

## PLANNING PERMIT

<b>Permit No.:</b>	PA2302628
<b>Planning scheme:</b>	Kingston Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	1508 Centre Road, Clayton

### THE PERMIT ALLOWS:

<b>Planning scheme clause No.</b>	<b>Description of what is allowed</b>
33.01-1	Use the land for warehouse, office and food and drink premises
33.01-4	Construct a building or construct or carry out works
52.05-12	Display internally illuminated business identification signage
52.2-29	Create or alter access to a road in a Transport 2 Zone

### 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.

#### Amended Plans – All stages

2. Before any stage of the development starts, excluding demolition, bulk excavation and site preparation works, 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, be generally in accordance with the plans Group GSA, drawing titled Clayton Business Park, project number 210299, latest revision J, but amended to show the following details:

- a. Any changes required by:

- Condition 6 (Landscape Plan)
- Condition 7 and 8 (Tree Management Plan)
- Condition 11 (Sustainable Management Plan)
- Condition 13 (Green Travel Plan)
- Condition 14 (Waste Management Plan)
- Condition 18 (Melbourne Water).

Date issued: 30 August 2024 Signature for the responsible authority:



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**Endorsed Plans**

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

**Staging**

4. The use and development must proceed in the order of stages as shown on the approved and endorsed plan. The responsible authority may consent in writing to vary this requirement.

**Environment Audit**

5. Before the commencement of the development hereby approved (other than works required to comply with this condition), the owner of the land must implement all recommendations of the Detailed Site Investigation prepared by WSP Golder, dated 21 November 2022.

**Landscaping Plan – All Stages**

6. Before any stage of the development starts, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the landscape plan prepared by Group GSA, dated 13 February 2024, revision B, and must include the following:
  - a. A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - b. A survey including botanical names of all existing trees to be retained or removed on the site including tree protection zones for trees to be retained calculated in accordance with AS4970-2009.
  - c. A survey including botanical names of all existing trees on neighbouring properties where the tree protection zones of such trees calculated in accordance with AS4970-2009 fall partially within the subject site.
  - d. Details including height, length and materials of the screen wall between the hardstand of Precinct 2 and the 'green spine'.
  - e. A range of plant types from ground covers to large shrubs and trees, provided at adequate planting densities (e.g. plants 1 metre in width at maturity planted 1 metre apart); with the species chosen to comprise of 100% indigenous species by plant type and total quantities.
  - f. The planting of a minimum 15 River Red Gums (*Eucalyptus camaldulensis*).
  - g. The planting of a minimum 797 indigenous canopy trees with a minimum 25% of the canopy trees to be capable of growing to a minimum of 10 metres in height at maturity.
  - h. The Cherry Ballart (*Exocarpos cupressiformis*) replaced with a commercially available indigenous canopy tree species.
  - i. The vegetated bioswale included in the integrated stormwater management plan prepared by Spiire and dated 7 September 2023, with this area to be predominantly landscaped with species from Gippsland Plains EVC No. 937 Swampy Woodland.
  - j. Details of the plant climbing structures to be installed between the supports for the cover over the hardstand for 1490, 1500 and 1550 Centre Road, 1, 3 and 5 McClaren Drive, and 8 and 10 Nursery Avenue, with suitable plant climbing species planted at the base of each structure.
  - k. Notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
  - l. Tree protection measures including for street trees accurately drawn to scale and labelled in accordance with Condition 8.

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### 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 the responsible authority.

### Tree Protection – All Stages

8. Before any stage of the development starts, including demolition or removal of vegetation, a Tree Protection Plan (drawing) and Tree Management Plan (report) for any retained street trees must be submitted to and be endorsed by the responsible authority, in consultation with Kingston City Council:
- a. A tree management plan (written report) must provide details of:
    - i. Any non-destructive root investigation undertaken to determine the location and distribution of roots of trees nominated on the tree protection plan.
    - ii. Proposed footings and construction methods for any buildings or structures within the tree protection zone nominated on the tree protection plan.
    - iii. How excavation impacts, including soil level changes, on trees to be retained will be managed.
    - iv. How the canopy of trees nominated on the tree protection plan will be protected.
    - v. Any other measures required to demonstrate the successful ongoing retention and viability post-construction of any trees nominated on the tree protection plan.
    - vi. the name and contact details of the project arborist responsible for implementing the tree management plan
    - vii. Maintenance of the area(s) within the tree protection zone in accordance with AS4970-2009.
    - viii. Stages of development at which inspections are required to ensure tree protection measures are adhered to must be specified.
  - b. A tree protection plan (scale drawing) must provide details of:
    - i. The tree protection zone and structural root zone, calculated in accordance with AS4970-2009, for all trees to be retained on the site and for all trees on neighbouring properties where the tree protection zone falls partially within the subject site.
    - ii. Tree protection fencing, or ground protection where required, provided in accordance with AS4970-2009.
    - iii. Appropriate signage on any tree protection fencing prohibiting access, excavation, changes in soil levels, or any storage within the tree protection zone in accordance with AS4970-2009 unless with the prior written consent and under the direct supervision of the consulting arborist.
    - iv. Any pruning to be undertaken being in accordance with AS4373-2007.
      - i. A notation to refer to the tree management plan.
9. All protection measures identified in the tree management report and plan must be implemented, and development works undertaken on the subject site must be undertaken in accordance with the tree management report and plan, to the satisfaction of the responsible authority.

### Street Tree Protection

10. Tree protection fencing is to be established around the street trees prior to the commencement of demolition and maintained until all works on site are complete and:
- a. The fencing is to be a 1.8 metre high temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's side panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting.



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- b. The fencing is to encompass the entire nature strip with each end 3 metres from the base of the tree.

### **Environmentally Sustainable Design**

11. Before any stage of the development starts, a sustainability management plan must be approved and endorsed by the responsible authority. The sustainability management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the sustainability management plan prepared by Sustainable Development Consultants, dated 18 August 2023, version 1, and must:
  - a. include evidence of project registration with the Green Building Council of Australia (GBCA); and
  - b. an update on how the development will achieve a minimum 4-star Green Star Building rating certification through the GBCA.
12. Within six months of the occupation of any stage of the development, a report from the author of the endorsed report or a similarly qualified consultant must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed stage of development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

### **Green Travel Plan**

13. Before any stage of the development starts, a Green Travel Plan (GTP) must be submitted to and approved by the responsible authority. When approved, the GTP will be endorsed and will form part of this permit. The GTP must make reference to the plans as endorsed at Condition 2 and generally outline the provisions, recommendations and requirements to promote the use of sustainable transport options.

### **Waste Management Plan**

14. Before any stage of the development starts, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must be generally in accordance with the waste management plan prepared by Leigh Design, dated 25 August 2023, to the satisfaction of the responsible authority.

### **Construction Management Plan**

15. Before any stage of the development starts, a construction management plan (CMP), must be submitted to and approved by the Kingston City Council. The construction management plan must be prepared in accordance with the "City of Kingston Construction Management Policy, July 2015" and "Construction Management Guidelines, 1 November 2015" (and any superseding versions and / or documents). The construction management plan must specify and deal with, but is not limited to, the following elements:
  - a. Public safety, amenity and site security.
  - b. Traffic management.
  - c. Stakeholder management.
  - d. Operating hours, noise and vibration controls.
  - e. Air quality and dust management.
  - f. Stormwater and sediment control.
  - g. Waste and materials re-use.

When approved, the construction management plan will be endorsed and form part of this permit and shall thereafter be complied with during the undertaking of all buildings and works.

### **Drainage and Water Sensitive Urban Design**

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16. Unless with prior written consent of the Kingston City Council, before the development commences, the following integrated stormwater management (drainage) documents must be prepared by a suitably qualified person, to the satisfaction of the Kingston City Council:
  - a. Prior to submitting detailed plans, a comprehensive stormwater management (drainage) strategy incorporating the outcome of the flood modelling report prepared by Incitus, dated 13 May 2024 must be prepared that addresses the requirements specified within Kingston City Council's "Civil Design requirements for Developers – Part A: Integrated Stormwater Management".
  - b. The stormwater management (drainage) strategy should include a report with MUSIC modelling results demonstrating water sensitive urban design treatments that achieve Victorian best practice objectives on site, unless an alternative mechanism is agreed with Kingston City Council. These may include the use of an infiltration or bio-retention system, rainwater tanks connected for reuse, or other treatments to the satisfaction of the Kingston City Council.
  - c. The water sensitive urban design treatments as per conditions 16(a), (b) above must be implemented on-site, unless an alternative agreement is reached with the Kingston City Council.
  - d. All/any overland flow path arrangement within/through Kingston City Council road reserves must be approved by Council and must be to Council's satisfaction.
  - e. Stormwater management (drainage) plan(s) must be prepared, with supporting computations, showing the stormwater (drainage) works to the nominated point of discharge. The plan(s) must show all details of the proposed stormwater works including all existing and proposed features that may have an impact on the stormwater (drainage) works, including landscaping details.
17. Stormwater (drainage) works must be implemented in accordance with the approved stormwater management (drainage) plan and to the satisfaction of the Kingston City Council including the following:
  - a. All stormwater (drainage) works must be provided onsite so as to prevent overflows onto adjacent properties.
  - b. The implementation of a stormwater (drainage) detention system which restricts stormwater discharge to the maximum allowable flowrate calculated as per Council's "Civil Design requirements for Developers – Part A: Integrated Stormwater Management".
  - c. All stormwater (drainage) works must be maintained to the satisfaction of the Council.

**Melbourne Water**

18. Prior to the use and development plans being endorsed, amended plans must be prepared and submitted to the satisfaction of the responsible authority and Melbourne Water. The plans must be submitted with surface and floor levels to Australian Height Datum (AHD). The plans must be generally in accordance with the plans submitted with the application but modified to show:
  - a. All buildings must be constructed with finished floor levels which are 300mm above the applicable flood level at that location as shown in the flood modelling report prepared by Incitus, dated 13 May 2024.
19. The setbacks shown to the subject site boundaries and the setbacks between buildings, must not be reduced without prior written consent from Melbourne Water.
20. No fill is permitted in flood affected areas other than shown in the flood modelling report prepared by Incitus, dated 13 May 2024.
21. Any new fence/gate must be open style (minimum 50% open) of construction to allow for the conveyance of overland flow.

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22. The buildings/structures including footings, eaves etc. must be set outside any easement or a minimum 3.2 metres laterally clear of the outside edge of the Melbourne Water Asset, whichever is greater. No overhangs or eaves are permitted within the lateral clearance zone.
23. Prior to the commencement of works, formal Build Over approval from Melbourne Water's Asset Services Team must be obtained prior to any construction of permanent or temporary buildings/structures, demolition of existing buildings/structures or tree removal within 5 metres of a Melbourne Water asset.
24. Landscaping within 5 metres of a Melbourne Water asset must comply with Melbourne Water's Planting Guidelines. Near sewers, drains, waterways and water mains an application detailing landscaping must be submitted to Melbourne Water for approval. If a Build Over application is also being made then landscaping can be assessed under the Build Over application.
25. Prior to the commencement of buildings and works, where a connection to a Melbourne Water asset is required within that stage, a separate application direct to Melbourne Water must be made and approved of any new or modified stormwater connection to Melbourne Water's drains or watercourses.
26. No services are to be installed across any Melbourne Water asset or within easements or owned land that are in favour of Melbourne Water unless approval in writing has been granted by Melbourne Water. A separate Utility Installation application will need to be submitted.
27. Cut and fill earthworks to alter existing levels (or repaving) must consider the following:
  - a. To maintain existing cover or where changes in surface levels are proposed, a minimum 850mm vertical cover must be achieved over the drainage pipeline.
  - b. The maintenance hole/junction pits located on Melbourne Water's drain must not be covered over by the works.
  - c. A loading (including construction) and vibration assessment will be required to be undertaken by a qualified structural and geotechnical engineer, where +/- 500mm or greater is proposed in existing levels. The assessment must consider current condition of the drain and include any recommendations for limiting loading or vibration caused in the short (during construction) and long term (post construction), where a change in landscape is evident (e.g. non-traffic to trafficable).

### Infrastructure and Road Works

28. Prior to the commencement of development, property boundary, footpath and vehicle crossover levels must be obtained from Kingston City Council's roads and drains department with all levels raised or lowered to the satisfaction of the Kingston City Council.
29. Any relocation of pits/power poles or other services affected by this development must be relocated to the satisfaction of the relevant servicing authority and the responsible authority, at the cost of the owner/developer.
30. Property boundary and footpath levels must not be altered without the prior written consent from the Kingston City Council.
31. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Kingston City Council.
32. Any redundant vehicle crossovers must be removed (including redundant portions of vehicle crossovers) to the satisfaction of the Kingston City Council.

### Head, Transport for Victoria

33. The level of the footpath must not be lowered or altered in any way to facilitate access to the subject site.

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34. Prior to commencement of development, Functional Layout Plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the responsible authority and form part of this permit. The plans must be generally in accordance with the draft Functional Layout Plans included in the Traffic Impact Assessment prepared by Stantec, dated 29 August 2023 Drawing No: 300303832-03 issue P2 dated 16 August 2023, but modified to show:
  - a. Kerbing and line marking alterations.
  - b. Works incidental to the signalised intersection changes, but not limited to signs and modifications to drainage assets etc.
35. The preparation of Functional Layout Plans, detailed engineering design and the construction and completion of all works must be undertaken in a manner consistent with current Head, Transport for Victoria policy, procedures, and standards and at no cost to Head, Transport for Victoria. In order to meet Head, Transport for Victoria requirements for these tasks the applicant will be required to comply with requirements documented as "Standard Requirements – External Funded Projects" and any other requirements considered necessary depending on the nature of the works.
36. Prior to commencement of use of Stage 2, the signalised intersection and all associated roadworks on Centre Road must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria.
37. Prior to the commencement of use of the signalised intersection, signal linking on Centre Road between Westall Road and Kombi Rd/McNaughton Road must be undertaken by the Head, Transport for Victoria at the full cost to the permit holder.
38. Prior to commencement of use of Stage 2, the signalised intersection and access works, hereby approved, must be provided and available for use to the satisfaction of and at no cost to Head Transport for Victoria and the responsible authority.
39. Prior to commencement of use of Stage 2, all disused or redundant vehicle crossings must be removed, and the area reinstated to kerb and channel to the satisfaction of and at no cost to the Head, Transport for Victoria.
40. During demolition and construction of the development, the existing bus stop infrastructure in Rayhur Street must not be damaged or altered. Any damage or alteration to bus infrastructure must be rectified at no cost to and to the satisfaction of the Head, Transport for Victoria.
41. The demolition and construction of the development must not disrupt bus operations on Rayhur Street without the prior written consent of the Head, Transport for Victoria.
42. Any request for written consent to disrupt bus operations on Rayhur Street during the demolition and construction of the development must be submitted to the Head, Transport for Victoria not later than 8 weeks prior to the planned disruption and must detail measures that will occur to mitigate the impact of the planned disruption.

### **Parking and Traffic Management**

43. The maximum size of a vehicle that is permitted to load and unload on the subject site is a 26-metre-long B-double vehicle as described in ASNZS 2890.2:2002, unless otherwise demonstrated to the satisfaction of the responsible authority.
44. Prior to the occupation of any stage of the development, a car parking management plan (CPMP) prepared by an appropriately qualified traffic consultant to the satisfaction of the Kingston City Council must be submitted to and approved by the Kingston City Council. When approved, the CPMP will be endorsed and form part of this permit. The car parking management plan must address, but is not necessarily limited to, all of the following to the satisfaction of the Kingston City Council:

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- a. The number and location of the car parking spaces to each tenancy generally in accordance with the planning scheme requirement per premises (and denoting those that are designated as disabled spaces).
  - b. The management of visitor car parking spaces and security arrangements for occupants of the development.
  - c. The maximum vehicle size permitted to load and unload to the buildings to the satisfaction of the Kingston City Council.
  - d. Policing arrangements and/or formal agreements, including the Owners Corporation requirements or similar to advise prospective owners/tenants of the loading bay arrangements for smaller vehicles and the maximum vehicle sizes permitted.
  - e. A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled parking bays.
45. The CPMP must be implemented to the satisfaction of the Kingston City Council. No alterations may be made to this plan without the prior written approval of the Kingston City Council.
46. Before the occupation of the buildings hereby permitted, areas set aside for vehicle parking, access lanes and paths as shown on the endorsed plans must be:
- a. Constructed to the satisfaction of the Kingston City Council.
  - b. Properly formed to such levels that they can be used in accordance with the plans.
  - c. Surfaced with an all-weather sealcoat or similar to the satisfaction of the Kingston City Council.
  - d. Drained to the satisfaction of the Kingston City Council.
  - e. Line marked to indicate each vehicle parking space, all access lanes and, if necessary, the direction in which vehicles are to travel to the satisfaction of the Kingston City Council.
  - f. In accordance with any Kingston City Council adopted guidelines for the construction of vehicle parking areas.
47. Vehicle parking areas and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Kingston City Council.
48. In areas set aside for car parking, measures must be taken to the satisfaction of the Kingston City Council to prevent damage to fences or landscaped areas.
49. Concrete kerbs or other barriers must be provided to the satisfaction of the Kingston City Council to prevent direct vehicle access to an adjoining road other than by a vehicle crossover.
50. The loading and unloading of goods to and from vehicles must only be carried out on the subject site.

### Lighting

51. Prior to occupation of the development, or as may otherwise be agreed in writing by the responsible authority, a detailed lighting plan must be approved and endorsed by the responsible authority. The detailed lighting plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Lighting Strategy prepared by Key Consult, dated 27 November 2023 and must:
- a. Identify all proposed lighting sources, lux levels and spillage details and address how the lighting will integrate with the existing lighting in the interfacing public spaces.
  - b. Show all public lighting in conformity with AS1158.3.1-2000 Lighting for roads and public spaces pedestrian area (Category P) lighting – Performance and design requirements and AS/NZS 428:2019.2 Control of the obtrusive effects of outdoor lighting and the Public Lighting Code December 2015 (v2).

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The approved lighting plan must be implemented as part of the development to the satisfaction of the responsible authority.

**General Amenity**

52. The amenity of the area must not be detrimentally affected by the use and development of the land through the:
- Transport of materials, goods or commodities to or from the land.
  - Appearance of any building, works or materials.
  - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
  - Presence of vermin.
  - Any other way.
53. All external surfaces of the building elevations must be finished in accordance with the schedule on the endorsed plans and maintained in good condition to the responsible authority's satisfaction.

**Noise**

54. At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority.
- Noise Protocol means the noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, published by the Environment Protection Authority on its website, as in force from time to time.
55. No goods or packaging materials shall be stored or left exposed outside a building so as to be visible to the public from a road or other public place.

**Signage**

56. Prior to occupation of the development, a signage strategy must be approved and endorsed by the responsible authority. The signage strategy must be generally in accordance with the signage strategy prepared by Group GSA, dated 5 March 2024, to the satisfaction of the responsible authority.
57. The sign(s) must not be animated and no flashing or intermittent lights may be displayed.
58. The intensity of the light on the sign(s) must be limited so as not to cause glare or distraction to motorists or other persons or loss of amenity in the surrounding area, all to the satisfaction of the responsible authority.
59. The sign(s), including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.

**Signage Expiry**

60. This permit (or part of the permit that relates to advertising signs) expires fifteen (15) years from the issue date of this permit.

**Completion of Works**

61. Once the development has started it must be continued and completed to the satisfaction of the responsible authority.

**Commencement**

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

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**Expiry**

63. This permit as it relates to use and development (buildings and works) will expire if one of the following circumstances applies:

- a) Stage 1 is not started within three (3) years of the issue date of this permit.
- b) The development (all stages) is not completed within six (6) years of the issue date of this permit.
- c) The use is not commenced within six (6) years of the issue date of this permit.
- d) The use is discontinued for a period of two (2) years.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.



**USEFUL INFORMATION** (the following information does not form part of this permit):

**Kingston City Council**

- Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.
- Any buildings and works (including eaves) to be located within an easement requires separate consent from Kingston City Council and/or the relevant service authority. This will need to be obtained prior to the issue of a building permit.
- Prior to the commencement of the development, you are required to obtain the necessary building permit.
- The permit holder/owner must provide a copy of this permit to any appointed building surveyor. It is the responsibility of the permit holder/owner and building surveyor to ensure that all building development works approved by any building permit is consistent with the permit.
- The permit holder/owner must provide a copy of this permit and any endorsed plans to any external contractor to ensure that all trees to be retained on site are protected during any works.
- Before removing or pruning any vegetation from the site, the permit holder/owner or any contractor engaged to remove any vegetation, should consult Kingston City Council's vegetation management officer to verify if a Local Laws permit is required for the removal of such vegetation.
- Any landscape plan prepared in accordance with conditions must comply with Kingston City Council's Landscape Checklist.
- The allocation of street numbering and addressing of properties is vested in Kingston City Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the permit applicant/owner to contact Kingston City Council's property data department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development in writing to [property@kingston.vic.gov.au](mailto:property@kingston.vic.gov.au). If the permit applicant/owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Kingston City Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011). This permit does not approve buildings and works within restricted airspace. Separate approval from CASA, Airservices Australia and / or other regulatory bodies for buildings and works within restricted airspace may be required prior to the commencement of buildings and works.

**Head, Transport for Victoria**

- Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act 2004. For the purposes of this permit the works will include provision of:
  1. Signalised intersection works.
  2. Road line marking
  3. Variations to pedestrian paths and alignments.
  4. Removal of redundant vehicle crossovers and reinstatement of kerb and channels.

Please contact Department of Transport and Planning for all Working Within the Road Reserve via the Road Access Permit Portal. Consent applications are now required to be submitted through the RAPP website. <https://rapp.transport.vic.gov.au/>.



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- Foreseen disruptions to bus operations and mitigation measures must be communicated to Department of Transport and Planning 8 weeks prior by telephoning 1800 800 007 or emailing customerservice@transport.vic.gov.au.

**Date issued:** 30 August 2024

**Signature for the responsible authority:**

A handwritten signature in black ink, appearing to be 'CPA', written over the signature line.

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## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

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The responsible authority has issued a permit

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### CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

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### WHEN DOES A PERMIT BEGIN?

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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.

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### WHEN DOES A PERMIT EXPIRE?

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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.

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### WHAT ABOUT REVIEWS?

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- 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: 30 August 2024 Signature for the responsible authority:

