



GREATER
SHEPPARTON

1 May 2012

Mr P White
Notre Dame College
139 Knight Street
SHEPPARTON VIC 3630

Dear Sir

**USE AND DEVELOPMENT OF THE LAND AT 14 CORIO AVENUE AS AN
EDUCATION CENTRE
AT 14 CORIO AVENUE SHEPPARTON VIC 3630
APPLICATION FOR PLANNING PERMIT REFERENCE NO. 2010-320**

Further to Council's letter of 21 October 2011 advising of the issue of a Notice of Decision to Grant a Permit for the above matter, and subsequent Planning Appeal No.P3482/2011 and P3586/2011, I wish to advise that the Victorian Civil and Administrative Tribunal have determined on the matter and have directed that a permit be granted.

If you have any queries in this matter, please contact Braydon Aitken at Council's Planning Department on ☎ 03 5832 9730.

Yours faithfully

**Braydon Aitken
TEAM LEADER - STATUTORY PLANNING**

PLANNING PERMIT

PERMIT NO: 2010-320

PLANNING SCHEME: GREATER SHEPPARTON PLANNING SCHEME

RESPONSIBLE AUTHORITY: GREATER SHEPPARTON CITY COUNCIL

ADDRESS OF THE LAND: 14 Corio Avenue SHEPPARTON VIC 3630

THE PERMIT ALLOWS: Use and development of land at 14 Corio Avenue for an education centre generally in accordance with the endorsed plans and subject to the conditions below.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Amended Plans Required

Before the use or development commences, three (3) copies of amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions, and three (3) copies must be provided. The plans must be generally in accordance with plans submitted with the application but modified to show:

- a) The existing access from the dwelling from Corio Avenue closed off by a fence not less than 1.0 metres high, such fence to incorporate not more than 25 % opening.
- b) The crossover to No. 14 Corio Avenue removed and the land affected restored to a nature strip.
- c) The front entrance to the building closed.
- d) A new entrance to be provided at the rear of the building for staff, patrons and any loading/unloading of goods.
- e) Two parking spaces to be provided at the rear of the building defined for use by staff only during opening hours
- f) The eastern boundary fence rebuilt to a height not less than 1.0 metres from the frontage to the rear of the existing building, such fence to incorporate not more than 25% opening.
- g) An opening of 5.0 metres to be provided within the fence to allow vehicle access to the rear of the premises. The accessway to be clearly marked "KEEP CLEAR".
- h) The existing accessway from the school gate to the rear of the land of the uniform outlet to be sealed and drained to a minimum width of 3.6 metres.
- i) The entrance to the uniform outlet, the areas for parking, loading and unloading to be sealed with an all weather sealcoat.
- j) A comprehensive schedule of external materials, colours and finishes.
- k) A landscape plan in accordance with Condition No.10 of this Permit.

DATE ISSUED: 1 May 2012

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2. **Layout Not Altered**

The use permitted and development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

3. **Use of Land for Uniform Outlet**

The land must not be used for any purpose other than activities associated with a uniform outlet that is ancillary to the use of the adjoining land as an education centre without the written approval of the Responsible Authority.

4. **General Amenities**

The use and development of the land must not adversely affect the amenity of the area by way of:

- a) the transportation of materials, goods or commodities to or from the land;
- b) the appearance of any buildings, works or materials;
- c) the presence of vermin

to the satisfaction of the Responsible Authority.

5. **General Exterior Treatment**

Prior to the commencement of the use, the exterior walls of the building must be repaired and repainted to the satisfaction of the Responsible Authority. The front and side fences must be replaced in accordance with Condition 1 and painted to match the exterior finish of the building. The exterior treatment of the buildings and fences must be maintained to the satisfaction of the Responsible Authority.

6. **Number of Staff**

No more than four staff members (including volunteers) are to be operating on the premises at any one time.

7. **Hours of Operation**

The school uniform outlet must not operate outwith the following hours:

- Monday 8.15am – 1.30pm
- Tuesday 12.30pm – 5.30pm
- Wednesday closed
- Thursday 8.15am – 1.30pm
- Friday 12.30pm – 5.30pm

Trading during school holidays is not permitted except for the one week prior to the commencement of each school term. School holiday trading is limited to 10.00am to 4.00pm Monday to Friday.

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8. **Exposed Storage**

No goods associated with the operation of the outlet are to be stored outside the building so as to be visible from any public road or thoroughfare.

9. **Closure of Existing Access**

Prior to the use commencing, the existing access to the dwelling at 14 Corio Avenue must be closed in accordance with the endorsed plans.

10. **Landscape Plan**

Prior to the start of the use and before any buildings and works are commenced, a detailed Landscape Plan must be submitted to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person, drawn to scale with dimensions and incorporate:

- a) landscaping proposals for the whole site including details of all existing trees to be retained and any existing trees to be removed or lopped, including overhanging trees on adjoining properties. The genus, species, height and spread of all trees must be specified.
- b) a planting schedule of all proposed vegetation detailing the botanical name, common name, size at maturity and quantities of all plants;
- c) details of all surfaces including lawns, mulched garden beds and hard paving (such as asphalt, concrete, brick or gravel);
- d) the method of preparing, draining, watering and maintaining the landscaped area;
- e) the weed management program;
- f) details of an in-ground irrigation system to be provided to all landscaped areas.

The species of all proposed plants selected must be to the satisfaction of the Responsible Authority.

11. **Completion of Landscape Works**

The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied or at such later date as is approved by the Responsible Authority in writing. All trees to be a minimum of 1.0 metre in height at time of planting.

12. **Written Advice of Completion of Landscape Works**

No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council in writing, that the landscaping has been completed.

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13. Landscape Maintenance

The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.

14. Car Park Construction

Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) 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 sealcoat: and
- d) drained to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

15. Time for Starting and Completion

This permit will expire if either:

- a) the development is not commenced within **two (2) years** of the date of this permit:
- b) The development is not completed within **three (3) years** of 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 or within three (3) months afterwards.

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