

PLANNING PERMIT

Permit No.:	PA2504149
Planning scheme:	Yarra Ranges
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	65 Quarry Road, Lilydale (Lot 1 on Title Plan 535449E)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
33.03-1	Use land for warehouses (staged)
33.03-4	Construct a building or construct or carry out works (staged)
44.04-2	Construct a building or construct or carry out works
44.06-2	Construct a building or construct or carry out works
52.06-3	Reduce the number of car parking spaces required

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended plans

1. Before the use or development starts, excluding demolition, bulk excavation and site preparation works, 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 Watson Young, dated 18 May 2026, but amended to show the following details:
 - a) Skylight for each warehouse tenancy.
 - b) Correct natural ground levels on elevations, with ground floor levels of all buildings not more than 2 metres above natural ground level.
 - c) Earthworks plan showing height/depth of fill and excavation associated with the proposed buildings and works and how the fill will be retained.
 - d) No excavation within 4 metres of the north boundary.

Date issued: 7 August 2026 **Signature for the responsible authority:**



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- e) All hard surfaces within 4 metres of the north boundary to be constructed of permeable paving.
- f) Footpath link within the site to Quarry Road road reserve.
- g) Signs and linemarking for pedestrian priority within the site.
- h) FN1 notated as a black 2.1 metre high cyclone wire fence.
- i) Any changes in accordance with the recommendations of the Acoustic Report and Sustainability Management Plan.
- j) Changes in accordance with Melbourne Water conditions.
- k) Notation that the use and development approved under this permit does not include roadworks within Quarry Road. A further planning permit or amendment under Section 72 of the Planning and Environment Act 1987 is required if the roadworks required under the conditions of this permit within the Land Subject to Inundation Overlay redirect or obstruct the water flow path.

All to the satisfaction of the responsible authority.

Compliance with documents approved under this permit

- 2. 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.

The use of any warehouse must not be a purpose listed in the table to Clause 53.10.

Commencement

- 3. This permit will operate from the issued date of this permit.

Layout not altered

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

Staged use and development

- 5. The use and development must proceed in the order of stages as shown on the approved and endorsed staging plan.

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

Landscaping

- 6. Before the use or development starts, excluding demolition, bulk excavation and site preparation works, 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 John Patrick, dated 28 January 2026, but amended to show the following details:
 - a) Changes required by condition 1 and Melbourne Water landscaping conditions.
- 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 Yarra Ranges Shire Council.

Date issued: 7 August 2026 Signature for the responsible authority:



Noise attenuation

8. Before the use or development starts, excluding demolition, bulk excavation and site preparation works, an acoustic report must be approved and endorsed by the responsible authority. The acoustic report must be prepared to the satisfaction of the responsible authority, and include the following details:
- a) Any changes required under condition 1 of this permit.
 - b) Any noise attenuation measures to mitigate noise from traffic and activities (such as forklifts) within the development.
 - c) Consideration of an acoustic fence along the east and south boundaries, to minimise potential noise impacts on nearby dwellings.
 - d) Demonstrate compliance with EPA Publication 1826.4.
 - e) Any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.4, including limited hours of operation.
 - f) Acoustic measures for the development must be implemented in accordance with the acoustic report.

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

9. Before the use or 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.
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.

Environmentally Sustainable Design

11. Before the development starts, a sustainability management plan (SMP) and Green Travel Plan in accordance with Clause 15.01-2L of the Yarra Ranges Planning Scheme must be approved and endorsed by the responsible authority in consultation with Yarra Ranges Council. The SMP and Green Travel Plan must be prepared to the satisfaction of the responsible authority.

Implementation of ESD Statement Initiatives

12. Within six months of the occupation of each stage of the development, a report from the author of the endorsed report 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.

Quarry Road widening

13. Before the use or development starts, excluding demolition, bulk excavation and site preparation works, a pavement investigation must be undertaken by a suitably qualified professional on Quarry Road to assess existing conditions and confirm whether the current pavement can support the additional vehicle loads associated with the operation of the warehouses, to the satisfaction of the Yarra Ranges Shire Council.



The outcomes of this investigation must inform the pavement design for the road widening and identify any additional strengthening or improvement works required to accommodate the anticipated loads.

14. Prior to the commencement of the use or any works covered by this permit, excluding demolition, bulk excavation and site preparation works, engineering construction plans showing all car parking, access ways, road ways, and drainage (including kerbing if required) together with a processing fee must be submitted to, and approved by, the Yarra Ranges Shire Council.

The upgrade of Quarry Road must have regard to the recommendations from the Pavement Investigation Report. Quarry Road must be constructed in accordance with these approved engineering plans to the satisfaction of Yarra Ranges Council, prior to the commencement of the use or the occupation of Stage 1, unless otherwise agreed in writing by the responsible authority in consultation with Yarra Ranges Council.

15. Prior to the commencement of the use or any works covered by this permit, an inspection report, including documentation and photos of the condition of Quarry Road must be submitted to the Yarra Ranges Shire Council for approval.
- a) The condition of Quarry Road shall be monitored for the duration of the works and any repairs identified as being required shall be completed to the satisfaction of the Yarra Ranges Shire Council within 24 hours of being identified.
 - b) At the completion of works, a final condition report for Quarry Road shall be submitted and any repairs/re-construction works identified shall be carried out at the cost of the permit holder or developer to the satisfaction of the Yarra Ranges Shire Council.
16. Prior to the commencement of the use or occupation of Stage 1 of the permitted development, the section of Quarry Road between Nelson Road and the northern boundary of the site, inclusive of the easement (approximately 1 kilometre in total length), must be widened with a sealed surface of 7.0 metres in width, including appropriate drainage (and kerbing if required), to the satisfaction of the Yarra Ranges Shire Council.

Stormwater management

17. Prior to the use or works starting, excluding demolition, bulk excavation and site preparation works, Development Stormwater Drainage Engineering Plans and Computations must be submitted to, and approved by, Yarra Ranges Shire Council. Development Stormwater Drainage Engineering Plans and Computations must be in line with all the requirements of the approved point of discharge certificate. The plans must be generally in accordance with the Stormwater Management Plan and Civil Computations prepared by Premier Consulting Engineers, dated 5 August 2025 but amended to show the following details:
- a) Changes required by Condition 1 and the Sustainability Management Plan.
 - b) No excavation or underground stormwater assets within 4 metres of the north boundary, including the detention tank.

Car Parking, Traffic and Pedestrian Management Plan

18. Before the use or occupation of each stage starts, a Car Parking, Traffic and Pedestrian Management Plan for each stage shall be submitted to and approved by the Yarra Ranges Shire Council. The plan shall include the following:



- a) Changes in accordance with Condition 1.
- b) A signage and line marking plan which shows:
 - i. entry and exit points to and from the subject site; and
 - ii. circulation within the site.
- c) Pedestrian paths within the site which are clearly separated from heavy vehicle movements (physical separation or delineation).
- d) Measures to manage speed of vehicles within the site. This shall include the location and details of speed management treatments (e.g. speed cushions, humps, signs).
- e) Protocols for staff, deliveries, and contractors to ensure the site operates in a coordinated, predictable, and safe manner. This shall establish operational rules and provide information on:
 - i. vehicle routes to the site;
 - ii. vehicle circulation within the site;
 - iii. pedestrian management measures and designated paths;
 - iv. loading and unloading procedures; and
 - v. communication and scheduling protocols to minimise conflict, delays and queues.

Once approved, a copy of the Car Parking, Traffic and Pedestrian Management Plan will form part of the endorsed documents.

Vehicle crossing removal

- 19. Prior to the occupation of each stage of the permitted development the parking areas and vehicular access ways shown on the endorsed plan must be fully constructed, sealed, drained and delineated to the satisfaction of the Yarra Ranges Shire Council.
- 20. Prior to the occupation of Stages 1 and 3 of the permitted development concrete vehicle crossings must be constructed on Quarry Road to serve the development to the satisfaction of the Yarra Ranges Shire Council.

The location, number, and widths of the vehicle crossings shall be as specified in the approved plans and shall be designed and constructed in accordance with Yarra Ranges Shire Council Std. Dwg. SD/C3 Commercial Vehicle Crossing.

Construction of civil works

- 21. Prior to the occupation of each stage of the permitted development the construction of all internal civil works, including car parking, vehicular access ways and drainage of each relevant stage is to be inspected and approved by a suitably experienced civil engineer or person. This person must supply written certification that the works have been constructed in accordance with the approved plans, to the satisfaction of the Yarra Ranges Shire Council.
- 22. The roadworks in Quarry Road including within the easement must be maintained in good condition and repair by the permit holder or developer for a period of three months from the date of practical completion to the satisfaction of the Yarra Ranges Shire Council.
- 23. The parking areas, vehicular access ways and drainage approved by this permit are to be maintained and must not be obstructed or made inaccessible to the satisfaction of the Yarra Ranges Shire Council.



Construction of drainage

24. Prior to the occupation of each stage of the permitted development piped drainage must be constructed to drain all impervious areas incorporating Water Sensitive Urban Design features, to the satisfaction of the Yarra Ranges Shire Council.
25. Prior to the occupation of Stages 1 and 4 of the permitted development a detention system must be constructed/installed to drain all impervious areas, to the satisfaction of the Yarra Ranges Shire Council.
26. Prior to the occupation of Stage 1 of the permitted development piped Council outfall drainage must be constructed to the satisfaction of the Yarra Ranges Shire Council.
27. All stormwater from the development must be directed to a legal point of discharge to the satisfaction of the Yarra Ranges Shire Council.

Silent Security alarms

28. Prior to the occupation of each stage of the permitted development, all security alarms or similar devices installed on the premises must be of a silent type in accordance with any current standard published by Australian Standards and be connected to a monitored security service.

Lighting

29. Prior to the occupation of each stage of the permitted development, security lighting must be installed at the entrance to the development and within any stage of the car parking area and pedestrian access way on the premises to Australian Standards and thereafter maintained, all to the satisfaction of the Yarra Ranges Shire Council.
30. Prior to the occupation of each stage of the permitted development, external lighting must be located, designed, directed, shielded and baffled and thereafter maintained, all to the satisfaction of the Yarra Ranges Shire Council.

Loading/unloading and waste collection

31. The loading and unloading of goods from vehicles and collection of waste must only be carried out on the land within the designated loading bay(s) and waste collection area(s) and must not disrupt the circulation and parking of vehicles on the land, to the satisfaction of Yarra Ranges Council.
32. The Waste Management Plan endorsed under this Planning Permit must be complied with to the satisfaction of the Yarra Ranges Shire Council.

General amenity provisions

33. 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; and



d) presence of vermin,

to the satisfaction of the Yarra Ranges City Council.

34. Council's assets must not be altered or damaged in any way except with the prior written consent of the Yarra Ranges Shire Council.

35. No goods or packaging materials shall be stored or left exposed outside a building so as to be visible to the public from a road or other public place.

Mandatory Bushfire Management Overlay Condition - Buildings and works

36. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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.

CFA

Endorsement of Bushfire Management Plan

37. Before the development starts, the Bushfire Management Plan prepared by Nexus Planning, Version 2, dated 15 December 2025 (as amended) must be endorsed by the responsible authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the responsible authority.

Hydrants

38. Operable above or below ground hydrants that meet the following requirements must be provided to the satisfaction of CFA:

- a) The maximum distance (as hose would be laid) between hydrants and the furthest section of each warehouse/ occupancy (including mezzanines) must be no more than 90 metres, and
- b) Hydrants must be no more than 120 metres apart, and
- c) Hydrants must be identified with marker posts and road reflectors as applicable as specified in: 'Identification of Street Hydrants for Firefighting Purposes' (available under publications on the CFA web site www.cfa.vic.gov.au).

Melbourne Water

39. Prior to the endorsement of the landscape plans under this permit, an amended landscape plan must be submitted to and approved by Melbourne Water and the responsible authority. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- a) The exact location of Melbourne Water's waterway (Nelson Road Drain) to the southern boundary of the property, determined by a licensed Land Surveyor, or suitably qualified Engineer. The plan must show the location of the waterway in relation to any approved permanent structures or footings and demonstrate compliance with Melbourne Water's requirements for siting of structures near the waterway.
- b) A minimum setback of 15 metres from the Nelson Road Drain centreline, demonstrating the distance from the buildings/works and the waterway centreline.



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- c) Additional trees and screening planting along the southern boundary using native species, consistent with the proposed planting along the western boundary, to protect and enhance the ecological value and amenity of the waterway corridor.
- 40. The fill must be a minimum of 600 mm above the applicable 1% AEP flood levels.
- 41. The warehouses must be set at no lower than 600 mm above the applicable 1% AEP flood levels.
- 42. Any new fencing or gates along the western boundary must be of an open style of construction (minimum 50% open) to allow for the passage of overland flows.
- 43. Prior to the commencement of works for Stage 1, a separate application to Melbourne Water must be made and approved for any new or modified storm water connection to Melbourne Water's drains or watercourses. Prior to accepting an application, evidence must be provided demonstrating that Yarra Ranges Shire Council considers that it is not feasible to connect to the local drainage system.
- 44. Prior to the commencement of works, a Site Environmental Management Plan (SEMP) prepared by a suitably qualified professional must be submitted to and approved by Melbourne Water. When approved, the SEMP will form part of the permit. The SEMP must be implemented to the satisfaction of the responsible authority. The SEMP must include:
 - a) Detailed pollution and sediment control measures which ensure that pollution and sediment laden runoff is not discharged directly or indirectly into Melbourne Water's drains or waterways;
 - b) Vegetation management techniques;
 - c) Access tracks;
 - d) Spoil stockpiling;
 - e) Machinery/ plant locations; and
 - f) Exclusion fencing around native vegetation and habitat.
- 45. During the construction phase, sediment and contaminant laden runoff must be contained onsite. Such runoff is not permitted to enter nearby stormwater drains or waterways.
- 46. The layout and location of the buildings and works as shown on the plans must not be altered without prior written consent from the responsible authority.
- 47. Prior to the issue of an Occupancy Permit or Certificate of Final Inspection under the Building Act, 1993 for each stage, the landscaping works must be completed to the satisfaction of the responsible authority and Melbourne Water.
- 48. Prior to the issue of an Occupancy Permit or Certificate of Final Inspection under the Building Act, 1993 for each stage, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing levels reduced to the Australian Height Datum, must be submitted to and approved by Melbourne Water, to demonstrate that the land has been filled in accordance with Melbourne Water's requirements.



Yarra Valley Water

49. The owner of the subject land must enter into an agreement with Yarra Valley Water for the provision of drinking water and recycled water services, for every stage of the approved use and development.
50. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of sewerage services for every stage of the approved use and development.

Construction Management Plan

51. Before the development starts, excluding demolition, a Construction Management Plan (CMP) to the satisfaction of the Yarra Ranges Shire Council must be submitted to and approved by the Yarra Ranges Shire Council. When approved, the plan will be endorsed and will then form part of the permit. The CMP must be in accordance with the Site Environmental Management Plan required by Melbourne Water and specify how the environmental and construction issues associated with the development will be managed and must address the following, as applicable:
- a) A detailed schedule of works including a full project timing.
 - b) A traffic management plan for the site, including when or whether any access points would be required to be blocked, an outline of requests to occupy public roads, or anticipated disruptions to local services, preferred routes for trucks delivering to the site, queuing/sequencing, excavation and swept-path diagrams.
 - c) The location for the parking of all construction vehicles and construction worker vehicles during construction.
 - d) Construction times, noise and vibration controls.
 - e) Delivery of materials including times for loading/unloading, unloading points, expected frequency and details of where materials will be stored and how concrete pours would be managed.
 - f) Proposed traffic management signage indicating any inconvenience generated by construction.
 - g) Fully detailed plan indicating where construction hoardings would be located.
 - h) A waste management plan including the containment of waste on site: disposal of waste, stormwater treatment and on-site facilities for vehicle washing.
 - i) Containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build-up of matter outside the site.
 - j) Site security.
 - k) Public safety measures.
 - l) Removal of fauna from the site.
 - m) Restoration of any Yarra Ranges Council assets removed and/or damaged during construction.
 - n) Protection works necessary to road and other infrastructure (limited to an area reasonable proximate to the site).
 - o) Remediation of any damage to road and other infrastructure (limited to an area reasonably proximate to the site).
 - p) An emergency contact that is available for 24 hours per day for residents and the Yarra Ranges Shire Council in the event of relevant queries or problems experienced.
 - q) Traffic management measures to comply with the relevant Australia Standard.



- r) All contractors associated with the construction of the development must be made aware of the requirements of the Construction Management Plan.
- s) Details of crane activities, if any.
- t) Discharge of any polluted water.
- u) Erosion control measures.
- v) Sediment control measures.

The development must be carried out and implemented in accordance with the endorsed Construction Management Plan at all times to the satisfaction of the Yarra Ranges Shire Council.

The responsible authority may consent in writing to vary any details in the environmental construction management plan.

Expiry – Use and Development

52. 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 seven years of the issued date of this permit.
- c. The use does not start within two 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:
 - A building permit under the *Building Act 1993*.
- The use and development approved under this permit does not include roadworks within Quarry Road. A further planning permit or amendment under Section 72 of the *Planning and Environment Act 1987* is required if the roadworks required under the conditions of this permit within the Land Subject to Inundation Overlay redirect or obstruct the water flow path.
- Council will not at any time provide any garbage, recycling or green collection and the like, to this site and residents will not be charged for these services by Council.

Yarra Valley Water

- This property is located in the buffer zone for the Lilydale Sewage Treatment Facility and from time to time may be subject to unpleasant odours from this site. The buffer zone for this site has been determined in accordance with EPA Publication 1949, which provides guidance on recommended separation distances between industrial land uses that emit odour or dust and sensitive land uses.



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- This property is located in the vicinity of a Waste to Energy Facility and from time to time may be subject to unpleasant odours from this site.

Melbourne Water

- The property is subject to flooding from the Melbourne Water Nelson Road Drain in a 1% AEP storm event. The flood level of the property grades from 89.4 m to AHD at the west of the property to 87.35 m to AHD at northwest property boundary.
- Rectification is required to address fill that has previously slipped across property boundaries to the satisfaction of the responsible authority and in accordance with a SEMP.
- The SEMP should document all environmental aspects relevant to the site (e.g. noise, dust, erosion and sediment, stormwater management, waste and chemicals, fauna and flora, archaeological/heritage), a risk assessment of each aspect relevant to the site, and the environmental protection measures that will be implemented on the site.



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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: 7 August 2026 Signature for the responsible authority:

