


<b>CITY OF MARIBYRNONG</b> <b>PLANNING PERMIT</b> <b>ADVERTISED PLAN</b>		 <b>Maribyrnong</b> <small>CITY COUNCIL</small>
<b>Permit No.:</b>	TP468/2023(1)	
<b>Planning Scheme:</b>	Maribyrnong Planning Scheme	
<b>Responsible Authority:</b> City of Maribyrnong		

**Address of the land:** 2/2 Caulson Close MARIBYRNONG

**The permit allows:** Use of the land for animal boarding

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**The following conditions apply to this permit:**

1. The use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to an exemption specified in clause 62 of the Maribyrnong Planning Scheme NOTE – This does not obviate the need for a permit where one is required.
2. The use may operate only between the hours of: - 7:30am to 6:30pm Monday to Friday.
3. No more than 6 staff are to be on the premises except with the written consent of the Responsible Authority.
4. No more than 50 dogs are to be on the premises except with the written consent of the Responsible Authority.
5. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
6. The use and development must be managed so that the amenity of the area is not detrimentally affected, 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, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
  - d. Harbourage and/or presence of vermin.

All to the satisfaction of the Responsible Authority

7. Noise levels emanating from the premises must not exceed noise levels as determined by the EPA Victoria Publication Noise and Assessment Protocol 18.26.4, or result in unreasonable and aggravated noise as defined by Part 5.3 of the *Environment Protection Regulation 2021*, or other equivalent policy to the satisfaction of the Responsible Authority.
8. This permit will expire if one of the following circumstances applies: -

- The use does not start within two years after the completion of the development.
- The use is discontinued for a period of two years.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development/use allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

### **Notes**

**Building Permit** - This is not a Building permit. A building permit may also be required. Please contact your building surveyor.

**Boundary Fences** – This permit (unless otherwise stated) does not give approval for the removal or replacement of any boundary fencing. Under the Fences Act 1968 the property owner and the neighbour are equally responsible for any dividing fence. More information on boundary fencing can be obtained at <http://disputes.vic.gov.au/fences>

### **Date Issued**

23 February 2024

### **Signature for the Responsible Authority**



Joshua Seager  
Urban Planner

Date of expiry: 23 February 2026  
(if use has not commenced)

## 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:

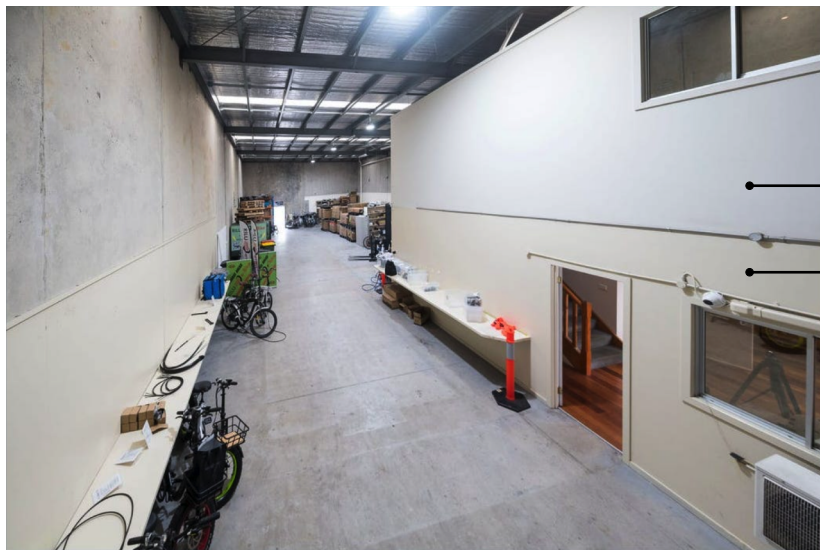
- (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
- (ii) the date on which it was issued, in any other case.

### WHEN DOES A PERMIT EXPIRE?

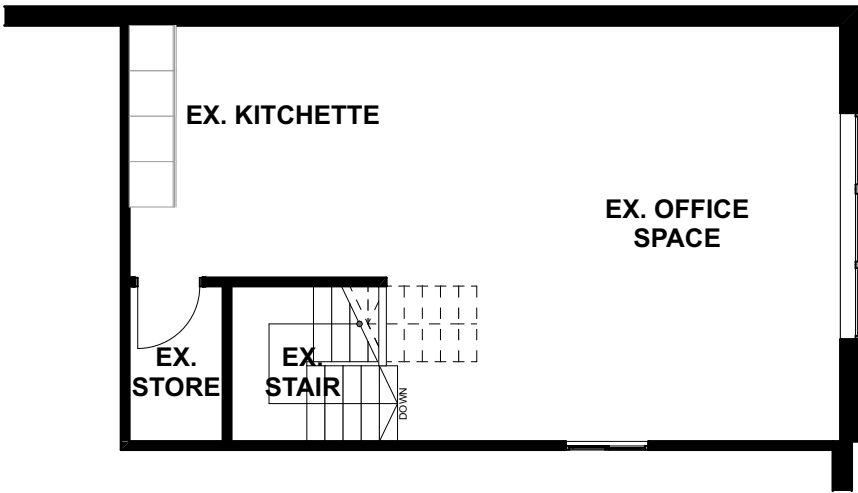
1. A permit for the development of land expires if:
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development required the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within 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 APPEALS?

- 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.
- An application for review must also be served on the Responsible Authority.
- Details about application for review and the fees payable can be obtained from Victorian Civil and Administrative Tribunal.



EXISTING OFFICE LOFT  
EXISTING OFFICE RECEPTION




2 EXISTING FLOOR PLAN - LOFT 1:100

ENDORSEMENT

PLANNING AND ENVIRONMENT ACT 1987  
MARIBYRNONG PLANNING SCHEME

THIS DOCUMENT IS HEREBY ENDORSED AND FORMS  
PAGE 1 of 4 OF THE PLAN REFERRED TO IN  
PLANNING PERMIT NO: TP 468/2023(1)



23/02/2024

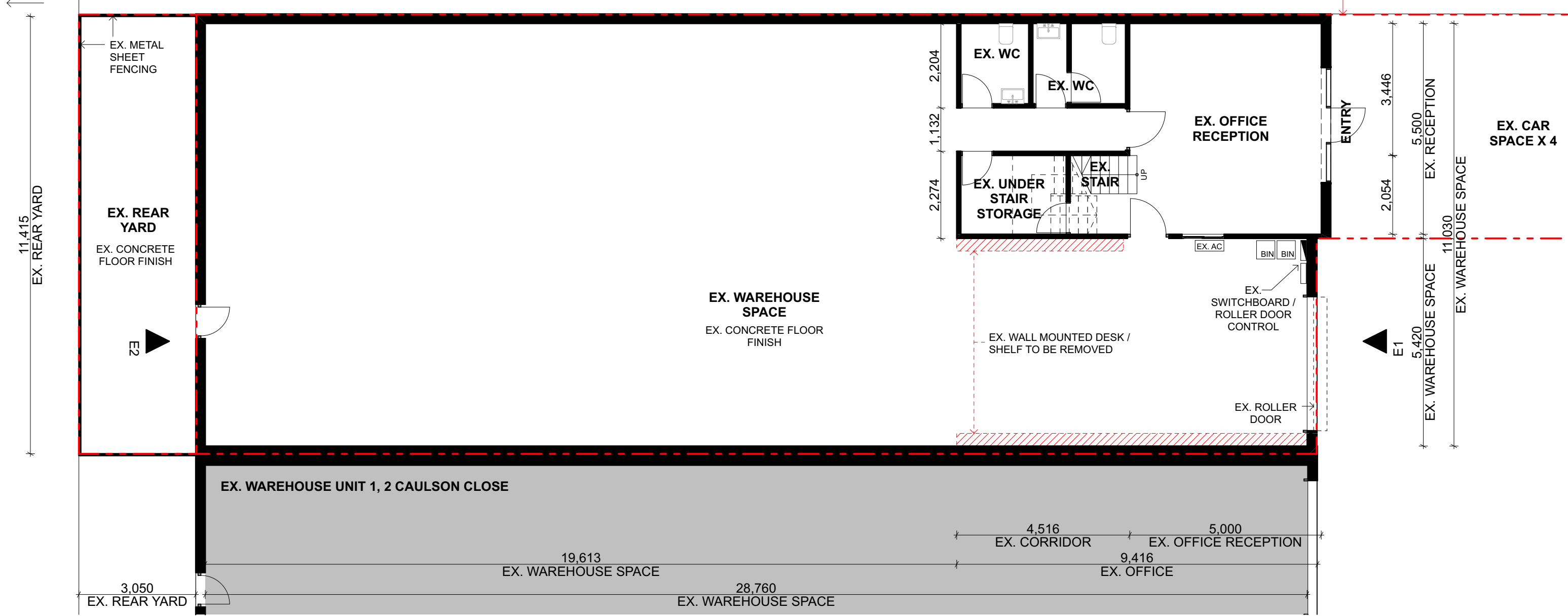
SIGNED FOR AND ON  
BEHALF OF THE  
RESPONSIBLE AUTHORITY

DATE

TO EX.  
RAILWAY  
TRACKS

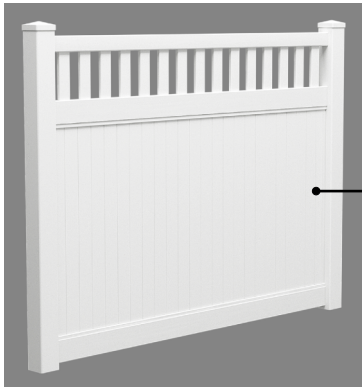
EX. EMPTY LOT, 4 CAULSON CLOSE

TITLE BOUNDARY



1 EXISTING FLOOR PLAN 1:100

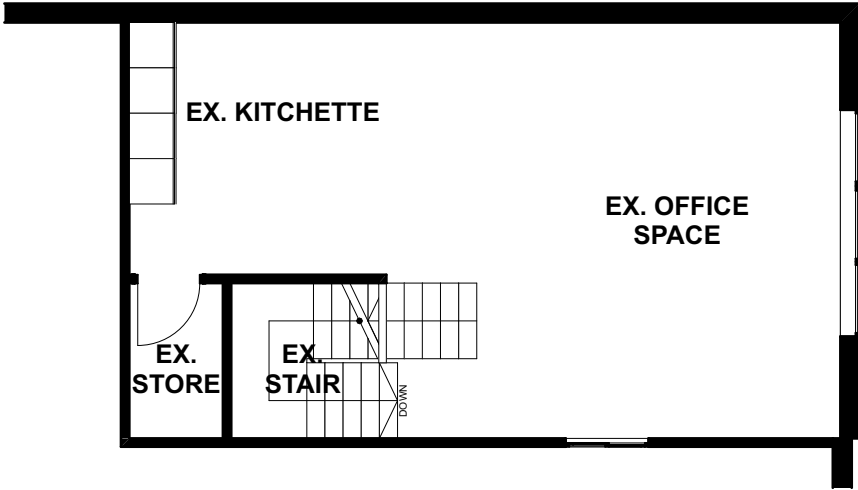




PROPOSED PVC WHITE PET GATES  
1200mm HIGH (GENERAL PENS)  
1500mm HIGH (AT MAIN ENTRANCE)  
GATE DOORS 1200mm WIDE  
SUPPLIER : TBC



PROPOSED EPOXY FLOOR FINISH TO  
EXISTING CONCRETE FLOOR.  
COLOUR & PATTERN TBC.



2 PROPOSED FLOOR PLAN - LOFT 1:100

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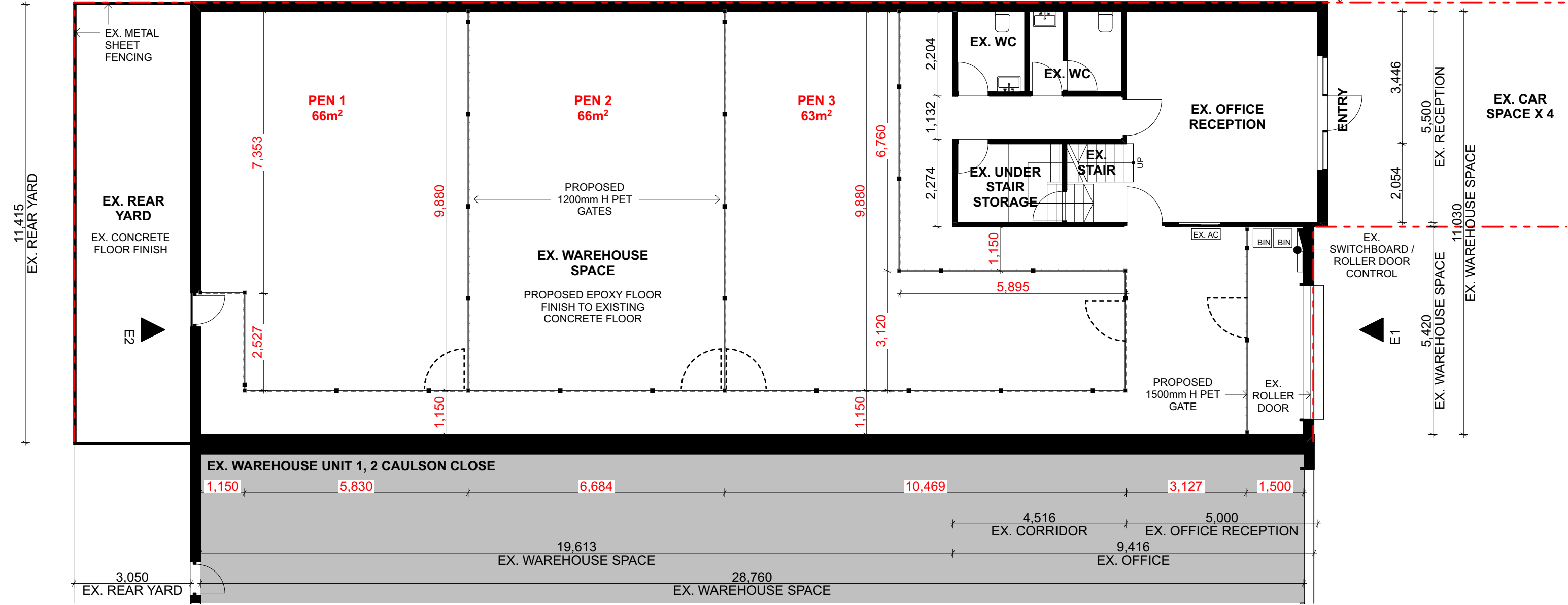
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BEHALF OF THE

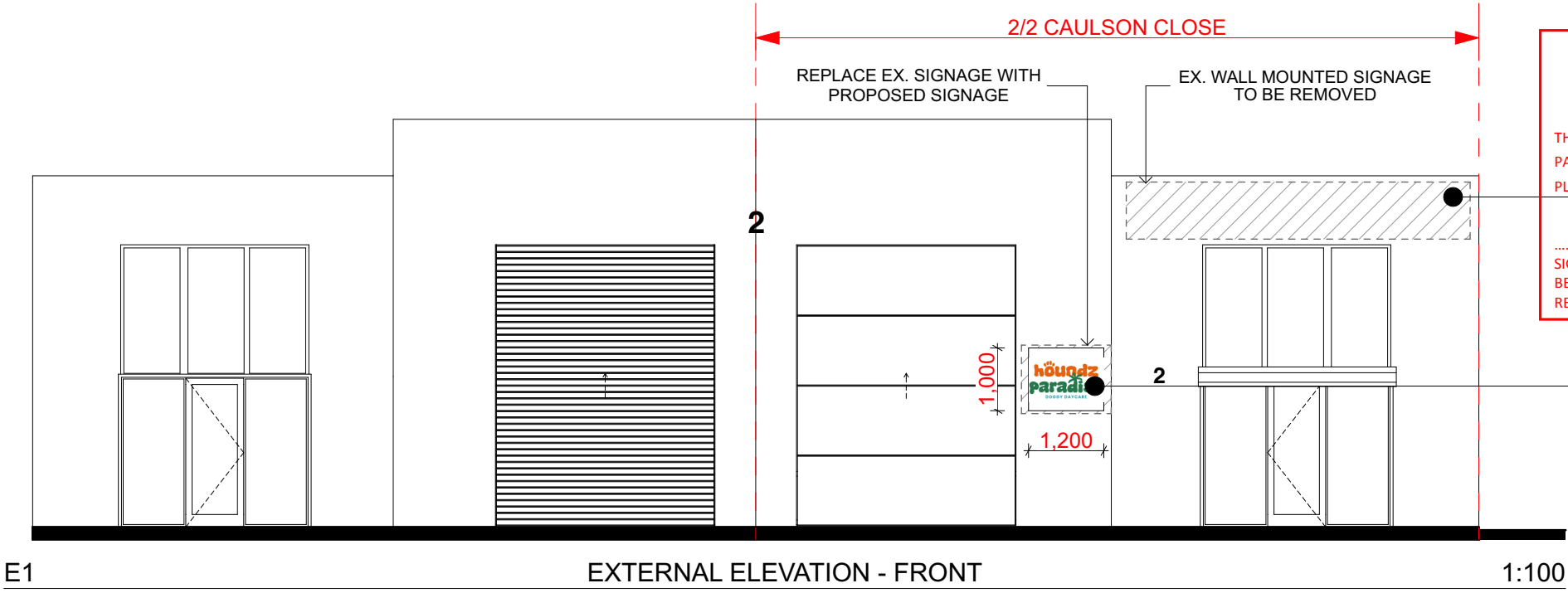
RESPONSIBLE AUTHORITY

DATE

TO EX.  
RAILWAY  
TRACKS



1 PROPOSED FLOOR PLAN 1:100



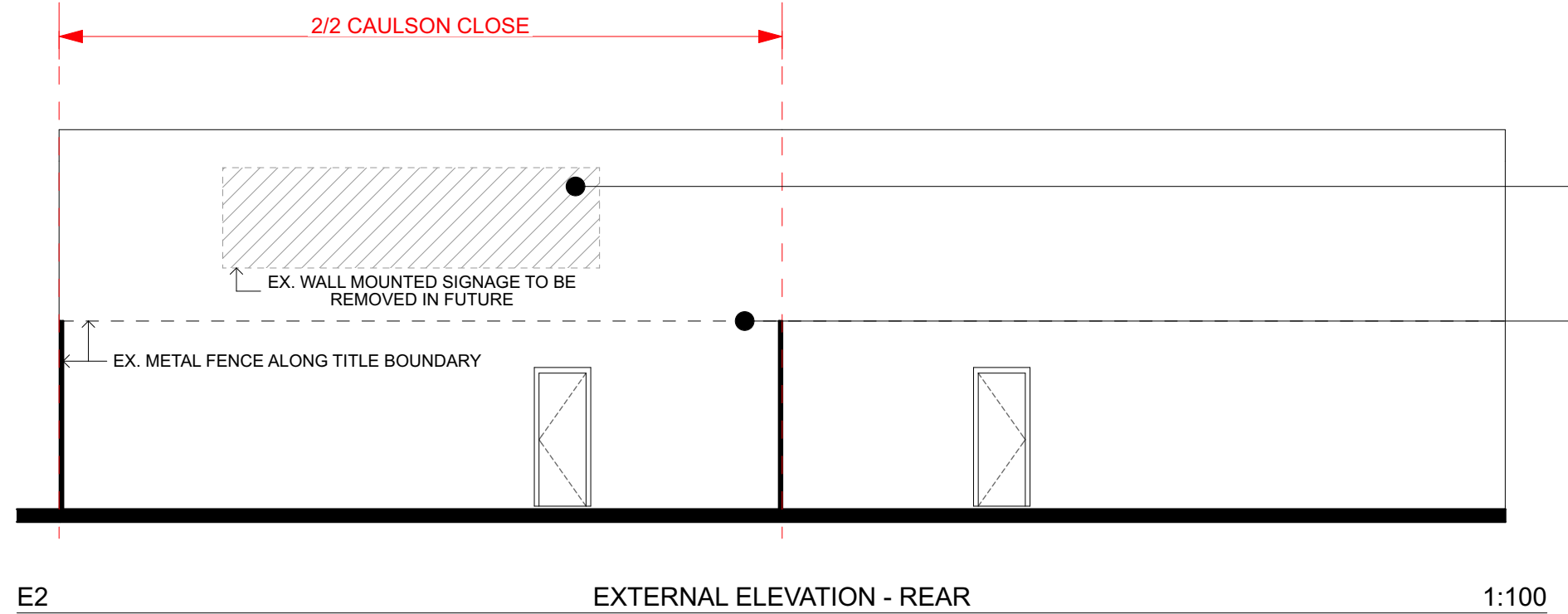
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*[Signature]* 23/02/2024  
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3 EX. SITE PHOTO - ENTRANCE



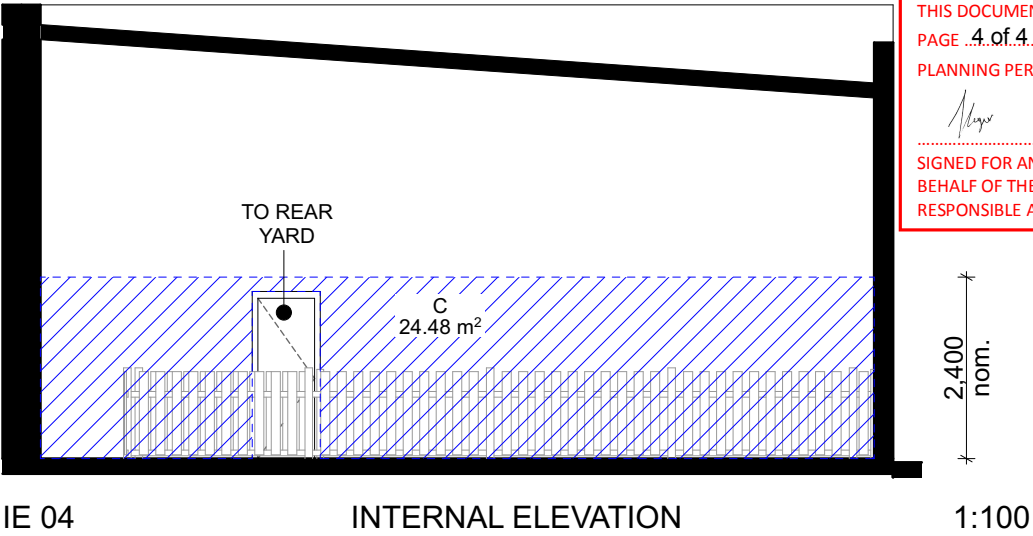
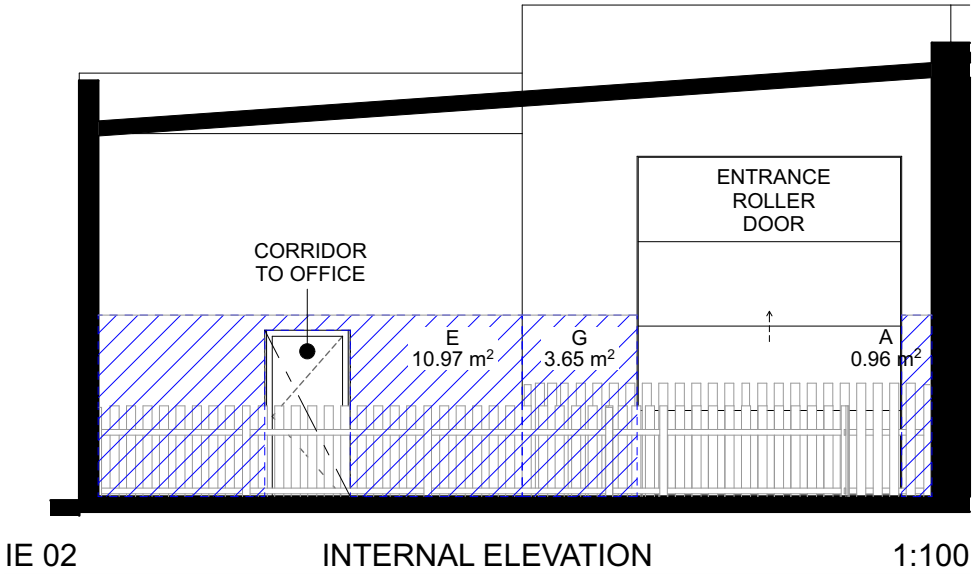
4 EX. SITE PHOTO - REAR



5 EX. SITE PHOTO - REAR YARD



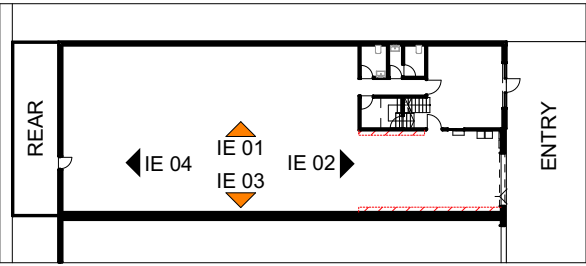
PROPOSED SIGNAGE  
1000mm H x 1200mm W



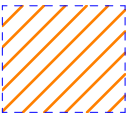
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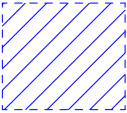
*[Signature]* 23/02/2024  
SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY DATE



1 KEY PLAN



PROPOSED PAINT  
FINISH **MURAL**



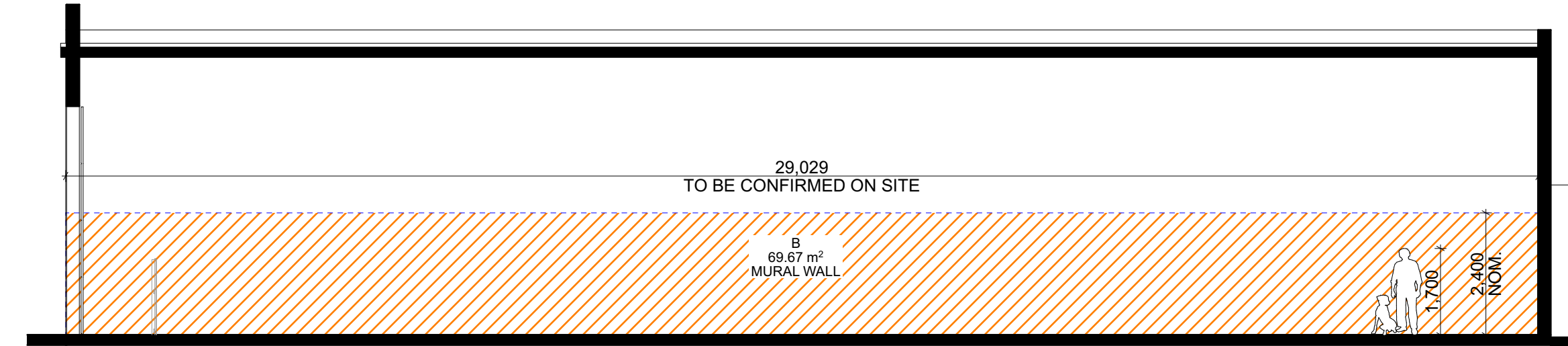
PROPOSED PAINT  
FINISH **PF1**

**FINISHES SCHEDULE**

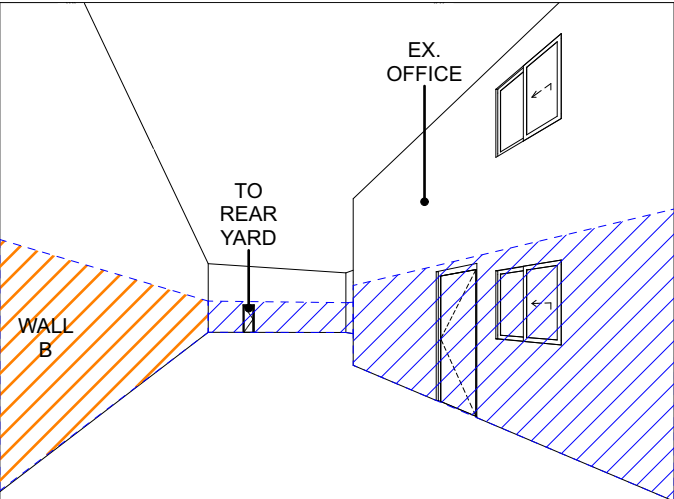
**PAINT FINISH**

**WALL**

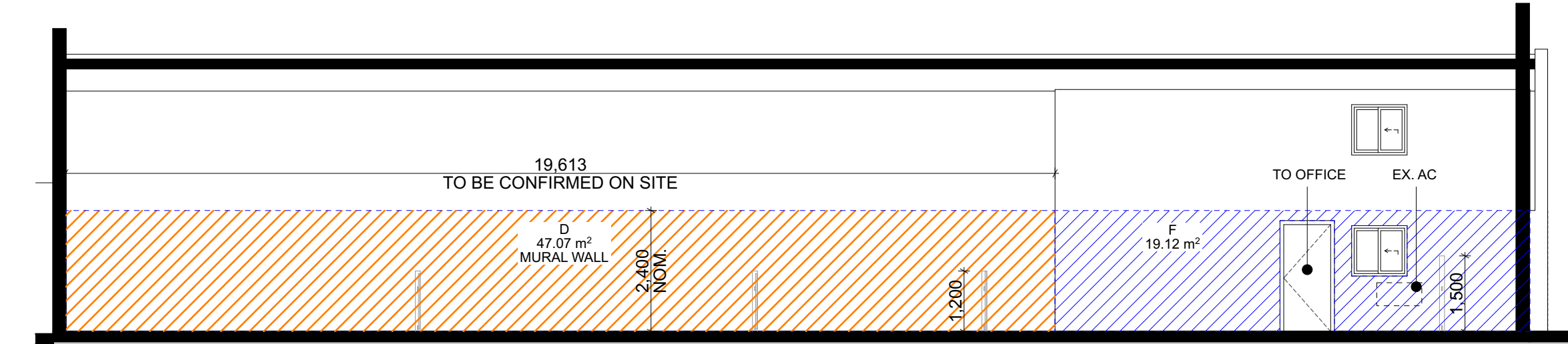
A	PF1	1m <sup>2</sup>
B	MURAL	70m <sup>2</sup>
C	PF1	25m <sup>2</sup>
D	MURAL	47m <sup>2</sup>
E	PF1	11m <sup>2</sup>
F	PF1	19m <sup>2</sup>
G	PF1	4m <sup>2</sup>
		<b>60m<sup>2</sup> 117m<sup>2</sup></b>
		<b>TOTAL 177m<sup>2</sup></b>



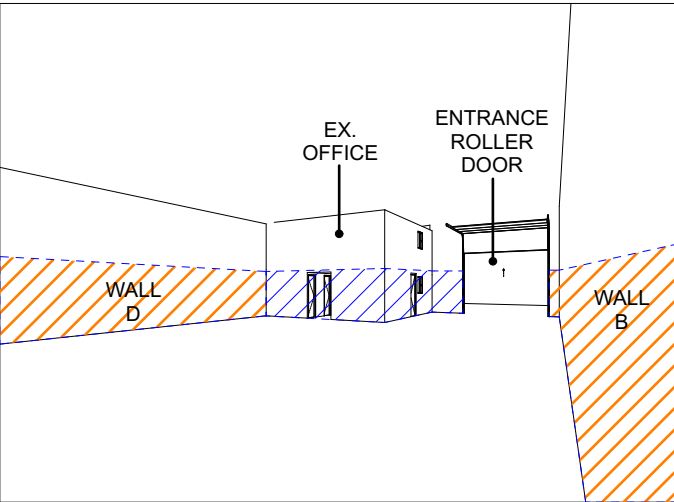
IE 03 INTERNAL ELEVATION 1:100



2 3D VIEW FROM ENTRANCE



IE 01 INTERNAL ELEVATION 1:100



3 3D VIEW TOWARDS ENTRANCE