

Our Ref. PlnA00673/16
Keira Lee/sf

05 January 2017



BY:

FMSA Architecture
L 2 182 Capel St
NORTH MELBOURNE VIC 3051



Dear Sir/Madam

Permit No.: PlnA00673/16
Address: 7-11 Fullard Road NARRE WARREN VIC 3805
PC 371835M
Proposal: Use and Development of an Education Centre, Advertising Signage,
Removal of Native Vegetation, Altering Access to a Road Zone
Category 1

I wish to advise you that your application for the above planning permit was approved by Council on 22 December 2016. Please find enclosed your copy of the Planning Permit.

The granting of this permit does not absolve the person to whom it is granted or any other person from complying with any other Local Law Statute or Regulations.

I also wish to draw your attention to the time limit imposed on the permit. It is the responsibility of the person acting on the permit to seek an extension of time prior to the expiry of this permit.

It is your responsibility to ensure all other relevant permits including Building Septic Health and Local Laws are obtained if required prior to the commencement of any use and/or development.

Yours faithfully

Craig Tate
Team Leader - Statutory Planning

Enc.

Cc: Melbourne Water, VicRoads, South East Water

Victoria's Largest and Most Vibrant Municipality

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Planning scheme

Casey Planning Scheme

Responsible authority

City of Casey

ADDRESS OF THE LAND:

7-11 Fullard Road NARRE WARREN VIC 3805 PC 371835M

THE PERMIT ALLOWS:

Use and Development of an Education Centre, Advertising Signage, Removal of Native Vegetation, Altering Access to a Road Zone Category 1

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Conditions: 1-51 and notes (Inclusive)

EPBC Act Approval

1. Prior to plans being endorsed as required under Conditions 3 – 9 of the permit, the Responsible Authority must be provided with written approval and Conservation Management Plan approved under the Environmental Protection and Biodiversity Conservation Act 1999 and signed by the Commonwealth Environment Minister or delegate, to the satisfaction of the Responsible Authority.

Native Vegetation Offset

2. Before the development starts, the applicant or owner must provide a native vegetation offset that meets the following requirements, and is in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*:
 - (a) Evidence that an offset has been secured must be provided to the satisfaction of the Responsible Authority. Offset evidence can be either:
 - (i) A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan.
 - (ii) A credit register extract from the Native Vegetation Credit Register.
 - (b) The offset must:
 - (i) Contribute gain of 0.014 general biodiversity equivalence units
 - (ii) Be located within the Port Phillip and Westernport Catchment Management Authority boundary or City of Casey municipal district
 - (iii) Have a strategic biodiversity score of at least 0.80.

Plans Required – Development Plans

3. Before the use and development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to



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scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- (a) Dimensions of Advertising Signage on the north elevation and south elevation of the building.
- (b) The Loading Bay dimensioned, with a minimum area of 27.4 square metres.
- (c) Provision for a minimum of fifty four bicycle rails, with numbers notated.
- (d) Car park layout and access in accordance with Functional Layout Plan *Traffix Group Functional Layout Plan G20182-01 Issue 'B' dated 18 October 2016*, approved by VicRoads.
- (e) Alternative surface treatment to retain trees 11, 12, 13 on western boundary, supported by an amended Arborist Report.
- (f) Screening details of the kiosk substation.
- (g) A shared path to be provided along the frontage of the site.
- (h) Any changes required as per the recommendations of the Conservation Management Plan for the Dwarf Galaxia.


Plans Required – VicRoads

- 4. Prior to the commencement of any roadworks, the permit applicant is to provide detail design plans consistent with *Traffix Group Functional Layout Plan G20182-01 Issue 'B' dated 18 October 2016*, together with detail stage Road Safety Audit (RSA) and public lighting plans to VicRoads for approval. The detail design plans must show the following:
 - (a) upgrade of the Fullard Road/Centre Road intersection, including right and left turn treatments,
 - (b) left turn only from Fullard Road, including deceleration arrangement and necessary allowances for access treatments to neighbouring sites at 5 Fullard Road and 23 Cranbourne Road,
 - (c) relocated bus stop on Fullard Road,
 - (d) access arrangements from Centre Road.

When approved by VicRoads the plans may be endorsed by the Responsible Authority to form part of the permit.

Plans Required – Landscape Plan

- 5. Before the development starts, a landscape plan prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscape plan must be generally in accordance with the landscape plan by Outlines dated 19/7/16 except that the landscape plan must show:



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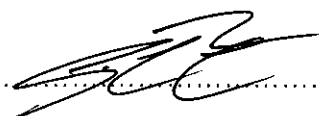
City of Casey

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- (a) A survey (including botanical names, trunk location, trunk diameter and canopy spread) of all existing vegetation. The survey must clearly mark existing vegetation to be retained and removed. The survey must also include any street trees.
 - (b) Retention of swamp scrub and trees 11, 12, 13 located on the western boundary.
 - (c) Alternative surface solutions considered to retain trees 11, 12, 13 located on the western boundary supported by an amended Arborist Report.
 - (d) Buildings and trees (including botanical names, trunk location, trunk diameter and canopy spread) on neighbouring properties within three metres of the boundary.
 - (e) Details of surface finishes of pathways and driveways.
 - (f) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - (g) Landscaping and planting within all open areas of the site including:
 - (i) A landscaping strip a minimum of 2 metres wide along the Fullard Road frontage.
 - (h) Landscaped areas must be planted with shrub and groundcover species capable of achieving a minimum density of at least 85% coverage 12 months after planting.
 - (i) All garden beds adjoining turf or gravel surfaces must have hard garden edging.
 - (j) Any recommendations of the Conservation Management Plan for the Dwarf Galaxia.

All species selected must be to the satisfaction of the Responsible Authority. Landscaping must demonstrate the use of sustainable practices and if irrigation is to be provided it must not use potable water. Any planting within an easement must utilize species suitable for planting within easements and must have a natural growing height of no more than 2 metres.

Plans Required – Detailed Design Construction Plans (Centre Road)

- 6. Before any works associated with the development start, detailed construction plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and three copies must be provided. The plans should be generally in accordance with the *Traffix Group Functional Layout Plan G20182-01 Issue 'B' dated 18 October 2016* and may include:
 - (a) Detailed cross-section.
 - (b) Fully sealed pavement with kerb and channel.
 - (c) Concrete footpaths.
 - (d) Underground drains incorporating features to prevent litter, sediment and oils from entering the drainage system and/or cut-of drains to intercept stormwater run-off from adjoining properties.
 - (e) Details of any cut and fill.
 - (f) Any recommendations of the Conservation Management Plan for the Dwarf Galaxia.



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Plans Required – Litter Trap

7. Before the development starts, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show the provision of a litter and/or sediment trap to control runoff from the carpark/development. The litter trap will become the responsibility of the property owner or body corporate to maintain.

Plans Required – Waste Management Plan

8. A Waste Management Plan prepared by a suitably qualified consultant to address waste disposal and collection for the development. The plan may include:
- (a) Confirmation that a private waste collection contractor will be engaged to collect waste from the site.
 - (b) A Site Plan drawn to scale providing the location of the waste bin storage area which must be appropriately screened from view and accessible by staff and waste collection contractors. Details of screening and type of access to be labelled. Any swinging gates must open outwards.
 - (c) Details of the safe storage and collection of all waste streams (including hazardous waste).
 - (d) Swept path plans indicating that waste collection vehicles can manoeuvre into any adjacent area or loading bay to collect the waste and can exit the site in a forward direction.
 - (e) The anticipated waste generation stream, including volume, the mix of waste and recyclable materials and proposed bin sizes.
 - (f) Any recommendations of the Conservation Management Plan for the Dwarf Galaxia.

Plans Required – Colour and Materials Schedule

9. Before the development starts, a schedule of construction materials, external finishes and colours to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the schedule will be endorsed and will then form part of the permit.

General

10. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
11. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.



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Use

12. No more than 200 students may be present on the site at any one time without the prior written consent of the Responsible Authority.

VicRoads

13. Before the use of the permitted development, all the road works on the arterial road network required by VicRoads under this permit, as shown on the approved functional and detailed design plans, must be completed at no costs to VicRoads and to the satisfaction of VicRoads and the Responsible Authority.
14. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.
15. Prior to the commencement of the use of the development hereby approved, all the road works on the arterial network required by VicRoads under this permit as shown in the approved functional and detailed design plans, including the installation of the approved public lighting must be completed at no cost to VicRoads and to the satisfaction of VicRoads and the Responsible Authority.

Melbourne Water

16. Prior to the commencement of construction, the Owner shall enter into and comply with an agreement with Melbourne Water for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water.
17. Prior to the issue of a Certificate of Occupancy, the Owner shall pay Melbourne Water the appropriate Development Services Scheme contributions for the development of the site.
18. Prior to the issue of a Certificate of Occupancy, a Council approved Site Management Plan detailing pollution and sediment control measures, must be submitted to Melbourne Water for our records.
19. Prior to the issue of a Certificate of Occupancy, Council approved engineering plans (Road and Drainage) of the development (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event.
20. The finished floor level of the building must be a minimum of 600mm above the 1 in 100 year flood level associated with an existing or proposed Melbourne Water asset.
21. Prior to the issue of a Certificate of Occupancy, a Certified Survey Plan (CSP) must be submitted. The CSP must clearly show finished floor levels and applicable flood levels to verify



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that minimum freeboard levels have been achieved for the building. This should be demonstrated in a table showing the applicable 100yr flood level and freeboard for each lot.

22. Prior to the commencement of works, a separate application direct to Melbourne Water, must be made for any works on or around our mains, drains and waterways. Applications shall be made online via the Melbourne Water website. Prior to the issue of a Statement of Compliance, copies of all relevant signed practical completion forms from Asset Services must be submitted.
23. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria either as outlined in the Planning and Building page of Melbourne Water's website, or where appropriate to Council's requirements and standards.
24. Local drainage shall be to the Council's satisfaction.
25. All new buildings must achieve appropriate freeboard in relation to local overland flow paths to Council's satisfaction.
26. The development is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
27. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
28. Where required, prior to commencement of construction, any temporary drainage outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
29. Prior to the issue of a Statement of Compliance, the drainage outfall must be to the satisfaction of Council. Written confirmation of the acceptance of the drainage outfall by Council must be sent to Melbourne Water for our records.

Site EMP

30. Fourteen (14) days before the development starts a site specific Environmental Management Plan (Site EMP) must be submitted to and approved by the Responsible Authority. The Site EMP must be prepared in accordance with Council's 'Site EMP Kit' to the satisfaction of the Responsible Authority. No alterations to the Site EMP may occur without the consent of the Responsible Authority. All works must be undertaken in accordance with the approved Site EMP to the satisfaction of the Responsible Authority.

Vegetation Protection

31. Before the development starts, tree protection methods must be installed around the Tree Protection Zone of any existing tree to be retained (including *M. ericifolia*) in accordance with Australian Standard-AS-4970-2009, Protection of Trees on Development Sites. The tree protection methods must remain in place until construction is completed to the satisfaction of the Responsible Authority.



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32. No vehicular or pedestrian access, vehicle parking, compaction, trenching, soil excavation or filling must occur within the tree protection zone of an existing tree without the written consent of the Responsible Authority. No storage of tools and equipment or dumping of waste is to occur within the Tree Protection Zone.

Landscaping – General

33. Before the occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
34. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose, including that any dead, diseased or damaged plants are to be replaced. Areas shown on the endorsed plan as landscaped must not be used for any other purpose.
35. Except where specified on the endorsed plan, no other vegetation may be removed from the site, without the further written consent of the Responsible Authority.
36. Any pruning that is required to be done to the canopy of any tree to be retained is to be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007. Any pruning of the root system of any tree to be retained is to be done by hand by a qualified arborist.

Actions Before Use Commences

37. Before the use of the development starts the following works must have been completed to the satisfaction of the Responsible Authority:
- (a) The premises are connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - (b) Centre Road must be constructed in accordance with the endorsed construction plans and endorsed engineering design plans, to the satisfaction of the Responsible Authority.

Car Parking

38. Before the use of the development starts, the areas set aside for the parking of vehicles and access lanes as 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) Surfaced with an all-weather-seal coat.
 - (d) Drained.
 - (e) Linemarked to indicate each car space and all access lanes.
 - (f) Clearly marked to show the direction of traffic along access lanes and driveways



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to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

39. No fewer than 170 car spaces must be provided on the land for the use and development. A minimum of 6 car spaces must be provided for the exclusive use of disabled persons.
40. All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.

Amenity

41. The use and development must be managed to the satisfaction of the Responsible Authority 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.

South East Water

42. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfil all requirements to its satisfaction.
43. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.

Drainage Management

44. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the Responsible Authority.
45. Storm water must not be discharged from the site other than by means of an underground pipe drain discharged to an approved outlet to the satisfaction of the Responsible Authority.
46. Polluted drainage must not be discharged beyond the boundaries of the lot from which it emanates, or into a watercourse or easement drain, but must be treated and/or absorbed on that lot to the satisfaction of the Responsible Authority.
47. The finished floor levels of the building must be a minimum of 600mm above the applicable flood level of the Hallam Valley Channel Drain.



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48. The finished floor level of all Class 10 Buildings must be a minimum of 300mm above the applicable flood level of the Hallam Valley Channel Drain.
49. Earth works must not:
- (a) Cause an unreasonable amount of dust to be carried onto nearby land; and,
 - (b) Adversely affect the drainage of adjacent land.

Final Construction Plans

50. Before the responsibility for the future care and maintenance of Centre Road is transferred to Council, the developer must provide to the satisfaction of the Responsible Authority for approval:
- (a) Copies of the "as constructed" engineering roads and drainage drawings in the format of one A1 tracing per drawing.
 - (b) Survey enhanced "as constructed" GIS data for the drainage, road and footpath information components of the subdivision, in accordance with the current version of D-SPEC and R-SPEC. Council's preferred format for the submission of the graphical data is in "MapInfo Native Format". A secondary formats may be in "MapInfo MID/MIF" files. Grid Co-ordinates must be MGA zone 55 (GDA 94). Please refer to the A-SPEC website for further information: www.dspeg.com.au.
 - (c) Sketches of the details of the permanent survey marks.

Permit Expiry

51. This permit will expire if one of the following circumstances applies:
- The development is not started within two years of the date of this permit.
 - The development is not completed within four years from the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; within six months of the permit expiry for the commencement of development; or within 12 months of the permit expiry for the completion of development.

Notes:

- On completion of works, Council's Planning Investigations Officer is to be contacted in order to arrange an inspection of the site.
- Prior to the commencement of works, a permit must be obtained through Council's Works and Operations Department for the construction of a crossover.

Melbourne Water Notes:

- If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 242819.



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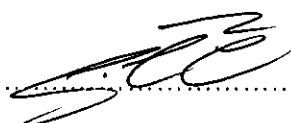
South East Water Notes:

- South East Water has major assets (Saxonwood Drive Branch Sewer - 600mm diameter) located within the property. If there are any proposed structures to be constructed over the easements or within 1m of this sewer, the owner will be required to obtain South East Water's consent prior to commencement of work.
- You are advised that a Trade Waste Application may be required prior to South East Water accepting any discharge from this development into our sewerage system. For further information, please contact South East Water's Trade Waste team.
- The owner of the subject land is required to obtain a 'Notice of Agreement' from South East Water. All requirements must be fulfilled to its satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.

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**.

Applicant's Name & Address: FMSA Architecture
L 2 182 Capel St
NORTH MELBOURNE VIC 3051



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**.)

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 at 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 **Subdivisions 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 5 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 fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

