



**PLANNING PERMIT
Permit No:PA2045931**

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

ADDRESS OF THE LAND: 263 Millers Rd, Altona North VIC 3025

THIS PERMIT ALLOWS: Display of business identification signage pursuant to Clause 52.05-13, in accordance with the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the development starts, 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 received on 30 April 2020 (Drawing no. TP3-00, Revision A, Trotto Architects; and Drawing no. 0000, Issue A, Consolidated Signage) but modified to show to the satisfaction of the Responsible Authority:

- a) A notation on the sign elevations plan that the sign will not be illuminated.
2. The location and details of sign shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. All signs must be constructed and maintained to the satisfaction of the Responsible Authority.
4. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.
5. The sign must not contain any flashing light.
6. The sign must not use traffic signal colours.

7. If the nature strip is damaged during construction of the sign approved, 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.

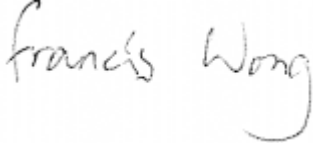
Expiry

8. This permit approval expires fifteen years after the date of its issue.

Permit Notes

- This permit has been issued on the basis that the gross floor area of all buildings does not exceed 250 square metres. If this gross floor area is to be exceeded, further planning permission will be required.
 - Plans submitted for endorsement under a condition of this permit must meet all the requirements of the condition and be accompanied by a completed Request to Endorse Plans Form available on the Council's website www.hobsonsabay.vic.gov.au. 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 did not comply with conditions on this permit. If you require assistance with any condition, you should contact Town Planning on 9932 1000.
 - A vehicle crossing permit is required from Council's Contracts, Procurement and Asset Protection Department prior to commencing buildings and works for the construction of a new vehicle crossing or, for the removal of, or alteration to, an existing vehicle crossing.
 - Existing street trees must not be removed or damaged.

Date Issued: 23 June 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.