

PLANNING PERMIT

Permit No.:	PA2403321
Planning scheme:	Moonee Valley Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	49-59 Raleigh Street Essendon (Lot 16 and 17 on title plan 691720S; Lot 1, TP243080; and Lot 1, TP675580X)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.08-10	Buildings and works associated with a Section 2 use
43.01-1	Demolish or remove a building and construct a building of construct or carry out works

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 Moonee Valley 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 generally in accordance with the plans prepared by McBride Charles Ryan and dated 31 October 2024, but amended to show the following details:

Date of issue: 6 January 2025 **Signature for the responsible authority:**



- a) The western façade of the proposed three-storey school block further articulated through either an increase in window openings, a revised façade treatment, and/or a variation in materials.

Note: The location of the stairwell at a midway point on this interface is a natural break in the building and the use of floor to ceiling windows in this location could break up this façade further.

Landscape Plan

5. The development must be carried out generally in accordance with the approved landscape plan prepared by TCL and dated 29 October 2024.

Completion of Landscaping

6. Before the development is occupied, 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.

Sustainability Management Plan (SMP)

7. The development must be carried out generally in accordance with the approved SMP prepared by WRAP Engineering and dated 30 October 2024.

Stormwater Management Plan (SWMP)

8. The development must be carried out generally in accordance with the approved SWMP prepared by MCG Consult and dated 30 October 2024.

Stormwater Discharge.

9. Stormwater must not be discharged from the land other than by means approved by Moonee Valley City Council.

General Amenity

10. The development must be managed so that the amenity of the area is not adversely affected by:

- a) the transport of materials, goods or commodities to or from the land, or
- b) the appearance of any building, works or materials

to the satisfaction of the responsible authority.

Permit Expiry

11. 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.

Date of issue: 6 January 2025 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

b) The development is not completed within 5 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 Moonee Valley 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

Date of issue: 6 January 2025 Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

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: 6 January 2025 Signature for the responsible authority:

