PLANNING PERMIT
Permit No:PA2047132

Hobsons Bay Planning Scheme
Responsible Authority: Hobsons Bay City Council

ADDRESS OF THE LAND: **54 Albemarle St, Williamstown North VIC 3016**

THIS PERMIT ALLOWS: **Construct a building or construct or carry out works under clause 33.01-4
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 application plans but modified to show to the satisfaction of the Responsible Authority:

a) East and south elevation plans, dimensioned and drawn at an appropriate scale, showing the location of the canopy.

b) The elevation plans to include a notation confirming that the total area of signage is less than 8 square metres.

c) The site plan to include a north arrow.

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 area set aside for landscaping must not be used for any other purpose except for approved access, driveways or footpaths.

Permit Expiry

5. 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

- • The building is to comply with the requirements of the Building Regulations 2018, and a Building Permit is required before any works are commenced.

  • Unless no permit is required under the planning scheme, no sign may be constructed or displayed without a further permit.

  • Existing street trees must not be removed or damaged.

Date Issued: 11 September 2020

Daniella Raso
Urban 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.