



**PLANNING PERMIT
Permit No:PA2045979**

**Hobsons Bay Planning Scheme
Responsible Authority: Hobsons Bay City Council**

ADDRESS OF THE LAND: 1 Horsburgh Drive, Altona North VIC 3025

THIS PERMIT ALLOWS:

- **To construct or carry out works under Clause 37.01-4 Section 4.0 of Schedule 4.**
- **To create or alter access to a road in a Road Zone, Category 1, under Clause 52.29-2.**

in accordance with the endorsed plans and subject to the following conditions:

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the development starts, three copies of revised plans drawn to scale and dimensioned, 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 substantially in accordance with the plans submitted with the application, but modified to show to the satisfaction of the Responsible Authority:

a) All changes required by Condition 8.

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

3. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.

4. The owner must meet the costs of all alterations to and reinstatement of, the Responsible Authority and other Public Authority Assets deemed necessary and required by such Authorities for the development. The owner must obtain the prior specific written consent of the Council or other relevant Authority to such alterations and reinstatements and must comply with conditions required by the said Authority in

relation to the execution of such works.

5. The vehicle crossing must be constructed in the location shown on the endorsed plan to a standard satisfactory to the Responsible Authority. The relocation of any services including electricity poles, drainage pits, Telstra pits, fire hydrants and the like must be at the expense of the owner and approved by the appropriate authority prior to undertaking such works. Consent for such crossings must be obtained through Council's Contracts, Procurement and Asset Protection Department prior to construction.

6. If the nature strip is damaged during construction of the development approved or during the construction of any services, it must be reinstated and made good, (including by the planting of grass) at the cost of the owner to the satisfaction of the Responsible Authority.

7. All activities associated with the construction of the development permitted by this permit must be carried out to the satisfaction of the Responsible Authority and all care must be taken to minimise the effect of such activities on the amenity of the locality.

Department of Transport

8. Before the commencement of any works onsite, functional layout plans must be submitted to and approved by the Department of Transport. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans (Traffix Group, Dwg No. G27498-01-01, Issue A, dated 22 Nov 2019) and modified to show:

- a) Crossover and the driveway details;
- b) Details of the Safety barrier and any amendments;
- c) Any necessary end treatments for the safety barrier;
- d) Road Safety Audit.

9. Before the crossover is opened to the traffic the following roadworks on Kororoit Creek Road must be completed at no cost to and to the satisfaction of the Department of Transport and the Responsible Authority:

- a) The proposed crossover and the driveway,
- b) Installation of the safety barrier treatments.

Permit Expiry

10. The permit will expire if one of the following circumstances applies:

- a) The development is not started within two years of the date of this permit.
- b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the period in which to complete the development if a request is made in writing before the permit expires or within 12 months afterwards and the development was lawfully started before the permit expired.

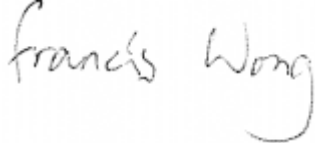
Permit Notes

- Unless no permit is required under the planning scheme, no sign may be constructed or displayed without a further permit.
 - Plans submitted for endorsement under a condition of this permit must meet all the requirements of the condition and be lodged electronically on the Council's website www.hobsonsbay.vic.gov.au/planninglodgement. Where the requirements are not met, a fee will apply to any subsequent requests for endorsed plans where the plans submitted with the initial request do not comply with conditions on this permit. If you require assistance with any condition, you should contact Town Planning on 9932 1000.

Department of Transport notes

- The proposed development requires roadworks within the declared road and the road reserve. A separate approval for this activity is required to be obtained from the Department of Transport under the Road Management Act. Please contact the Department of Transport prior to commencing any works.
- The information submitted during the pre-planning stage will be reviewed to issue the consent for work, after issuing a planning permit by the Responsible Authority.

Date Issued: 6 July 2020



Francis Wong
Senior Planner



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 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 not 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 not 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 complete 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 not 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) or 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 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 a Notice of Appeal form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the application fee. An appeal must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about application for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.