

## PLANNING PERMIT

<b>Permit No.:</b>	PA2403088
<b>Planning scheme:</b>	Greater Dandenong
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	7 Abbott Street, Dandenong (Land on Crown Allotment CA2230 and Lot 1 of TP706324A)

### THE PERMIT ALLOWS:

<b>Planning scheme clause No.</b>	<b>Description of what is allowed</b>
32.04-7	Construct a residential building
52.06-3	Reduce the number of car parking spaces required for dwellings

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

#### Commencement

2. This permit will operate from the issued date of this permit.

#### Approved and endorsed plans – changed required

3. Before the development starts, excluding demolition, bulk excavation and site preparation works, amended plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, and be generally in accordance with the plans prepared by MGS Architects, Revision B, dated 3 September 2024, but modified to show:
  - a) All roof plant equipment to be acoustically screened.
  - b) Height clearances of the access ramp at the point of waste collection.
  - c) The existing 2.44-metre-wide drainage easement on the ground floor plan.

Date issued: 6 November 2024 Signature for the responsible authority:



Planning and Environment  
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- d) The initiatives outlined within the approved Sustainability Management Plan condition annotated on all plans and elevations, wherever practical.

**Layout not altered**

4. The development as shown on the endorsed plans must not be altered (unless the Greater Dandenong Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

**Landscape plan**

5. Concurrent with the endorsement of plans, the Landscape Plan, prepared by SBLA landscape architecture, dated 4 October 2024 must be approved and endorsed by the responsible authority.

**Landscaping completion**

6. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of Greater Dandenong City Council.

**Landscaping maintenance**

7. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Greater Dandenong City Council.

**Traffic and parking management**

8. Before the development is occupied, the areas set aside for the parking of vehicles and access lanes shown on the endorsed plans must be:
- Constructed.
  - Properly formed to such levels that they can be used in accordance with the plans.
  - Sealed.
  - Drained.
  - Line marked to indicate each car parking space, all access lanes and pedestrian paths.
  - Clearly marked to show the direction of traffic along access lanes and driveways.
9. Car spaces, access lanes and driveways must be kept available for these purposes at all times to the satisfaction of Greater Dandenong City Council.

**Environmentally Sustainable Design**

10. Concurrent with the endorsement of plans, an amended Sustainability Management Plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority, be generally in accordance with the SMP prepared by floth, Revision A, dated July 2024, but modified to show:
- The provision of a solar photovoltaic PV rooftop system.
  - The corrected climate zone as required by Clause 58.03-1 (Standard D6 – Energy Efficiency).
  - The removal of the draft watermark within Appendix G.

Date issued: 6 November 2024 Signature for the responsible authority:



**Implementation of ESD Statement Initiatives**

11. Within six months of the occupation of the development, a report from the author of the endorsed report must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

**Green Travel Plan**

12. Concurrent with endorsement of plans, the Green Travel Plan prepared by Traffix Group, dated 30 July 2024, must be approved and endorsed by the responsible authority.

**Waste Management Plan**

13. Concurrent with endorsement of plans, the Waste Management Plan (WMP) prepared by Traffix Group, dated 30 July 2024, must be approved and endorsed by the responsible authority.

**Waste Management**

14. All garbage and other waste material must be stored in an area within the land and set aside for such purpose to the satisfaction of Greater Dandenong City Council.
15. No garbage bin or surplus material generated by the site may be deposited or stored outside the site and bins must be returned to the garbage store areas as soon as practicable after garbage collection to the satisfaction of Greater Dandenong City Council.

**Stormwater Management Plan**

16. Concurrent with the endorsement of plans, an amended stormwater management plan must be approved and endorsed by the responsible authority, in consultation with Greater Dandenong City Council. The stormwater management plan must be generally in accordance with the Stormwater Management Plan, prepared by Meinhardt, Revision 001, dated 31 July 2024, but modified to show:
  - a) Confirmation that the water quality performance will satisfy Best Practice Environmental Management Guidelines for Stormwater (CSIRO, 1999) in relation to areas of hardstand and raingardens.

**Run-off**

17. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Greater Dandenong City Council drains or watercourses.

**Drainage**

18. The land must be drained to the satisfaction of Greater Dandenong City Council.

**Residential Reticulated Gas Service Connection**

19. Any new apartment development allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the Greater Dandenong Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

**Expiry**

Date issued: 6 November 2024 Signature for the responsible authority:



Planning and Environment  
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

20. This permit will expire if one of the following circumstances applies:

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

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

**PERMIT NOTES:**

City of Greater Dandenong

- The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Greater Dandenong City Council's Asset Management Team is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development.
- A flood protection structure to be located across the basement ramp with a finished floor level to be provided by Greater Dandenong City Council's Asset Drainage Planning Officer.
- A Vehicle Crossing Permit must be obtained from Greater Dandenong City Council for the vehicular crossing prior to construction of the crossing.
- Any works undertaken within the road reservation and easements will require the developer to obtain a civil works permit from Greater Dandenong City Council.
- A building approval may be required prior to the commencement of the approved works.
- Prior to works commencing the developer will need to obtain an Asset Protection Permit from Greater Dandenong City Council.

**Date issued:** 6 November 2024 **Signature for the responsible authority:**



Planning and Environment  
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

**IMPORTANT INFORMATION ABOUT THIS PERMIT**

---

**WHAT HAS BEEN DECIDED?**

---

The responsible authority has issued a permit.

---

**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**.

---

**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 no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation, within five 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 the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Date issued: 6 November 2024 Signature for the responsible authority:

