

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2503929
Planning scheme:	Knox Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	3 Nortons Lane, Wantirna South (Lot 1 TP201559)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
35.07-1	Use the land for a primary school
35.07-4	Construct a building or construct or carry out works for a primary school
52.05-14	Display a business identification 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.

Approved and endorsed plans – changes required

3. Before the use and development starts, excluding demolition, excavation, piling, site preparation works, and works to remediate contaminated land, 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 MSM & Associates, with various dates including:

TP-01, TP-06 dated 2 September 2025,

TP-02 dated 27 October 2025,

TP-05 dated 5 December 2025, and

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TP-03, TP-04, TP-07, TP-08 dated 8 July 2026.

but amended to show the following details:

- a) A notation added to the signage plan to indicate the sign is Flood Lit only and illuminated between school hours and for school events only.
- b) Acoustic fence installed on the southern boundary of the land for the length of the portable buildings and playing fields.
- c) the excavation and sleeper retaining walls along the boundary of Nortons Park set back to not impact the Crown Land
- d) fire pump and water tanks on the north-east corner of the site be appropriately screened to minimise the visual impact from the adjoining parkland
- e) requirements of the Head Transport for Victoria conditions approved by Head, Transport for Victoria.
- f) any changes required by the Car Parking Management Plan
- g) all recommendations and measures in accordance with the Bushfire Management Plan

Layout not altered

- 4. The use and development as shown on the endorsed master plan must not be altered (unless the Knox Planning Scheme specifies that a permit is not required) without the written consent of the responsible authority.

Head Transport for Victoria

- 5. Before the endorsement of the development plans, amended plans must be submitted to and approved by the Head, Transport for Victoria and the Responsible Authority. When approved, the plans will be endorsed and form part of the permit. The plans must be generally in accordance with the application plans and must be prepared to the satisfaction of and at no cost to the Head, Transport for Victoria;
 - a) Include details of proposed signage plan associated with prohibiting right-turn movements from Nortons Lane during school hours;
- 6. Before the use starts, a Traffic Management Plan (TMP) must be submitted to and approved by the Head, Transport for Victoria and the Responsible Authority. The TMP must be prepared to the satisfaction of and at no cost to the Head, Transport for Victoria. The TMP must:
 - a) Include measures to minimise traffic generation and manage peak period vehicle movements associated with the school;
 - b) Detail the operation of the private bus service.
- 7. Prior to the signalisation of the High Street Road / Nortons Lane intersection, the number of students enrolled at the site must not exceed 100 students.
- 8. Following the construction, commissioning and operation of the signalised intersection at High Street Road and Nortons Lane, the number of students enrolled at the site may increase to a maximum of 150 students.
- 9. Before the use starts, signages associated with prohibiting right-turn movements from Nortons Lane during school hours must be installed to the satisfaction of and at no cost to the Head,

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Transport for Victoria. The restriction must apply during school hours on school days. The signages must be maintained at all times to the satisfaction of and at no cost to the Head, Transport for Victoria.

Interim Traffic and Transport Management Plan

10. Before the use commences, an Interim Traffic and Transport Management Plan must be submitted to and approved by the responsible authority, in consultation with Knox City Council. The plan must apply until Nortons Lane is constructed and available for use as a made road and must include:
- a) Details of the private bus service to be provided for the transport of students to and from the site, including the number and size of buses, routes, frequency and pick-up and drop-off arrangements.
 - b) Measures to ensure students use the private bus service for travel to and from the site and to minimise private vehicle movements associated with student pick-up and drop-off.
 - c) Details of arrangements for staff and visitor access to and from the site, including any measures necessary to manage traffic and parking impacts on the surrounding road network.
 - d) Details of the management of bus movements, including on-site loading and unloading, circulation, queuing and safe pedestrian movement.
 - e) Any temporary signage, line marking or traffic management measures required to facilitate safe access to and from the site.
11. Once Nortons Lane is constructed and available for use as a made road, the requirements of this condition cease to apply and the ongoing traffic, parking and transport arrangements must operate in accordance with the endorsed Car Parking Management Plan required by Condition 12.

Car Parking Management Plan

12. Concurrent with the endorsement of plans, a Car Parking Management Plan must be approved and endorsed by the responsible authority in consultation with Knox City Council. The traffic and parking management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Amended Transport Impact Assessment, prepared by Ratio Consultants, dated 4 March 2026, and include the following:
- a) Details of the proposed private school bus service to be offered to students once Nortons Lane is a made road including the size of buses to be used and frequency.
 - b) The allocation of car parking between staff, pick-up/drop-off and visitor parking.
 - c) Measures to ensure all staff and parents will use the on-site car park and will not use on-street parking in the surrounding area.
 - d) Measures to manage pick-up and drop-off times to minimise impacts on traffic and car parking along Nortons Lane.
 - e) Measures to minimise any queueing of cars accessing the car park.
 - f) Signage and line markings at entry and exit points.

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- a) Details of driveway/accessway gradients in compliance with Design Standard 3 of Clause 52.06-9 of the Knox Planning Scheme.
 - b) Design details of proposed bicycle parking spaces in compliance with the design standards of Clause 52.34-6 of the Knox Planning Scheme.
13. Before 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 or asphalt 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.
14. Car spaces, access lanes and driveways must be kept available for these purposes at all times to the satisfaction of Knox City Council.

Crossover

15. Before the development is occupied, any new vehicular crossing(s) must be designed and constructed to the satisfaction of Knox City Council at the cost of the permit holder.

Land Capability Report

16. Concurrent with the endorsement of plans, a Land Capability Assessment must be approved and endorsed by the responsible authority generally in accordance with the Land Capability Assessment prepared by GroundScience dated 20 August 2025.

Fencing Plan

17. Before the development is occupied, a Fencing Plan must be approved and endorsed by Parks Victoria to show the northern and western boundary fencing (adjoining the Nortons Park boundary).

Bushfire Management Plan

18. Concurrent with the endorsement of plans, a Bushfire Management Plan (BMP) must be approved and endorsed by the responsible authority. The BMP must include the following:
- a) An assessment against Clause 53.02-6 of the Knox Planning Scheme (Bushfire Prone Area) and must consider and provide instruction to the school on, as relevant, shelter in place, evacuation, closure of the site in elevated danger days, emergency management arrangements etc.

Waste Management

19. Concurrent with the endorsement of plans for of the development, a Waste Management Plan (WMP) 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 Ratio, dated 9 September 2025.

Waste storage

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20. 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 the responsible authority.

Landscaping completion

21. Before the development is occupied, the landscaping shown on the approved landscape plans must be carried out and completed to the satisfaction of Knox City Council.

Landscaping maintenance

22. 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 Knox City Council.

Environmentally Sustainable Design

23. Concurrent with the endorsement of plans for the development, including demolition, excavation, piling, site preparation works, and works to remediate contaminated land, a Sustainable Design Assessment (SDA) report must be approved and endorsed by the responsible authority. The SDA report must be prepared to the satisfaction of the responsible authority, and must be generally in accordance with the Sustainable Development Assessment, prepared by BRT Consulting, dated 1 September 2025.

Stormwater Management Plan

24. Prior to the commencement of the development approved under this Permit, drainage plans and computations must be submitted to and approved by the Knox City Council. Construction of the drainage must be in accordance with these plans. The plans must show the following:
- a) All stormwater drainage discharge from the site connected to a legal point of discharge.
 - b) An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.
 - c) The on-site detention system to be installed in a suitable location for easy access and maintenance.
 - d) A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.
 - e) Any Environmental Sustainable Design initiatives shown on the Development Plans approved pursuant to Condition 3 of this permit.
 - f) Location of fencing in accordance with the Development Plans approved pursuant to Condition 3 of this permit.
 - g) All levels to be to AHD (Australian Height Datum).

Onsite disposal of wastewater

25. Before the development is occupied, an approved onsite wastewater management system must be installed to treat all wastewater generated from the development, to the satisfaction of Knox City Council.
26. All treated wastewater must be disposed of within the curtilage of the property.

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27. All wastewater must be managed in accordance with part 5.7 of the Environment Protection Regulations 2021 to minimise the risk of harm to the environment and human health.

Run-off

28. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Knox City Council drains or watercourses.

General amenity provision

29. The 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

to the satisfaction of the responsible authority.

Noise control

30. 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.

31. All security alarms or similar devices installed on the land must be of a silent type approved by the Standards Association of Australia and be connected to a registered security service.

Lighting

32. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of the responsible authority.

Signage

33. The signs, as shown on the endorsed plans, must at all times be maintained in good order and condition, to the satisfaction of the responsible authority.

34. The sign may only be Flood Lit only and illuminated between school hours and for school events only.

35. The supporting structure of the signs must be painted in a colour to the satisfaction of the responsible authority.

36. This permit, in relation to the signs hereby approved, will expire in 15 years from the date of the permit and the sign and all supporting structures must be removed and the surface made good, to the satisfaction of the responsible authority, within one month of the expiry date.

Expiry - Development and use

37. 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 is not completed within 5 years of the issued date of this permit.

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- 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.

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:
 - The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
 - A building permit under the *Building Act 1993*.
 - Head, Transport for Victoria Note: The proposed development requires works within the road and road reserve. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. The permit holder must contact the Department of Transport and Planning prior to commencing any works within the road reserve.
 - Knox City Council Note: Any works in road reserve will require separate road authority approvals. If widening, passing areas, signage, or other physical works are proposed within the Nortons Lane or High Street Road road reserve, these should not be assumed to be authorised by the planning permit alone. Separate consent under the Road Management Act 2004 and the relevant road authority approval processes will still be required.
 - Fire Rescue Victoria Note: The permitted development will need to comply with and obtain the following further approvals: A building permit under the Building Act 1993, additionally it is noted that the applicable requirements of Specification 43 (Bushfire protection for certain Class 9 buildings) may influence the configuration of the currently detailed development.



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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit

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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