

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2604236
Planning scheme:	Merri-bek Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	35 William Street Glenroy (Lot 1 on TP95057, Lots 1-4 on LP44474 and Lots 98 and 99 on LP23974)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.09-10	Construct a building or construct or carry out works associated with a section 2 use (secondary school)
52.05-13	Construct or put up for display a sign

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 development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the responsible authority in consultation with the Merri-bek City Council. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with Architectural Plans prepared by McIldowie Partners dated 13/02/2026, Revision 1, Sheets TP000, TP010, TP015, TP020, TP025, TP026, TP030, TP031, TP040, TP050, TP060, TP101, TP102, TP103, TP201, TP202, TP301, TP302, TP401, TP501, TP502, TP800 but modified to show:
 - a) Any changes necessitated by the Landscape Plan required by Condition 5 of this permit.

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- b) Any changes required to align with the Public Works Plan requested under Condition 8 of this permit.
- c) The Environmentally Sustainable Design initiatives that are required to be shown on plans, as contained within Condition 9(c) of this permit.

Layout not altered

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

Landscape plan

- 5. Concurrent with the submission of plans for endorsement under Condition 3 of this permit, an amended Landscape Plan must be approved and endorsed by the responsible authority. The landscape plans must be prepared to the satisfaction of the responsible authority, in consultation with Merri-bek City Council and must be generally in accordance with the Landscape Plan prepared by McIldowie Partners, dated 11 February 2026, Rev B, but modified as follows:
 - a) Any changes required for consistency with the modifications required by Condition 8.
 - b) A complete planting schedule including a list of all proposed species and quantities.

Completion of landscaping

- 6. Before the development hereby approved is practically completed, 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.

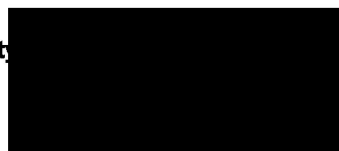
Landscaping maintenance

- 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.

Public Works Plan (PWP)

- 8. Concurrent with the submission of plans under Condition 3, a Public Works Plan (PWP) and associated construction drawing specifications detailing public works at the north-eastern interfaces of the approved works must be submitted to the satisfaction of the responsible authority, in consultation with the Merri-bek City Council. The PWP must include:
 - a) Removal of existing concrete hardstand adjacent to the north-eastern section of the approved works and replacement of a turfed nature strip without interference or conflict with the existing footpath, assets, or pedestrian crossings.

When submitted and approved to the satisfaction of the Responsible Authority, the Public Works Plan will be endorsed to form part of the permit. No alterations to the Public Works Plan may occur without the written consent of the responsible authority, in consultation with the Merri-bek City Council.



Environmentally Sustainable Plan (ESD) – Amended plans

9. Concurrent with the submission of plans under Condition 3, an amended Sustainability Management Plan (SMP) must be approved and endorsed by the responsible authority in consultation with the Merri-bek City Council. When approved, the plans will be endorsed and will then form part of the permit. The SMP must be generally in accordance with the Sustainable Management Plan, prepared by Lucid and dated 23 January 2026, but amended to include the following:
- a) Amend the energy discussion so that:
 - i. The preliminary section J markup (Appendix B) meets the wider SMP and BESS commitments for a 10% improvement on Section J of the National Construction Code – including the 'external envelope wall' values.
 - ii. The wider SMP and BESS report amended as required.
 - b) A detailed stormwater management response including:
 - i. Blue factor report / copy of MUSIC model, that demonstrates best practice stormwater.
 - ii. For the development/construction site only, accompanying plans, including a Water Sensitive Urban Design catchment plan, clearly showing details including:
 - All pervious and impervious areas.
 - Catchments for treatments (such as roof areas for rainwater tanks).
 - Discussion of the rainwater tank water use (such as toilet flushing).
 - Treatments such as rain gardens.
 - iii. Maintenance of all stormwater treatments, including routine maintenance and unscheduled maintenance (e.g. after significant storms).
 - iv. How the development will manage 'site management objectives' pursuant to Clause 53.18-6 of the Merri-bek Planning Scheme.
 - c) Show the following ESD initiatives on the development plans:
 - i. The capacity of the solar PV systems as per the SMP (minimum 15kW).
 - ii. Clarify the north, east and west facing shading for exposed windows, including how the windows will be adequately protected during warm weather.

Environmentally Sustainable Plan (ESD)

10. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan (SMP) must be implemented and complied with to the satisfaction of the Merri-bek City Council.

No alterations to these plans may occur without the written consent of the responsible authority, in consultation with the Merri-bek City Council.

Implementation of ESD initiatives

11. Within six months of the occupation of the development, a report from the author of the endorsed Sustainable Management Plan (SMP) prepared by Lucid and dated 23 January 2026, or similarly qualified person or company, must be submitted to and be 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

12. All stormwater from the land, where it is not collected in rainwater tanks for re-use, must be collected by an underground pipe drain approved by and to the satisfaction of the Merri-bek City Council.
13. Stormwater from the land must not be directed to the surface of the right-of-way (laneway) to the satisfaction of the Merri-bek City Council.

Lighting

14. Lighting must be designed to not emit light directly onto adjoining property to the satisfaction of the responsible authority.

Signs

15. The location and details of the sign, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.
16. The sign lighting must be designed, baffled and located to prevent any adverse effect of light spill on adjoining land to the satisfaction of the responsible authority.
17. The sign, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority

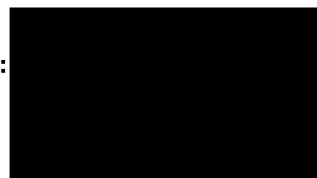
Expiry – development

18. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within three years of the issued date of this permit.
 - b) The development is not completed within five years of the issued date of this permit.

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.

USEFUL INFORMATION:

- (the following information does not form part of this permit)
- The permitted use or development may need to comply with, or obtain the following further approvals:
 - A building permit under the *Building Act 1993*.
 - The proposal is required to comply with all relevant local laws and building requirement as it relates to construction management.



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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: 7 July 2026 Signature for the responsible authority:

