City of Greater Geelong, Statutory Planning - Date Received 22.09.2026

SECTION 72 AMENDMENT APPLICATION

Planning Permit PP-94-2025
17-21 Seaforth Street, North Shore

Applicant: Jet Couriers Pty Ltd
Responsible Authority: City of Greater Geelong

Application	Amendment under section 72 of the Planning and Environment Act 1987
Permit	PP-94-2025
Conditions	Conditions 13, 14 and 15
Supporting report	Enfield Acoustics, V2885-01-P Acoustic Report (r0), 16 September 2026

1. Purpose

Jet Couriers Pty Ltd applies under section 72 of the Planning and Environment Act 1987 to amend Conditions 13, 14 and 15 of Planning Permit PP-94-2025. No change is sought to the approved warehouse and office use or to the approved development.

The amendments refine the way operational noise and amenity are managed. They are supported by the independent acoustic assessment prepared by Enfield Acoustics dated 16 September 2026, which was commissioned following discussions with Council and specifically assesses the proposed operational amendments.

2. Background and updated acoustic evidence

The original permit conditions incorporated operational assumptions and recommendations from the Acoustic Logic report dated 2 October 2025, including fixed hourly vehicle limits, a prohibition on heavy rigid vehicle deliveries before 8:00am, closed-door loading and unloading, and restrictions on forklift operation.

Jet Couriers did not receive the final Acoustic Logic assessment until after the planning permit had issued and did not have the opportunity to directly review or validate the operational assumptions before they were translated into permit conditions.

Enfield Acoustics subsequently undertook an independent reassessment. Unlike the original assessment, Enfield measured noise from Jet Couriers' existing Geelong operation, including vans, forklifts and warehouse activity, and supplemented those measurements with benchmark data for heavy rigid vehicles from similar warehouse facilities. Enfield then modelled the proposed North Shore facility using conservative assumptions, including all roller doors fully open and relevant activities occurring continuously and cumulatively.

The Enfield assessment concludes that the proposed amendments can comply with the applicable EPA Noise Protocol limits and that:

- fixed vehicle-frequency restrictions are not required;
- heavy rigid vehicle deliveries can occur from 6:30am;
- roller doors may remain open during loading and unloading;
- forklifts may operate beneath the canopy during the Day period, from 7:00am to 6:00pm;
- forklift use is to remain indoors during the morning Night period, from 6:30am to 7:00am; and

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- office use outside the standard operating hours is not expected to create a material noise impact.

3. Planning basis

The land is within the Industrial 2 Zone. The approved warehouse and office use is consistent with the industrial purpose of the land, subject to appropriate protection of nearby residential amenity.

The proposed amendments do not reduce the requirement to comply with applicable environmental noise standards. They replace prescriptive controls derived from assumed activity levels with a permit framework aligned to the updated independent acoustic evidence and directed to actual amenity outcomes.

Core protections are retained, including prohibitions on roadside waiting and queuing, idling during loading and unloading, and unnecessary acceleration or deceleration. Forklift activity remains internal during the acoustically more sensitive 6:30am to 7:00am morning period.

4. Summary of amendments sought

- Replace Condition 13 so that the Enfield Acoustics report dated 16 September 2026 replaces the Acoustic Logic report dated 2 October 2025 as the controlling acoustic assessment for operational noise.
- Retain standard warehouse and delivery operating hours of Monday to Friday, 6:30am to 6:00pm.
- Clarify that office and administrative activities may occur outside the standard operating hours.
- Delete fixed hourly limits for heavy rigid vehicles and vans.
- Delete the prohibition on heavy rigid vehicle deliveries before 8:00am, allowing deliveries from 6:30am within the approved operating hours.
- Allow loading and unloading with roller doors open and within the warehouse and/or beneath the canopy during operating hours.
- Allow forklift use beneath the canopy from 7:00am to 6:00pm, with forklift use internal between 6:30am and 7:00am.
- Remove any requirement to replace existing forklifts solely with electric units or remove, disconnect, disable or deactivate reversing warning safety systems.

5. Proposed amended permit conditions

The following conditions are proposed to replace Conditions 13, 14 and 15 in full. All other permit conditions remain unchanged.

Condition 13 - Acoustic assessment

13.1 For the purposes of this permit, the Enfield Acoustics report titled “17-21 Seaforth Street, North Shore - Acoustic Report for S72 Amendment Application”, document reference V2885-01-P Acoustic Report (r0), dated 16 September 2026, replaces the Acoustic Logic report dated 2 October 2025 as the acoustic assessment governing operational noise from the use.

13.2 The use must be conducted consistently with the findings and recommendations of the Enfield Acoustics report identified in Condition 13.1 and must comply with the applicable requirements of the Environment Protection Regulations 2021 and EPA Publication 1826, Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, as amended from time to time.

13.3 The Acoustic Logic report dated 2 October 2025 does not apply to the management of operational noise under this permit.

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Condition 14 - Operating times and deliveries

14.1 Warehouse operations, freight handling, loading, unloading and deliveries may occur only between 6:30am and 6:00pm, Monday to Friday.

14.2 Office and administrative activities may occur outside the operating hours specified in Condition 14.1.

14.3 Delivery vehicles must not arrive and idle, wait, queue or park on the roadside outside the premises or in neighbouring residential streets.

14.4 Delivery vehicles must not idle during loading or unloading on the site or within the road reserve.

14.5 Heavy rigid vehicle and van deliveries are not subject to fixed hourly movement limits. Heavy rigid vehicle deliveries may occur from 6:30am within the operating hours specified in Condition 14.1.

Condition 15 - Site Management Plan

15.1 Before the use commences, a Site Management Plan must be submitted to and approved by the Responsible Authority. Once approved, the Site Management Plan forms part of this permit and must be implemented at all times. It must be made available to relevant staff, vehicle drivers and warehouse or logistics operators.

15.2 The Site Management Plan must be consistent with the Enfield Acoustics report identified in Condition 13.1 and must include the following:

Vehicle behaviour and access

(a) measures to prevent vehicles waiting, queuing or parking in Seaforth Street or neighbouring residential streets;

(b) prohibition of vehicle idling during loading and unloading on site and within the road reserve; and

(c) measures to minimise unnecessary acceleration, deceleration and reversing when vehicles enter, move within or leave the site.

Loading, unloading and door management

(d) loading and unloading may occur within the warehouse and/or beneath the canopy during the operating hours specified in Condition 14.1; and

(e) warehouse roller doors may remain open during loading and unloading, subject to the use continuing to comply with Condition 13.2.

Forklift and powered mobile plant

(f) between 6:30am and 7:00am, forklift operations must occur within the warehouse;

(g) between 7:00am and 6:00pm, forklift operations may occur within the warehouse and/or beneath the canopy; and

(h) no requirement applies to replace existing forklifts or powered mobile plant solely with electric units, provided the use complies with Condition 13.2.

Reversing warning safety systems

(i) the Site Management Plan must not require the removal, disconnection, disabling or deactivation of a reversing warning safety system fitted to a vehicle or powered mobile plant; and

(j) reversing movements must be managed through site layout and operating procedures to minimise noise impacts while maintaining required safety systems.

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Review and complaints

(k) a procedure for recording and responding to substantiated noise complaints and, where reasonably required, reviewing the effectiveness of operational controls in consultation with the Responsible Authority.

6. Conclusion

The proposed amendments are supported by independent acoustic evidence based substantially on measured noise from Jet Couriers' existing Geelong operation and conservative modelling of the proposed North Shore facility. The Enfield assessment concludes that the requested operational flexibility can be provided while maintaining compliance with the applicable EPA Noise Protocol limits.

The amended conditions retain clear amenity protections while removing controls that the updated acoustic evidence demonstrates are unnecessary. Jet Couriers requests that Conditions 13, 14 and 15 be amended in the form proposed above.

[redacted]

Jet Couriers Pty Ltd
Date: 17 September 2026