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WYP12253/20

23 November 2020

Property Subdivision & Architects
159 Dorcas Street
SOUTH MELBORNE VIC 3205

Dear Sir/Madam,

Planning Permit Application No.: WYP12253/20
Description: Use and development of the land for a childcare centre with associated car parking, bicycle parking, landscaping and business identification sign
Location: 10 -12 McCormack Crescent HOPPERS CROSSING VIC 3029
4 Merrett Avenue HOPPERS CROSSING VIC 3029
V 8961 F 736 L 754 LP 95480 Tarneit Parish
V 8961 F 737 L 755 LP 95480 Tarneit Parish
V 8961 F 735 L 753 LP 95480 Tarneit Parish

I advise that your application for a planning permit has been approved under the Wyndham Planning Scheme and the permit is enclosed.

This permit should be carefully considered as Council's approval is subject to the proposed use/development complying with all permit conditions.

If endorsed plans are not enclosed with the permit, please check the conditions to ascertain whether amended plans are required. You are reminded that the proposal permitted cannot commence before amended plans have been submitted to and approved by Council.

Should you have any further enquiries regarding the above matter, please contact me on 9742 8151.

Yours faithfully,

Rachel Dang
Senior Town Planner

Encl.

PLANNING PERMIT

Application No.: WYP12253/20
Planning Scheme: Wyndham Planning
Responsible Authority: Wyndham City Council

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THE PERMIT ALLOWS:

Use and development of the land for a childcare centre with associated car parking, bicycle parking, landscaping and business identification sign

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

- 1) The development and/or use(s) permitted by this permit must not be commenced until report, site layout plan and elevations drawn to scale and with dimensions is submitted to and approved by the Responsible Authority. When approved, the report and plan will be endorsed and will then form part of this permit. Such plans must be generally in accordance with Plan prepared by PSCA Property Subdivision Rev A dated 17 September 2020 but modified to show:
 - a) Revision of the boundary fence between 4 Merrett Avenue Hopper Crossing and 3 Dummett Avenue Hopper Crossing to the satisfaction of the Responsible Authority. Boundary fence to be Modularwall Trendwall at 2100mm high, constructed in accordance with Modularwall instructions and recommendations. All Costs associated with the boundary fence to be borne by the developer. The property owner must give permission for the contractor to access 3 Dummett Ave Hoppers Crossing and finish wall with either paint or render. Colour to match existing fencing of 3 Dummett Avenue Hoppers Crossing.
 - b) Provision of a 1.8m high gate to the vehicle entry/exit at 10 McCormack Crescent Hopper Crossing.
 - c) Provision of wheel stops to all car parking bays and include waste truck turning bay area.
 - d) Subject to Build Over Easement consent from Council's Technical Engineering Department, provision of bollards at 1500mm apart within the landscape strip adjacent to the shared boundary between 4 Merret Avenue Hopper Crossing and 3 Dummett Avenue Hopper Crossing.
 - e) Provision of external lighting to the car park at 10 McCormack Crescent Hopper Crossing.
 - f) Provision of the security system comprising of CCTV surveillance throughout external areas, and monitored security alarm system, as necessary to the requirements of the operator.

Date Issued

Signature for the Responsible Authority

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- g) Build over easement consent from City West Water for any proposal constructed in, on or over an easement. This includes, but is not limited to, guttering, eaves/fascia, garden sheds, concrete paths, vehicle driveway accesses and parking bays. No private amenity pipelines or downpipes are permitted to be excavated into an easement without the consent of the infrastructure holder; buildings must be designed to utilize box gutters if walls are proposed adjoining the easement. No water tanks are permitted to be sited over an easement without the consent of the infrastructure holder.
- h) Footpath shall be constructed along the southwest front property boundary of the site on McCormack Crescent linking the subject site to the existing footpath on Merrett Avenue at the full cost of the applicant.
- i) Submission of an Environmentally Sustainable Development Implementation Report.
- j) Any amendments to the site layout consequent to the above.

No Layout Alteration

- 2) The development and/or use(s) permitted by this permit as shown on the endorsed plan(s) and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the Responsible Authority.

Landscape condition

- 3) Prior to the commencement of the development hereby permitted, one electronic copy (emailed to mail@wyndham.vic.gov.au) of a landscaping plan prepared by a suitably qualified person must be submitted and approved to the satisfaction of the Responsible Authority. Consideration should be given to the use of indigenous plants. All landscape plantings and treatments need to be suitable for the specific climatic and soil conditions of Wyndham. The landscape plan will show the following:
 - a) An outline of buildings. No floor plans are to be shown on the landscape plan, however the dimensions of the outline are to be informed by the approved site plan.
 - b) Clearly drafted at a scale of 1:100 or similar with a north point and legend
 - c) Clear graphics to indicate trees (deciduous or evergreen), shrubs, ground covers, grass.
 - d) Botanical and common name, pot size, quantity, planting density and size at maturity of all plantings.

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- e) Notated planting specification drawings.
- f) Location and depth of all surface treatments with materials and colours notated.
- g) Outline of all built features including buildings, fences, letterboxes, clotheslines, storage, water tanks and utility structures etc. These structures are to be informed by the site plan.
- h) All water tanks must have a minimum 0.5m clearance free of obstruction when located in a through access way.
- i) Mark all crossovers.
- j) Any vegetation or structures within the nature strip.
- k) Any amendments consequent to the amended site/floor plan pursuant to Condition 1 of this permit.

Please note that any foundations of built structures, including any concrete areas such as paths/driveways, must be protected with appropriate tree root/moisture barriers to ensure the integrity of the foundations are not compromised.

Landscaping Completion & Maintenance

- 4) The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the Responsible Authority and once landscaped must not be used for any other purpose except with the prior written consent of the Responsible Authority.

Environmentally Sustainable Development Implementation Report

- 5) The development must be constructed in accordance with the Endorsed Sustainable Design Assessment.
- 6) Before the development is occupied or by such later date as agreed to by the responsible authority in writing, a report from the author of the Sustainable Design Assessment, approved under this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainable Design Assessment have been implemented in accordance with the approved plan.

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Private Waste Collection

- 7) Waste collection must be undertaken by a private waste collection service in accordance with the Waste Management Plan approved under this permit.

Waste Disposal

- 8) The waste bin area must be provided prior to the commencement of the use permitted by this permit, maintained and used to the satisfaction of the Responsible Authority and must not be used for any other purpose. An external area for storage of garbage and recyclable matter and for cleaning of rubbish bins is to be provided. This area must be adequately sized to contain the volume of waste generated, capable of preventing pest and animal access and designed so that it can be easily and effectively cleaned.

Delivery & Waste collection times

- 9) Delivery and waste collection times should follow the following criteria:
- Collections occurring once a week should be restricted to the hours 6am to 6pm Monday to Saturday.
 - Collections occurring more than once a week should be restricted to the hours 7am to 6pm Monday to Saturday.

Hours of Operation

- 10) Except with the prior written consent of the Responsible Authority, the use permitted by this permit must operate only between the following times:
- Monday to Friday 6.30am to 6.30pm (childcare)
 - Monday to Friday 8.30am to 5.30pm (play area)

Number of Children

- 11) No more than 77 children in care may be present on the premises at any one time.

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Compliance with requirements

- 12) The child care facility and operator must comply with the legislative requirements of the Department of Education and Early Childhood Development and all other governing authorities.

General Exterior Treatment

- 13) The exterior treatment of the building(s) permitted by this permit including all exterior decoration, materials, finishes and colours must be to the satisfaction of the Responsible Authority. The exterior treatment of the building(s) must be maintained to the satisfaction of the Responsible Authority.

Amenity

- 14) The use permitted by this permit must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality by reason of the processes carried on; the transportation of materials, goods, or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, dust, waste water, waste products, grit, or oil; the presence of vermin, or otherwise.

Compliance with food safety standards

- 15) The proposed food premises (restaurant and production facilities) must be designed in accordance with the requirements of the FSANZ Food Safety Standards Code and Australian Standard 4674-2004. An application must be made to Council's Environmental Health Unit to have the design assessed for compliance, prior to any work commencing.

No Mud on Roads

- 16) In the event of mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, appropriate measures must be implemented to minimise the problem to the satisfaction of the Responsible Authority.

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Construction Phase

17) All activities associated with the construction of the development permitted by this permit must be carried out to the satisfaction of the Responsible Authority and all care must be taken to minimise the effect of such activities on the amenity of the locality. Measures must be taken to suppress dust, noise or other emissions during construction to prevent nuisance to surrounding neighbours as defined by the Public Health and Wellbeing Act 2008. Construction and/or demolition works must comply with the requirements specified in the Environment Protection Authorities, Noise Control Guidelines Publication 1254, October 2008.

During Construction

18) Measures must be taken to suppress dust, noise or other emissions during construction to prevent nuisance to surrounding neighbours.

Nuisance provisions

19) No emissions from the site (noise, light, odour, dust etc) will be permitted to cause a nuisance to surrounding properties.

Excessive noise

20) Mechanical ventilation systems, refrigeration motors, air conditioning units or all other equipment is to be suitably located so they do not cause a nuisance.

Comply with Noise Policy N2

21) Noise emissions must comply with State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2.

Baffled & Non Continuous Lighting

22) Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority such that no direct light is emitted outside the boundaries of the subject land. Any security lighting is to be connected to a sensor so that illumination of the site is not continuous.

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Sealed Car Park

- 23) Areas set aside for the parking of vehicles together with the aisles and drives must be properly formed to such levels that they can be utilised in accordance with the endorsed plan and must be drained and provided with an impervious all-weather seal coat. The areas must be constructed, drained and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.

Vehicle Crossings

- 24) Vehicular access to the subject land from any roadway or service lane (and vice versa) must be by way of a vehicle crossing(s) constructed at right angles to the road, to suit the proposed driveway(s) and vehicles that will use the crossing. The location, design and construction of the vehicle crossing(s) must be approved by the Responsible Authority. Any existing unused crossing(s) must be removed and replaced with concrete kerb and channel and any services or infrastructure, including street trees, that require relocation or modification as a result of proposed crossovers must be relocated or modified at the permit holders cost and to the satisfaction of the Responsible Authority or relevant service authority.

Parking in Streets

- 25) Vehicles under the control of the operator under this permit or his/her staff must not be parked in the streets nearby. The operator must use his/her best endeavours to ensure that customer and visitor vehicles are not parked in the streets nearby.

Car Parking to be clearly Indicated

- 26) The boundaries of all car spaces, access and egress lanes and the direction in which vehicles should proceed along the lanes must at all times be clearly indicated on the ground to the satisfaction of the Responsible Authority.

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Directional Sign

27) A sign or signs must be provided to the satisfaction of the Responsible Authority to direct drivers to the on-site car parking area(s). Such sign(s) must be located in the vicinity of the frontage of the subject land and maintained to the satisfaction of the Responsible Authority. The sign(s) must not exceed 0.3 square metres in area.

Disabled Parking Identification

28) Disabled parking bays must be adequately identified by the use of both signs and linemarking.

Use of Parking Areas

29) Areas set aside for the parking and movement of vehicles as shown on the endorsed plan(s) must be maintained in a usable and safe condition to the satisfaction of the Responsible Authority and made available for such use and must not be used for any other purpose.

Loading and Unloading

30) The loading and unloading of vehicles and the delivery of goods must at all times be undertaken within the boundaries of the subject land.

Overflow Car Parking

31) In the event of overflow car parking causing, in the Responsible Authority's opinion, a nuisance, an additional car parking area(s) must be provided on the subject land or elsewhere to the satisfaction of the Responsible Authority within three months of the Responsible Authority requesting the same in writing.

Works prior to commencement of use

32) The use permitted by this permit must not be commenced until:
a) The parking area(s) shown on the endorsed plan(s) have been constructed to the requirements and satisfaction of the Responsible Authority; and

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- b) The garden and landscape area(s) shown on the endorsed plan(s) have been planted to the requirements and satisfaction of the Responsible Authority.

Stormwater from a building

- 33) The whole of the subject land, including landscaped and paved areas, must be drained to the legal point of discharge to the satisfaction of the Responsible Authority.

Waste water discharge standards

- 34) All waste water generated onsite must comply with City West Water Trade Waste requirements and EPA waste water requirements before discharge to the reticulated sewerage system.

Conditions required by the Environmental and Sustainability Department

- 35) Tree protection fencing must be erected around the canopy area of all trees to be retained on or adjacent to works (including street trees) prior to the commencement of works. The fence must remain in place until all works are completed to the satisfaction of the Responsible Authority.
- 36) Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:
- a) vehicular or pedestrian access
 - b) trenching or soil excavation
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d) entry and exit pits for underground services
 - e) any other actions or activities that may result in adverse impacts to retained tree(s).
- 37) Unless otherwise approved in writing by the Responsible Authority, prior to the removal of the tree, the permit holder must contact Council's Environment Department at treeplanning@wyndham.vic.gov.au to make arrangements for the payment of loss of amenity and costs for the planting of a new tree by the Responsible Authority. A written quote will be prepared and provided to the applicant and acceptance of the quote must be provided in writing to Council and payment received prior to any works to the street tree commencing

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Conditions required by the Traffic Engineering Department

- 38) Disabled car parking spaces are to be provided in accordance with Australian Standard AS/NZS 2890.6:2009 with the inclusion of the bollard and shared space.
- 39) All loading, unloading and waste collection activities must occur internally, on-site.
- 40) All loading, unloading and waste collection activities must occur outside of the business operating hours.
- 41) The waste truck turning bay must be clearly line marked.
- 42) All vehicles must enter and exit the site in a forward direction.
- 43) The applicant is to ensure that accessway has a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2m along the frontage road from edge of an exit lane and 2.5m along the exit lane from the frontage.

Conditions required by the Technical Engineering Department

- 44) The redundant crossovers (X3) are to be removed and the kerb is to be reinstated as per the kerbing along the existing roadway (refer Council specification SD1-2). The exposed nature strip is to be filled with soil and reinstated with grass seed. These works are to be conducted at the time of obtaining the consent for construction of the new crossover.
- 45) The proposed crossover is to be constructed as per Council specification SD4-5 upon lodgement of a 'Consent to work in a Council Road Reserve' application. Splays must be wide enough to accommodate truck movement. Any dimensions noted on the proposal drawings not adhering to the dimensions noted on Council's specification drawings must be amended accordingly. All internal driveway widths must match the opening boundary width of the relevant crossover. The proposed crossover must maintain a 1.0m clearance from any service provider infrastructure, 3.0m clearance from any street tree and 10.0m clearance from any intersection. If these clearance requirements cannot be maintained, service provider infrastructure may need to be upgraded/modified and street tree amenity fees may be applicable.

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- 46) The proposed footpath is to be constructed as per Council specification SD2-1 or SD2-3 where the path is to be shared, upon lodgement of a 'Consent to work in a Council Road Reserve' application. The alignment of the footpath must be authorised by Council's Traffic Engineers for Consents and Permit's approval to be valid.
- 47) Only trees with shallow root-balls can be planted over an easement in favour of Council.
- 48) A 'Consent to work in a Council Road Reserve' application must be submitted and approved by Council for any new service connection works (e.g. Gas, Water, Sewerage, Stormwater, etc.) which require the nature strip (Road Reserve) to be excavated.
- 49) Site access is to only be conducted via the existing crossover at all times of construction of the development.

Conditions required by the Drainage Engineering Department

- 50) Provisions are to be made within the development to adequately manage any additional flow created between allowable stormwater discharge and post-development stormwater discharge. For this purpose, a rainwater tank and/or underground detention system must be provided. Detailed design plans for any detention system must be submitted to and approved by Council, prior to the commencement of works.
- 51) Stormwater runoff generated from the whole of the subject land, including landscaped and paved areas, must not adversely affect neighbouring properties and must be drained to the legal point of discharge to the satisfaction of the responsible authority.
- 52) All stormwater inlet pits from car parking and paved areas must be grated to prevent the ingress of gross pollutants to Council's stormwater drainage system.

Signage Expiry

- 53) The sign as permitted by this permit will expire fifteen (15) years from the date this permit is issued. The expiry date must be annotated on the bottom right corner of the sign.

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Completion of Development and Commencement of use

54) This permit will expire if one of the following circumstances applies;

- a) The development and/or use is not started within two (2) years of the date of this permit;
- b) The development is not completed within four (4) years of the date of this permit;
- c) The use is discontinued for a period of two years.

55) The Responsible Authority may extend the periods referred to if a request is made in writing whereby either of the following instances apply:

- a) Before or within six (6) months after the permit expiry date, where the use or development allowed by the permit has not yet started; or
- b) Within twelve (12) months after the permit expiry date, where the proposal allowed by the permit has lawfully started before the permit expires.

Expiry of Permit

FOOTNOTE: In the event that this permit expires or the subject land is proposed to be used or developed for purposes different from those for which this permit is granted, there is no guarantee that a new permit will be granted. If a new permit is granted then the permit conditions may vary from those included on this permit having regard to changes that might occur to circumstances, the planning scheme or policy.

Building Approval

FOOTNOTE: This permit is issued pursuant to the provisions of the Wyndham Planning Scheme and does not relieve the permit holder of the necessity to obtain a building permit pursuant to the Building Act 1993 prior to commencement of any construction or works on any part of the site.

Environmental Health Department

FOOTNOTE: Separate approval must be obtained from Councils' Environmental Health Department and any other relevant authority prior to the commencement of the use and/or development.

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**Rachel Dang
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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 or 6 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 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 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 an Application for Review 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.

Useful information

Please note your planning permit only gives permission for use and/or development in accordance with the *Planning and Environment Act 1987* and the *Wyndham Planning Scheme*. In addition to your planning permit, it is likely that a number of other permits/approvals are required. These include:

Building Permits/Consents

Building permits/consents are likely to be required from Council and/or a Private Building Surveyor. Please refer to <http://bit.ly/2N0wOpf> for information on how to lodge a building application with Council.

Digging In and Around Underground Infrastructure

Prior to any digging or building works, please visit Dial Before You Dig at www.1100.com.au or phone 1100 for advice on underground infrastructure.

Build Over Easement Consents

If you are digging or building in, under or over an easement registered on your land title, you will require Build Over Easement consents from the service authority. This may be Council (for drainage), City West Water (for sewerage), or an electricity or gas supplier. Please visit <http://bit.ly/2N2VJIt> for Council's Application for Consent to Site a Structure Over an Easement.

Road Opening/Vehicle Crossing Consents

If you are carrying out any works or excavation to the road reserve/nature strip in front of your property (e.g. constructing, altering, repairing or removing a vehicle crossing, reinstating footpaths, service authority tappings), you will be required to obtain a Consent for Works from Council's Consent and Permits team.

Town Planning stamped approved plans must be presented when applying for a Consent for Works approval. Please refer to <http://bit.ly/2N3BScb>. The location, design and construction of the crossover(s) is to be in accordance with Council's standard drawings. Please refer to <http://bit.ly/2N1zeX>. Any proposed crossover(s) must maintain a minimum 1.0m clearance from any service provider infrastructure, 3.0m clearance from any street tree and 10.0m clearance from any intersection. If these clearance requirements cannot be maintained, service provider infrastructure may need to be upgraded/modified and street tree compensation fees may be applicable at the permit holder's cost and to the satisfaction of the Council.

Street Tree Consents

If there is an existing street tree in front of your property, you are required to ensure it is protected during any construction. Any street tree pruning, removal or replanting requests are subject to Council approval. Please contact Council's Environment team on 9742 0777 or treeplanning@wyndham.vic.gov.au for further information.

Stormwater Legal Point of Discharge Permits

If you are building or redeveloping your site, you may require a Legal Point of Discharge approval from Council (Engineering Department). If you are required to submit drainage/detailed engineering design plans it is possible that you will need to pay design checking and supervision fees. Please contact Council's Engineering Services team on 9742 0777 for further information.

Health Permits, Licences and Registrations

If you are installing a septic system or operating a food, health or similar business (e.g. hairdresser, beauty salon, tattoo premises, food premises, rooming house, accommodation business accommodating more than 6 guests), you may require Health Permits from Council (Environmental Health Department). It is important that your business

complies with all relevant health regulations to ensure the public health of the municipality is protected. Please contact Council's Environmental Health Unit on 9742 0777 for further information about these permits and obligations.

Liquor Licence

If you are proposing the sale or consumption of liquor, a Liquor Licence may be required from the Victorian Commission for Gambling and Liquor Regulation (VCGLR). Please visit the VCGLR at <http://bit.ly/2N1xDxZ> or phone 1300 182 457 for further information and advice.

Prior to applying for a licence with the VCGLR, please also contact Council's Town Planning Department and City Amenity Department on 9742 0777 to determine whether further Council approval is required. A permit from City Amenity, Local Law is required under Community Amenity Local Law (2015) clause 141 if alcohol is to be consumed/unsealed in a public place.

Footpath Trading Permits and Occupying Space on Footpath or Nature Strip Permits

If you are proposing any activities within a footpath as part of your business (e.g. outdoor dining, signage, display of goods), a Footpath Trading Permit may be required from Council's Local Laws team. Please visit <http://bit.ly/2N0DyDq> for further information and advice.

If you need to close part or the entire footpath or nature strip, you may require an Occupy Space on the Footpath or Nature Strip Permit from Council's Local Laws team. Please visit <http://bit.ly/2N2dR5w> for further information and advice.

Activities on Public/Council Land

If you are proposing to utilise Council land, you may require consent from Council's Property team. Please contact Council's Property Department on 9742 0777 for further information and advice.

Business Parking Permits

If you are proposing a business in the Werribee City Centre, you may apply for a Business Parking Permit from Council. Please refer to <http://bit.ly/2N0wPtj> for further information and advice.

Trade Waste Bin, Hoppers and Bin Skip Permits

If you are proposing to place a trade waste bin on a building site or a trade waste bin, hopper or skip on the nature strip/road reserve or roadway, you may require a Container Permit from Council's City Amenity, Local Laws team. Please visit <http://bit.ly/2N2Kb84> for further information and advice.

Fences

If you are replacing or building a new fence to the side or rear of your property, you may require a planning permit, building permit or both. Please contact Council on 9742 0777 for further advice. Consent from all owners is required to replace/build a common boundary fence. For advice on how to approach your neighbour or come to an agreement with your neighbour, please refer to the Dispute Settlement Centre of Victoria website at <http://bit.ly/2MZmOrb>.

Please note that other permits/permissions may be required in addition to those listed above. It is your responsibility to ensure you obtain all necessary permits and consents before you commence your proposal. Failure to comply may be an offence and could lead to financial penalty and litigation.