

# PLANNING PERMIT

**Permit No.: PA1600158**

**Port of Melbourne Planning Scheme**

**Responsible Authority: Minister for Planning**

**ADDRESS OF THE LAND:**

469-591 LORIMER STREET  
PORT MELBOURNE

**THE PERMIT ALLOWS:**

Buildings and works to construct a concrete batching facility, portable administrative building, reduction of the carparking requirements and alteration of access to a Road Zone – Category 1 in accordance with the endorsed plans.

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**

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**Endorsed Plans**

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.

**Traffic**

3. The design/dimensions of all spaces, grades and height clearances must be generally designed in accordance with the Melbourne Planning Scheme (MPS), AS/NZS 2890.1:2004 and/or relevant standards for Commercial Vehicles (AS2890.2-2002) to the satisfaction of the Responsible Authority.
4. A traffic controller/spotter must be provided to signal/waive to the drivers to egress only after establishing that there is a sufficient gap in the oncoming traffic to enable the vehicle to undertake the necessary manoeuvre, with the assistance of a signalling system. An alternative arrangement may be provided to the satisfaction of the Responsible Authority and in consultation with Melbourne City Council.
5. A flag light must be installed to light up the access point/highlight location of exiting vehicles to oncoming drivers (*i.e. single light installed at the access point to alert approaching drivers to its presence from a safe distance away, as per Clause 3.5.2(c) of AS/NZS 1158.1.1:2005 Lighting for roads & public spaces, Part 1.1: Vehicular traffic Category V lighting - Performance & design requirements*) to the satisfaction of the Responsible Authority.
6. A stop line must be installed within the crossing to better delineate the roadway for exiting trucks (*to delineate the crossing as a T-intersection, reducing likelihood of trucks overshooting*

*into the road*) to the satisfaction of the Responsible Authority.

7. Trucks warning signs (*W5-22, crossing/entering, as per Clause 4.11.2.5 of AS1742.2:2009*) must be installed in Lorimer St, both east and west of the crossing, to warn drivers approaching from both directions of the presence of the exiting trucks to the satisfaction of the Responsible Authority and in consultation with Melbourne City Council.
8. Appropriate bicycle parking must be provided to meet the likely demand (*at a minimum, in line with MPS requirements*), to comply with AS2890.3:2015 and/or Bicycle Network guidelines. Motorcycle parking must also be provided, to meet the likely demand.

#### **General Site Conditions**

9. The site must be kept in an ordered and tidy state and its appearance must not prejudicially effect the amenity of the area, to the satisfaction of the Responsible Authority.
10. No Advertising signs shall be erected, painted or displayed on the land without the permission of the Responsible Authority unless in accordance with the provisions of the Port of Melbourne Planning Scheme.
11. Nuisance dust must not be discharged beyond the boundaries of the premises.
12. Noise emissions from the premises must comply with the requirements of the State Environmental Protection Policy No. N-1 (Control of Noise from Commerce, Industry and Trade).
13. Offensive odours must not be discharged beyond the boundaries of the premises.
14. Sediment traps or similar, must be installed to prevent the transportation of sediment, litter and waste fuel to the stormwater system to the satisfaction of the Responsible Authority.
15. There must be not discharge or seepage of fuel or oil from the premises to the land or water (including stormwater) environments.
16. The following areas must be constructed with impervious, concrete or some other durable material, to the satisfaction of the Responsible Authority:
  - vehicle paths and parking
  - loading and unloading
  - batching operation
  - indoor and outdoor storage
17. The operator must ensure that vehicles leaving the site have clay and soil removed from their wheels before entering public roads.
18. The operator must ensure that litter is not deposited beyond the boundary of the premises to the satisfaction of the Responsible Authority.

#### **Waste Management**

19. Prior to the commencement of the development, a Waste Management Plan (WMP) shall be prepared and submitted to the Melbourne City Council - Engineering Services. The WMP should detail waste storage and collection arrangements and be prepared with reference to the Melbourne City Council Guidelines for Preparing a Waste Management Plan. Waste storage and collection arrangements must not be altered without prior consent of the Melbourne City Council - Engineering Services.

## Expiry Of Permit

20. This permit will expire if:

- the development is not started within two (2) years of the date of this permit; or
- the development is not completed within four (4) years of the date of this permit.

Pursuant to Section 68 of the Planning and Environment Act 1987, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
- The completion date referred to if a request is made in writing within six (6) months after the permit expires and the development started lawfully before the permit expired.

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Date Issued:

20 JANUARY 2017

Signature for the responsible authority

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



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## Notes

- Council will not change the on-street parking restrictions to accommodate the access, servicing, delivery and parking needs of this development. The staff/visitors of this development will not be eligible to receive parking permits and will not be exempt from any on-street parking restrictions.

## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

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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**.)

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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 a 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 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 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 of 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.