
PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE
PLANNING AND ENVIRONMENT ACT 1987

Permit No.: PP-750-2022

Planning scheme: Greater Geelong Planning
Scheme

Responsible authority: Greater Geelong City
Council

ADDRESS OF THE LAND: 4-8 SPRUHAN AVENUE, NORLANE

THE PERMIT ALLOWS: USE AND DEVELOPMENT OF A PLACE OF ASSEMBLY, REDUCTION
OF CARPARKING AND CONSTRUCT AND DISPLAY BUSINESS
IDENTIFICATION SIGNAGE

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans

1. The use and development as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.
2. The location and details of the signage, including those of the supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.

Amended Waste Management Plan

3. Before the use commences, an amended Waste Management Plan must be submitted to and approved by the responsible authority. The amended Waste Management Plan must appropriately demonstrate how private waste collection vehicles can service this development.

Landscaping

4. Prior to the works commencing, a landscape plan prepared by a suitably qualified or experienced person to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and form part of the permit. The plan(s) must be drawn to scale and show:
 - a) A survey (including botanical names) of all existing vegetation to be retained and/ or removed;
 - b) Details of surface finishes of pathways and driveways;
 - c) 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;
 - d) Landscaping and planting within all open areas of the site;
 - e) Landscaping generally in accordance with the plans submitted with the application dated 6/09/2022.

all to the satisfaction of the Responsible Authority.

Date issued:
N/A

Date permit comes into
operation:
N/A

Signature for the responsible
authority:

Stormwater Management

5. The site stormwater system must be designed and installed such that the site stormwater discharge is not increased by the proposed development. An appropriate on site detention system designed in accordance with the Infrastructure Design Manual is required, to the satisfaction of the Responsible Authority

Prior to Use Commencing

6. Prior to the use commencing, the developer must:
- Construct the site stormwater system including a single connection to kerb & channel in Spruhan Avenue or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings;
 - Construct vehicle crossing in accordance with the requirements and standards of the City of Greater Geelong;
 - Construct vehicle crossing of 5.5 metres wide and centred on the parking aisle;
 - Remove any redundant vehicle crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;
 - Construct the car park including accessways, surface with an all-weather sealed coat and linemark the car and accessways;
 - Complete all buildings and works including landscaping works in accordance with the endorsed plans.

all to the satisfaction of the Responsible Authority.

Landscaping

7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.

Hours of Operation

8. Unless otherwise approved in writing by the Responsible Authority, the use hereby approved must only operate during the following times:
- Monday to Sunday – 9am to 9pm.

Pump System

9. Unless otherwise approved by the Responsible Authority and prior to the commencement of the development, the land owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*. All costs associated with setting up the agreement must be borne by the land owner. The agreement is to be registered on title and run with the land, and is to provide to the satisfaction of the Responsible Authority:
- All storm water runoff is to be collected on site and discharged to the legal point of discharge using a pump system or as otherwise nominated by the responsible authority. The pump system is to be designed and constructed in accordance with Australian Standard 3500 Part 3.2 Section 9;
 - In the event of any operational difficulties with the pump system, it is the responsibility of the land owner to rectify these difficulties;
 - Any pump system is to be replaced by gravity discharge if and when available, and if directed by the Responsible Authority, at the land owner's full cost.

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- d) Provision is made (if appropriate) in any subdivision for Body Corporate drainage works, and access to those drainage works to be on common property or within an easement in favour of the Body Corporate.

Tree Protection Management Plan

10. The Tree Assessment Management Plan by Let's Talk About Trees (August 2022) and its recommendations are endorsed as the Tree Protection Management Plan for this site and form part of the permit.

The approved Tree Protection Management Plan must not be amended or altered without the consent of the Responsible Authority.

Prior to the commencement of any works at the site (including demolition and excavation whether or not a planning permit is required), a letter of engagement must be provided to us (as the Responsible Authority) from the Project Arborist selected to oversee all relevant tree protection works. In accordance with Australian Standard 4970-2009 Protection of trees on development sites the Project Arborist must be an appropriately experienced and qualified professional (minimum AQF Level 5 Arborist).

Tree Protection Zones

11. Prior to the works commencing (including any demolition works), Tree Protection Fencing must be installed and maintained until works are completed to the satisfaction of the Responsible Authority.

All works within the nominated Tree Protection Zones must be:

- Carried out in accordance with Australian Standard 4373–2007 Pruning of amenity trees and Australian Standard 4970–2009 Protection of trees on development sites;
- Overseen by a suitably qualified, level-5 arborist;
- Carried out to the satisfaction of the Responsible Authority by suitably trained and qualified arboricultural staff.

Works encroaching within the nominated Tree Protection Zones must not be undertaken without the written consent of the Responsible Authority.

12. Prior to occupation of the development, a written statement from the Project Arborist must be submitted to the Responsible Authority that certifies that the following items have been addressed as part of the works:

- Installation and correct placement of tree protection fencing 2 weeks prior to works commencing and for the duration of works;
- Attendance during Tree Protection Zone incursions;
- Adherence to Australian Standard 4970–2009 Protection of trees on development sites.

No Amplified Music

13. No amplified music, including live amplified music, must be played or piped to external areas without the further written consent of the Responsible Authority.

Security Alarms

14. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a monitored security service.

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Deliveries to the Site

15. All deliveries to the property and truck movements offsite must be in adherence with the EPA Noise Control Guidelines (publication 1245) which are:
- 7am – 10pm Monday to Saturday
 - 9am – 10pm Sundays and public holidays.

Plant and Equipment Insulation

16. All external plant and equipment must be acoustically treated or placed in soundproof housing to reduce noise to a level satisfactory to the Responsible Authority.

General Amenity

17. The amenity of the area must not be detrimentally affected by the use or development through the:
- a) Transport of materials, goods or commodities to or from the land;
 - b) Appearance of any building, works or materials;
 - c) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d) Presence of vermin;
- to the satisfaction of the Responsible Authority.

Signage

18. The signage must be constructed and maintained to the satisfaction of the Responsible Authority.

Garbage Storage

19. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded, drained and screened from public view to the satisfaction of the Responsible Authority.
20. The storage, removal and disposal of such/garbage refuse must be undertaken in such a manner so as to avoid any nuisance, pollution or loss amenity to the surrounding area and must at all times be to the satisfaction of the Responsible Authority.

Regular Waste Removal

21. All waste material must be regularly removed from the site to the satisfaction of the Responsible Authority in accordance with the Waste Management Plan.

Date issued: N/A	Date permit comes into operation: N/A	Signature for the responsible authority:
_____	_____	_____

Expiry of Permit

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

- a) The use and/or development is not commenced 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.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

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

23. This permit, as it relates to signage, will also expire 15 years from the date of issue, at which time the signage and all supporting structures must be removed and the site made good to the satisfaction of the Responsible Authority.

Notes

- 1. In the instance that minor pruning is anticipated the applicant must contact Council's Parks Planning Officers on 5272 5272 (treeplanning@geelongcity.vic.gov.au) to lodge a request and provide adequate notice.
- 2. Construction of the site stormwater connection/s is to be inspected by Council Representative prior to any backfilling. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.
- 3. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.
- 4. A Vehicle Crossing Permit must be obtained prior to commencement of works.
- 5. Where the legal point of discharge is kerb and channel, discharge velocity at the kerb must be no greater than 1.5 m/s with a maximum discharge flow rate of 10 l/s and the outlet directed at an angle of 45° to the direction of flow in the kerb and channel.
- 6. A pre-commencement meeting with Council's engineering department is required to be undertaken prior to works starting. To organise this meeting please contact 5272 4426

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operation:

N/A

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authority:

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No.C443ggee to the Greater Geelong Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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 a 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?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.