landscaping within and surrounding the car parking area will be implemented in conjunction with the delivery of the car park.
 - ii. All landscaping associated with and surrounding buildings which would be delivered at differences stages must be delivered in conjunction with the implementation of that stage.
- e) Any updates to ensure consistency with the endorsed architectural plans.

Approved and endorsed plans – All stages

4. Before the development starts, including demolition, bulk excavation, site preparation works and vegetation removal, detailed development plans for all stages 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 and be generally in accordance with the endorsed staging plan and the plans prepared by Cullen Architects, Revision 'S57a RFI', dated 28/07/2024, but amended to show the following details:
 - a) The overflow car parking area deleted and replaced with landscaping.
 - b) The full and correct number of car parking spaces annotated on each site plan, consistent with the details shown each site plan and the staging plan.
 - c) The location of proposed wastewater treatment plants setback to comply with Environment Protection Authority Victoria regulations as per the recommendations in the amended Land Capability Assessment.
 - d) Tree Protection Zones for all trees retained on the site and within 5 metres of the site boundaries.
 - e) The at-grade emergency access track shown consistently across all site plans.



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- f) Detailed elevations of the proposed post and wire fencing along boundary lines and within the site, with heights, solid-to-void ratio and design details shown.
- g) Confirmation all external building glazing and cladding materials will achieve a specular light reflectance of less than 15% when measured at an angle of 90 degrees to the surface of the material.
- h) Integration of services (hydrants, substations, a/c units, tanks, etc) into the overall built form design.
- i) Section drawings confirming the primary and secondary buildings, admin building, hall and workshop are to contain building heights of less than 10 metres, as measured to the natural ground level.
- j) The Stage 1 plans to show all space to the east and south of the hall, and east of the admin building, as 'no play zones'.
- k) The Stage 2 plans to show all space to the east of the workshop, primary building, hall and admin building as 'no play zones'.
- l) Deletion of the covered play area to the south of the workshop.
- m) Confirmed details (size, layout, depth) and drawings of the proposed wetland/retarding basin.
- n) Any changes required by the Waste Management Plan.
- o) Any changes required by the Landscape Plan.
- p) Any changes required by the Construction Environmental Management Plan.
- q) Any changes required by the Vegetation Management Plan.
- r) Any changes required by the Traffic and Parking Management Plan.
- s) Any changes required by the Stormwater Management Plan.
- t) Any changes required by the Land Capability Assessment.

Layout and use not altered

- 5. The use and development as shown on the endorsed plans must not be altered (unless the Casey Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.
- 6. The use and development must proceed in the order of the stages as shown on the endorsed staging plan.
- 7. The use and operation approved under each stage must not commence until buildings and works forming part of that stage are completed.
- 8. Once each stage of the development has started it must be completed to the satisfaction of the responsible authority.

Landscape Plan

- 9. Concurrent with the endorsement of plans, landscape plans must be approved and endorsed by the responsible authority. The landscape plan package must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Landscape Plans prepared by Nadia Gill Landscape Architect, dated 9 July 2024, but modified to show:

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- a) Any changes to ensure consistency with the staging and architectural plans, including the location of site services.
- b) A schedule of implementation of the landscaping works consistent with the endorsed staging plan.
- a) The location and a survey (including botanical names) of all existing vegetation to be retained and protected and/or removed.
- c) A landscape staging plan generally consistent with the endorsed staging plan confirming the extent of the approved landscaping works to be delivered in each stage before the use commences.
- d) 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. The schedule must be generally in accordance with Drawing LMP02, 'Landscape Details and Plant List' dated 9,082024, the indigenous native planting schedule and plant list received 12 July 2024.
- e) Notations on the landscape plan which correspond with the planting schedule to confirm the location of specific trees, shrubs and ground covers.
- f) All trees providing a visual buffer to the car parking area and the eastern boundary must be two metres tall when planted and the capability of growing to a height of 10m.
- g) Additional tree planting west of the car park to further filter views of hard surfacing and built form when viewed from Horwood Road and exiting Lysterfield National Park.
- h) Details of surface finishes of pathways and driveways.
- i) Car park and access road materials and construction to align with the recommendations contained within the Report on the 'Soil investigation and Pavement Design for Carpark and Access Roads', prepared by Civil Test Pty Ltd, dated 30 May 2023.
- j) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site, consistent with the approved architectural plans.
- k) The landscape design of the wetlands.
- l) Details of planting within the effluent field and 'ecological education facility areas'. A notation confirming no earth works other than that shown on the endorsed architectural plans are to occur in these areas without the written permission of the responsible authority.

Landscaping completion

10. Before the development is occupied for each stage, the landscaping shown on the approved landscape plans must be carried out and completed to the satisfaction of Casey City Council.

Landscaping maintenance

11. At all times the landscaping shown on the approved landscape plans must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Casey City Council.

Traffic and Parking Management Plan

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12. Concurrent with the endorsement of plans, a traffic and parking management plan for all stages must be approved and endorsed by the responsible authority. The traffic and parking management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Traffic and Transport Assessment prepared by Traffix Group, dated 12 July 2024, but modified to show:
- a) Any changes required by the endorsed architectural plans.
 - b) Any changes required by the Head, Transport for Victoria conditions.
 - c) Signage and line markings at entry and exit points.
 - d) Details to address traffic and pedestrian movement and safety including:
 - i. Entry and exit signage locations.
 - ii. Designated pick-up and drop-off areas with clear markings.
 - iii. Pedestrian crossing treatment and location/s.
 - iv. Physical protection and clear markings for pedestrian walkways.
 - e) Details of ongoing bus transport services to be provided by the school for all students in both Stage 1 and Stage 2 of the school's operation.
13. Before Stage 1 of the development is occupied, the areas set aside for the parking of vehicles and access lanes 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, asphalt surface or other agreed surface.
 - d) Drained.
 - e) Line marked to indicate each car parking space, all access lanes and pedestrian paths.
 - f) Clearly marked to show the direction of traffic along access lanes and driveways.
- Car spaces, access lanes and driveways must be kept available for these purposes.
Once constructed, these areas must be maintained to the satisfaction of Casey City Council.

Waste Management Plan

14. Concurrent with the endorsement of plans, 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, be generally in accordance with the Waste Management Plan, prepared by Cullen Architects, dated 28 July 2024, but modified to show:
- a) Any changes required by the staging plan and detailed development plans.
 - b) Proposed waste arrangements for each stage of the development.
 - c) Anticipated volumes of waste and recycling that will be generated and how they are determined.
 - d) The type and number of waste bins.
 - e) The type and size of trucks required for waste collection.



- f) A plan detailing adequate areas for waste bin storage and collection for the required type and number of bins.
 - g) Frequency of waste collection.
 - h) Hours for waste collection. The hours must be outside of peak traffic periods and must not impact on the amenity of nearby properties.
 - i) Measures to mitigate impacts on traffic and amenity including specification of hours for waste collection.
 - j) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner.
15. 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 Casey City Council.

Land Capability Assessment

16. Concurrent with the endorsement of plans, an amended Land Capability Assessment Report must be approved and endorsed by the responsible authority, in consultation with Casey City Council. The Land Capability Assessment Report must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Land Capability Assessment prepared by Civil Test Pty Ltd, dated 10 July 2024, but modified to include:
- a) An assessment of the size and locations of the proposed wastewater treatment systems shown on the architectural plans, dated 26 July 2024. Confirmation must be provided that the proposed size and location of the proposed wastewater treatment systems/plants are in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*. If the proposed treatment plant locations do not comply, recommendations for their relocation to ensure compliance must be made, with setback distances confirmed.
17. The recommendations of the endorsed Land Capability Assessment Report must be implemented, managed and maintained to the satisfaction of Casey City Council.

Stormwater Management Plan

18. Concurrent with the endorsement of plans, a stormwater management plan must be approved and endorsed by the responsible authority, in consultation with Casey City Council. The stormwater management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Stormwater Management Plan prepared by PG1, dated 9 July 2024, but modified to include:
- a) Details to address the proposed storm water management strategy for Stage 1 of the development, noting the proposed wetlands are intended to be delivered in Stage 2. The interim strategy must meet best practice stormwater management and comply with Casey City Council's requirements relating to stormwater management.
 - b) Details of how the stormwater management system will be managed on an ongoing basis.
 - c) Any details to ensure consistency with other permit conditions, including any recommendations in the endorsed Land Capability Assessment.

Stormwater management system – implementation and management

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19. The stormwater management system approved by the responsible authority and included in the endorsed stormwater management plan must be constructed, managed and maintained to the satisfaction of Casey City Council.

Kangaroo Conservation and Welfare Management Plan

20. Concurrent with the endorsement of plans, an amended Eastern Grey Kangaroo Conservation and Welfare Management Plan (KCWMP) must be approved and endorsed by the responsible authority. The plan must be prepared to the satisfaction of the responsible authority and must be generally in accordance with the Eastern Grey Kangaroo Conservation and Welfare Management Plan, prepared by Nature Advisory, dated July 2024, but modified to show:
- a) The Construction Fencing Plan to take account of the location of temporary portable classrooms.
 - b) Any changes to ensure consistency with the endorsed architectural plans.
21. The management and monitoring measures set out in the endorsed KCWMP must be implemented and maintained to the satisfaction of Casey City Council.

Vegetation Management Plan

22. Concurrent with the endorsement of plans, an amended Vegetation Management Plan must be approved and endorsed by the responsible authority. The Vegetation Management Plan must be prepared to the satisfaction of the responsible authority and must be generally in accordance with the Vegetation Management Plan, prepared by Nature Advisory, dated February 2024, but modified to show:
- a) Updates to respond to and ensure consistency with the amended architectural plans, Revision 'S57a RFI', dated 28/072024, and the flora and fauna assessment, prepared by Nature Advisory, dated July 2024.
 - b) Measures to revegetate and enhance the existing wetland habitat to be retained.
 - c) Measures to ensure native vegetation is not negatively impacted by the construction and maintenance of the proposed wetland/retarding basin.
 - d) Details of how the constructed wetland/retarding basin will meet habitat requirements of threatened species, including notes on water quality.
 - e) Measures that must be incorporated into the design and construction of the development to ensure the protection of any existing native vegetation and trees (including those within 5 metres of the site) identified for retention, determined in accordance with *Australian Standard AS4970-2009 - Protection of Trees on Development Sites*, generally in accordance with the Arboricultural Impact Assessment, prepared by Green Connection, dated 22 January 2024.
 - f) The location of tree protection zones (TPZ) and tree protection fencing (as necessary) for trees identified for retention on the site and within 5 metres of the site on a plan drawn to scale with dimensions.

Construction Environmental Management Plan

23. Before the development starts, including demolition, bulk excavation, site preparation works and vegetation removal, a Construction Environment Management Plan (CEMP) must be approved and endorsed by the responsible authority, in consultation with Casey City Council.



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The CEMP must be prepared to the satisfaction of the responsible authority and must include but not necessarily be limited to the following:

- a) Specific details for the implementation of the recommendations and mitigation measures specified in the Flora and Fauna Assessment, prepared by Nature Advisory, dated July 2024 and the endorsed Vegetation Management Plan.
- b) Any details required for consistency with the endorsed Eastern Grey Kangaroo Conservation Welfare Management Plan.
- c) Details confirming how native vegetation to be retained on the land and directly adjoining the property will not be impacted by the approved works, including works associated with the wetlands.
- d) Details for the protection of native vegetation and other biodiversity and environmental values being retained on the site and on land directly adjoining the site, during and post construction works. The works must ensure that:
 - i. All landscape and buffer planting must be done using suitable indigenous species appropriate to the relevant Ecological Vegetation Class of the site/s being revegetated.
 - ii. The native vegetation to be retained on site should be completely fenced out to provide appropriate protection from impacts rather than each patch and tree being fenced individually.
- e) Details of how native vegetation removal is to be conducted in a manner that avoids any further, un-permitted impacts or damage to other native vegetation being retained on site or on adjoining land and avoids impacts, disturbance or damage to any native fauna.
- f) Identification of all stockpile, storage, laydown, parking and machinery storage locations on site and management requirements for these. These need to be located within identified impact areas/footprint.
- g) Appropriate sediment control, erosion and drainage management to be implemented on site, to ensure no sediment or sediment laden runoff enters any waterways, drainage lines, wetlands or moves off site.
- h) Weed control and management on site, including appropriate vehicle hygiene measures during construction phase, and post construction ongoing weed management.
- i) The person/s responsible for implementation and compliance of each aspect of the CEMP.
- j) Measures to avoid and minimise amenity and environmental impacts during construction.
- k) Procedures to manage construction noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834).
- l) Procedures to manage mud and debris on the surrounding road network which may occur during construction.

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- m) Procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.
 - n) A construction timetable, including typical daily start and end times.
24. All persons undertaking works on site must be fully briefed on all aspects and requirements of the endorsed CEMP.
25. Before any works start, including removal of native vegetation, a native vegetation protection fence must be erected around all patches of native vegetation and scattered trees to be retained on site. The fence must be erected around the patches of native vegetation at a minimum distance of 2 meters from the retained patch vegetation; and/or at a radius of 12 x the diameter at a height of 1.3 meters, to a maximum of 15 meters but no less than 2 meters from the base of the trunk of any tree. The fence must be constructed of star pickets and plain wire, chain mesh or other durable clearly visible material, to the satisfaction of the responsible authority. The fencing must remain in place until all works are completed to the satisfaction of Casey City Council.
26. Except with written consent of Casey City Council, within the areas of native vegetation to be retained and any tree protection zone, including any adjoining road reserves, the following is prohibited:
- a) Vehicular/machinery access during construction.
 - b) Trenching or soil excavation.
 - c) Storage or dumping of any soils, materials, equipment, vehicles, machinery, or waste products.
 - d) Entry and exit pits for the provision of underground services.
 - e) Any other actions or activities that may result in adverse impacts to retained native vegetation.

Native Vegetation Offsets

27. To offset the removal of 0.015 hectares of native vegetation, the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:
- a) A general offset of 0.008 general habitat units:
 - i. located within the Melbourne Water (CMA) or Casey City Council (LGA); and
 - ii. With a minimum strategic biodiversity value score of at least 0.5627.
28. Before any native vegetation is removed, evidence that the offset required by this permit has been secured, must be provided to the satisfaction of the responsible authority. This evidence must be 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 will be endorsed by the responsible authority and form part of this permit.

Avoiding damage during vegetation removal

29. Vegetation removal and disposal must not cause damage to vegetation stands to be retained or to drainage lines or watercourses to the satisfaction of the responsible authority.

Country Fire Authority conditions

30. Before the development starts, the Bushfire Management Plan prepared by Fire Risk Consultants, Version 3, dated 9/7/2024 must be endorsed by the responsible authority. Once endorsed the plan must not be altered unless agreed to in writing by the Country Fire Authority and the responsible authority.

Head, Transport for Victoria conditions

31. Prior to the endorsement of plans, amended plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally modified to show:
- a) The intersection of Horswood Road and Belgrave-Hallam Road to be signalised T-intersection.
32. Unless otherwise agreed in writing by the Head, Transport for Victoria, prior to the commencement of Stage 2 of the school's operation (i.e. once the students are allowed to be pick-up & drop-off via private passenger vehicles), the following roadworks on Horswood Road and Belgrave-Hallam Road must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria:
- a) Traffic Signals at Horswood Road and Belgrave-Hallam Road intersection.
33. Unless otherwise agreed in writing by the Head, Transport for Victoria, prior to the commencement of any roadworks, Functional Layout Plans (FLP) generally consistent with the submitted conceptual FLP prepared by Traffix Group (dwg. no. G31830-01-01, dated 05/08/2022) along with a functional Road Safety Audit must be prepared and submitted to the satisfaction of the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit.
34. Subsequent to the approval of the FLP and prior to the commencement of any roadworks within the arterial road reserve the applicant must submit the detailed engineering design plans to the Head, Transport for Victoria for review and approval. The detailed design plans must be prepared generally in accordance with the approved FLP to the satisfaction of the Head, Transport for Victoria.
35. Unless otherwise agreed in writing by the Head, Transport for Victoria, prior to the occupation and operation of Stage 2 of the school, the buildings and works shown on the endorsed plans must be constructed to the satisfaction of and at no cost to the Head, Transport for Victoria.

School use and operation



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36. The school, including any ancillary sporting events, must not operate on weekends and public holidays.
37. School related events, including sporting events, must not occur before 8am or after 6pm on weekdays, unless with the written consent of the responsible authority. This is except for parent teacher interviews, faith formation evenings and annual graduation and award ceremonies which may occur outside of the prescribed hours.
38. No more than 189 students are permitted to be enrolled at the school in Stage 1A (with school bus transport only), 239 in Stage 1B (with school bus transport only) and no more than 239 students are permitted to be enrolled in Stage 2 (final stage with parent drop off allowable when intersection is complete), without the written consent of the responsible authority.
39. In Stage 1, all space to the east and south of the hall, and the east of the admin building must be designated as 'no play zones'.
40. In Stage 2, all space to the east of the workshop, primary building, hall, and admin building must be designated as 'no play zones'.

Noise control

41. 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.
42. No external amplified music and/or sound equipment is permitted on the premises without the prior written consent of the responsible authority.

Lighting Management

43. 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.
44. Flashing or intermittent light must not be displayed on the subject land except with the written consent of the responsible authority.
45. Before any sports field lighting associated with any stage of the development is installed, a report prepared by a suitably qualified lighting engineer, must be approved and endorsed by the responsible authority, ensuring the following:
 - a) That all lights achieve industry best practice with regards to, but not limited to, the location and direction of lighting and the associated lux levels as relevant to maintaining the existing amenity of any nearby sensitive interface; and
 - b) That all lights will not have any adverse impacts on fauna, noting the position of the sportsfields adjacent to Lysterfield National Park.to the satisfaction of the responsible authority.

General amenity provision

46. 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.

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- 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.

to the satisfaction of the responsible authority.

Run-off

- 47. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Casey City Council or Melbourne Water drains or watercourses.

Vehicle Crossover

- 48. The vehicle access point should be designed as per a standard crossover generally in accordance with the City of Casey Standard Drawings S-804-/V2.

Bushfire Management

- 49. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.
- 50. An Emergency Management Plan, generally in accordance with the Emergency Management Plan, prepared by My Emergency Management, V2, dated 20 November 2019, must be implemented on a continuing basis and reviewed annually by the permit holder, in consultation with the Country Fire Authority, as necessary.

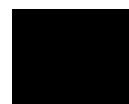
Expiry – use and development

- 51. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two years of the issued date of this permit.
 - b) The development is not completed within eight years of the issued date of this permit.
 - c) The use is not started within two years of the completion of Stage 1 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.

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>
12 June 2026	<ul style="list-style-type: none">• Alteration to Condition 37.• Alteration to Condition 38.• Associated amendments to plans and the staging/development schedule.	Minister for Planning

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Notes:

- This permit does not authorise the commencement of any demolition or construction on the land.
- Before any demolition or construction may commence, the permit holder must apply for and obtain appropriate building approval from a Registered Building Surveyor.
- The permit holder will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the permit holder and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.
- Nothing in this permit or any plans or documents approved in accordance with the conditions of this permit should be taken to imply that the development meets the requirements of the Building Act 1993 and its regulations.

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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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Signature for the responsible authority:

