

## PLANNING PERMIT

<b>Permit No.:</b>	PA2403124
<b>Planning scheme:</b>	Greater Geelong Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	205 Ballarat Road, Bell Post Hill (Lot 1 on Plan of Subdivision PS 400001U)

### THE PERMIT ALLOWS:

<b>Planning scheme clause No.</b>	<b>Description of what is allowed</b>
32.08-10	Construct a building or construct or carry out works associated with an education centre
43.01-1	<ul style="list-style-type: none"><li>• Demolish or remove a building.</li><li>• Construct a building or construct or carry out works.</li><li>• Remove, destroy, or lop a tree</li></ul>

### 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.

#### Layout not Altered

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

#### Approved and Endorsed Plans

4. Before the development starts, excluding 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, and be

Date issued: 1 November 2024 Signature for the responsible authority:



generally in accordance with the plans prepared by Croxon Ramsay Architects and dated 12 August 2024, but amended to show the following details:

- a) The elevations of the senior school staffroom (stage 2) labelled with the correct compass directions.
- b) A notation on the relevant plan/s that the mortar repairs to the brickwork of the senior school staffroom (stage 2) match the existing mortar in strength, texture, and colour.

### **Tree Protection Management Plan**

5. The Tree Care Consulting Tree Protection Management Plan prepared by Jimmy Ross and dated 15/7/2024, and its recommendations, are endorsed as the Tree Protection Management Plan for this site and form part of the permit. The approved Tree Protection Management Plan must not be amended or altered without the consent of the Responsible Authority.
6. Prior to the commencement of any works at the site (including demolition and excavation, whether or not a planning permit is required), a letter of engagement must be provided to the Greater Geelong City Council from the Project Arborist selected to oversee all relevant tree protection works. In accordance with Australian Standard 4970-2009 Protection of trees on developments sites, the Project Arborist must be an appropriately experienced and qualified professional (minimum AQF Level 5 Arborist).

### **Tree Protection Zones**

7. Prior to the works commencing (including any demolition works), Tree Protection Fencing must be installed and maintained until works are completed to the satisfaction of the Greater Geelong City Council. All works within the nominated Tree Protection Zones must be:
  - a) carried out in accordance with Australian Standard 4373-2007 *Pruning of amenity trees* and Australian Standard 4970-2009 *Protection of trees on development sites*;
  - b) overseen by a suitably qualified, level-5 arborist; and
  - c) carried out to the satisfaction of the Greater Geelong City Council by suitably trained and qualified arboricultural staff.

Works encroaching within the nominated Tree Protection Zones must not be undertaken without the written consent of the Greater Geelong City Council.

Prior to occupation of the development, a written statement from the Project Arborist must be submitted to the Greater Geelong City Council that certifies that the following items have been addressed as part of the works:

- d) Installation and correct placement of tree protection fencing 2 weeks prior to works commencing and for the duration of works.
- e) Attendance during Tree Protection Zone incursions.
- f) Adherence to Australian Standard 4970-2009 Protection of trees on development sites.



### General Amenity

8. 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

to the satisfaction of the responsible authority.

### Permit Expiry

9. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:

- a) The development is not started within 2 years of the issued date of this permit.
- b) The development is not completed within 4 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.

### NOTES

(the following information does not form part of this permit)

- 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.
- This planning permit does not represent the approval of other departments of the Greater Geelong City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit
- In the instance that minor pruning is anticipated the applicant must contact Greater Geelong City Council's Parks Planning Officers on 5272 5272 ([treeplanning@geelongcity.vic.gov.au](mailto:treeplanning@geelongcity.vic.gov.au)) to lodge a request and provide adequate notice.

Planning and Environment  
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

**IMPORTANT INFORMATION ABOUT THIS PERMIT**

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**WHAT HAS BEEN DECIDED?**

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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**.)

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**CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?**

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The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

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**WHEN DOES A PERMIT BEGIN?**

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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.

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**WHEN DOES A PERMIT EXPIRE?**

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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.

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**WHAT ABOUT REVIEWS?**

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- 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: 1 November 2024 Signature for the responsible authority:

