

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2403231
Planning scheme:	Wellington Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	2 Merrick Street Stratford Selby Road Warrnambool (Crown Allotment 1, 2 & 3 Section 2 Township of Stratford and Crown Allotment 10 Section 2 Township of Stratford Parish of Stratford)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.08-10	Construct a building or construct or carry out works
52.05-13	The erection and display of business identification signage and internally illuminated business identification signage.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Before the development starts, amended plans must be submitted to and approved by the responsible authority. The plans must be generally in accordance with the plans prepared by Crosier Scott Architects and dated 14 November 2024 (TP000-TP012) but amended to show the following details:
 - a) The locations of the following:
 - i. Site access
 - ii. Vehicle parking
 - iii. Stockpiling of materials and skip bins
 - b) The location and area of all vegetation on-site, including Tree Protection Zones for all trees to be retained on the site in accordance with Australian Standard 4970 Protection of Trees of Development Sites.

Date issued: 9 April 2025 **Signature for the responsible authority:**



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Compliance with documents approved under this permit

2. 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.

Written consent to modify endorsed plans

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

Landscape plan

4. Before the development starts, an amended 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 Concept Plan prepared by Crosier Scott Architects and dated 14 November 2024, and must be amended to include the following:
 - a) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant; and
 - b) The location and area of all vegetation on-site, including Tree Protection Zones for all trees to be retained on the site in accordance with Australian Standard 4970 Protection of Trees of Development Sites.
5. Landscaping must be implemented in accordance with the landscape plan to the satisfaction of the responsible authority. The plan must not be altered without the prior written consent of the responsible authority.

Wellington Shire Council

6. The approved design must meet the water quality standards required by the "Best Practice Environmental Management Guidelines" and Council's Infrastructure Design Manual.
7. All Stormwater from the development must be conveyed to satisfactory points or areas of discharge approved by the Wellington Shire Council so that it will have no detrimental effect on the environment and adjoining properties.
8. Prior to any works commencing a drainage discharge plan must be submitted to and approved by the Wellington Shire Council. The plan is to include on site detention structures to ensure that the post development discharge rate from the site does not exceed the predevelopment discharge rate. When approved, this plan will form part of the permit.
9. Reticulated stormwater drainage to drain the development must be in accordance with Council's Infrastructure Design Manual.

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Advertising Signs

10. All lighting associated with the outdoor business identifications must not operate between 9:00pm and 7:00am the following day.
11. The sign lighting must be designed, baffled and located to prevent any adverse effect of light spill on adjoining land to the satisfaction of the responsible authority.
12. The signs, including its structure and advertising material as shown on the endorsed plan, must at all times be maintained in good order and condition, to the satisfaction of the responsible authority.
13. The location, size, material of construction, colours and wording of the signs on the endorsed plans must not be altered or modified without the prior written consent of the responsible authority.

Commencement

14. This permit will operate from the issued date of this permit.
15. Once the development permitted has started, they must be continued and completed to the satisfaction of the responsible authority.

Expiry

16. This permit as it relates to development (buildings and works) 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 date if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

17. This permit in relation to signage, will expire 15 years from the date of its issue, at which time the sign and all supporting structures must be removed, and the site reinstated to the satisfaction of the responsible authority.

USEFUL INFORMATION:

- (the following information does not form part of this permit)
- The permitted development may need to comply with, or obtain the following further approvals:
 - A building permit under the *Building Act 1993*.

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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: 9 April 2025 **Signature for the responsible authority:**

