

AMENDED PLANNING PERMIT

Permit No.: TP241/2014(2)

Planning Scheme: Maribyrnong Planning Scheme

Responsible Authority: City of Maribyrnong



Address of the land: 4 Earsdon Street YARRAVILLE

The permit allows:

Planning Scheme Clause No.	Description of what is allowed
Clause 33.03-4	Construct a building or construct or carry out works in Industrial 3 Zone
Clause 33.03-1	Use of the land for a photography studio in Industrial 3 Zone

The following conditions apply to this permit:

1. Before the development start(s), amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:-
 - a) Ground and first floor plans in relation to tile boundaries
 - b) The overall heights of walls located on the boundaries.
 - c) Boundary fence/wall height of a maximum 900mm for 2.5 metres for both exit lanes from the property frontage.
2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. The use may operate only between the hours of:-

7am to 7pm Monday to Saturday

except with the written permission of the Responsible Authority.
4. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.
5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.
6. Before the commencement of the use or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
7. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.

8. Vehicular crossing(s) must be constructed and/or modified to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.
9. All disused or redundant vehicle crossings must be removed and the area reinstated with either/or footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.
10. The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.
11. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
12. Prior to the commencement of any works on the site and/or subdivision of the land, the owner must submit for approval to the Responsible Authority drainage plans to the requirements outlined in the Stormwater Discharge Permit.
13. Prior to the commencement of any works on the site, 'Build Over Easement' consent must be obtained from Maribyrnong City Council's Building Department, and any relevant service authority.
14. This permit will expire if one of the following circumstances applies: -
 - The development is not started within two years of the date of this permit.
 - The development is not completed within four years of the date of this permit.
 - *The photography studio use is not started within two years of the approval date of this amended permit (i.e. part 2).*
 - *The photography studio 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 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:

Council will not permit the connection of new stormwater drainage to the existing easement drain at the rear.

A **Stormwater Discharge Permit** is required from MCC Operations and Maintenance.

The owner shall be responsible for the loss of value or damage to Council's assets as a result of the development. Reinstatement or modification of the asset to Applicant.

A Council officer will contact the owner/builder to arrange a **Street Asset Protection Permit**, and advise of the associated Bond required to be lodged prior to commencement of work.

Note: If using a private building surveyor, a **Section 80 Form** must be supplied to Council's Building Surveyor to initiate the above process.

A **Road Opening Permit** from the Responsible Authority is required for any work or excavation within the road reserve.

Any work within the road reservation must be carried out to the satisfaction of the Responsible Authority.

Materials are not to be stored on the road reserve without Responsible Authority approval.

Protection of Council's street trees shall be in accordance with Council's Street Tree Policy and Protocol.

A **Vehicle Crossing Permit** is required from the Responsible Authority for any new crossing prior to the commencement of works. Vehicle crossing(s) shall be constructed in accordance with the Responsible Authority's Standard Drawings, Specification and Vehicle Crossing Policy.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of Amendment	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended
18 December 2024	<p><u>Amended permit preamble/permission</u></p> <ul style="list-style-type: none"> Clause 33.03-4 a permit is required to construct a building or construct or carry out works. Clause 33.03-1 a permit is required to use the site for a photography studio (innominate use not tabled in sections 1 or 3). <p><u>Amended Permit Condition</u></p> <ul style="list-style-type: none"> To facilitate the commencement of the use, permit expiry Condition 14 amended to include photography studio use expiry effective from the date of issue of the amendment (i.e. part 2). 	Maribyrnong City Council	Section 74

Date Issued

Signature for the Responsible Authority

10 December 2014

A handwritten signature in black ink, appearing to read 'Meyer'.

Date of expiry: 18 December 2026
(if photography studio 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:

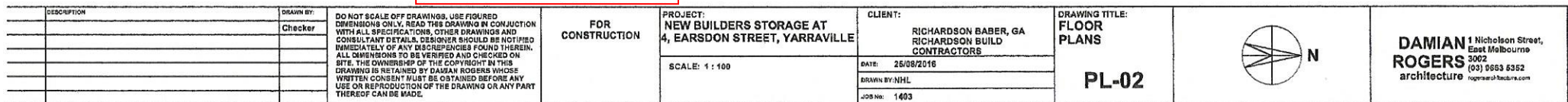
- (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
- (ii) the date on which it was issued, in any other case.

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.

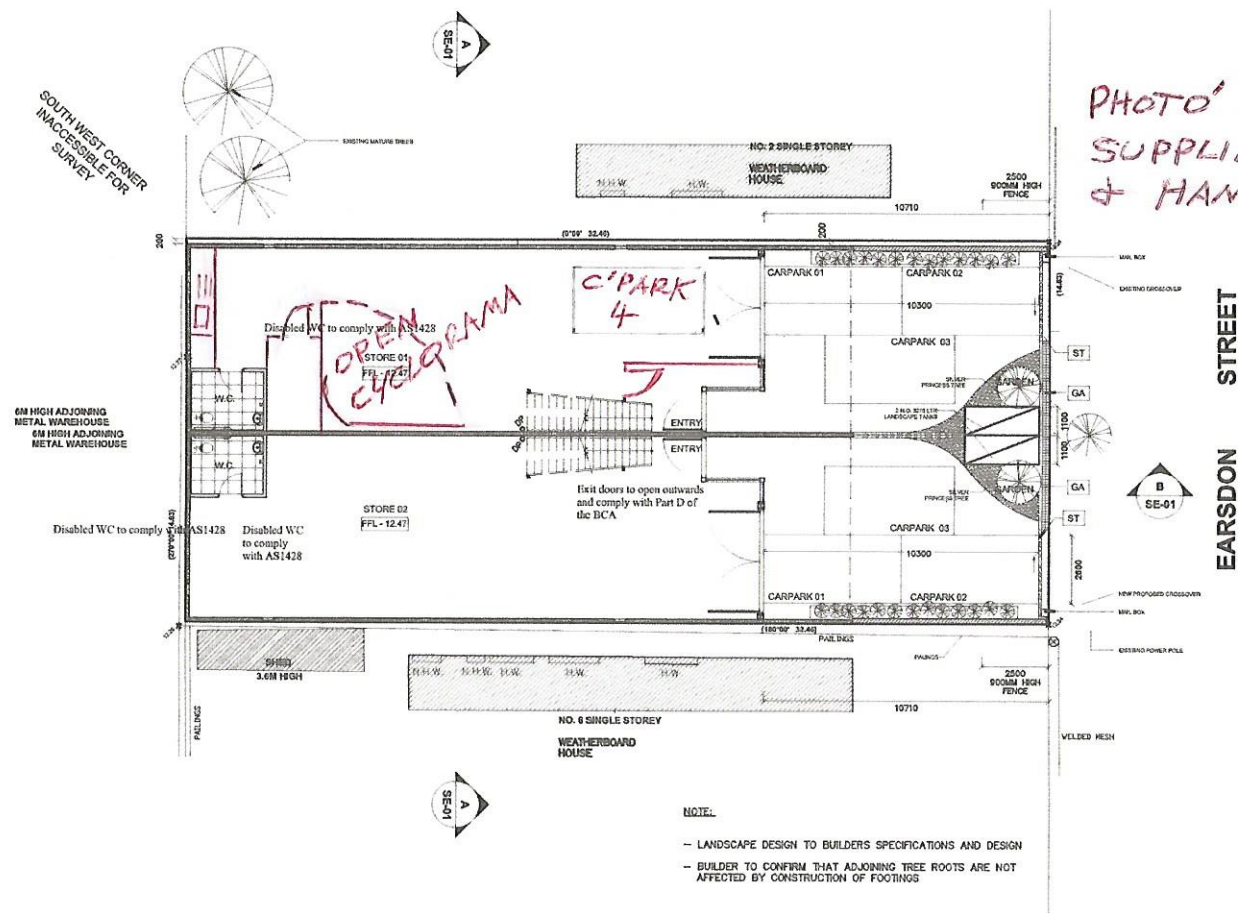


THIS PLAN IS HEREBY ENDORSED AND FORMS
PAGE 2 of 3 OF THE PLANS REFERRED TO IN
PLANNING PERMIT NO: TP 241/2014(2)

THIS PLAN SUPERSEDES THE CORRESPONDING PLAN ENDORSED
ON 20/10/2015

PC1	PRECAST CONCRETE PANELS
ST	CORTEN STEEL GATE
GB	GLASS BLOCKS - FIRE RATED 90/90/90
GA	GABION WALL
RI	RENDERED BLOCKWORK
ZC	ZINCALUME ROOF SHEET
CT	FIX CORTEN SHEET - RUSTED STEEL


PHOTO' SUBJECT MATERIAL &
SUPPLIES DELIVERED BY HAND
& HAND TROLLEY



Provide handrails to each side of stairs with a minimum 1.0 metre width between them

Provide TSGTs and braille signage to comply with AS1428

Provide portable fire extinguishers to comply with AS2118

REVISION	DATE	DESCRIPTION	DRAWN BY: Checker	DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. READ THIS DRAWING IN CONJUNCTION WITH ALL SPECIFICATIONS, OTHER DRAWINGS AND CONSULTANT DETAILS. DESIGNER SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND THEREIN. ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON SITE. THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY DAMIAN ROGERS WHOSE WRITTEN CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THE DRAWING OR ANY PART THEREOF CAN BE MADE.	FOR CONSTRUCTION	PROJECT: NEW BUILDERS STORAGE AT 4, EARDSON STREET, YARRAVILLE SCALE: 1 : 100	CLIENT: RICHARDSON BABER, GA RICHARDSON BUILD CONTRACTORS DATE: 25/08/2016 DRAWN BY: JOB No: 1403	DRAWING TITLE: Site Plan PL-01	 DAMIAN ROGERS architect <div> 14 Gellibrand St Williamstown VIC, 3016 Ph - 0455 709 113 rogersarchitect.com </div>
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LEGEND:

PC1

PRECAST CONCRETE PANELS

ST

CORTEN STEEL GATE

GB

GLASS BLOCKS - FIRE RATED 90/90/90

GA

GABION WALL

R1

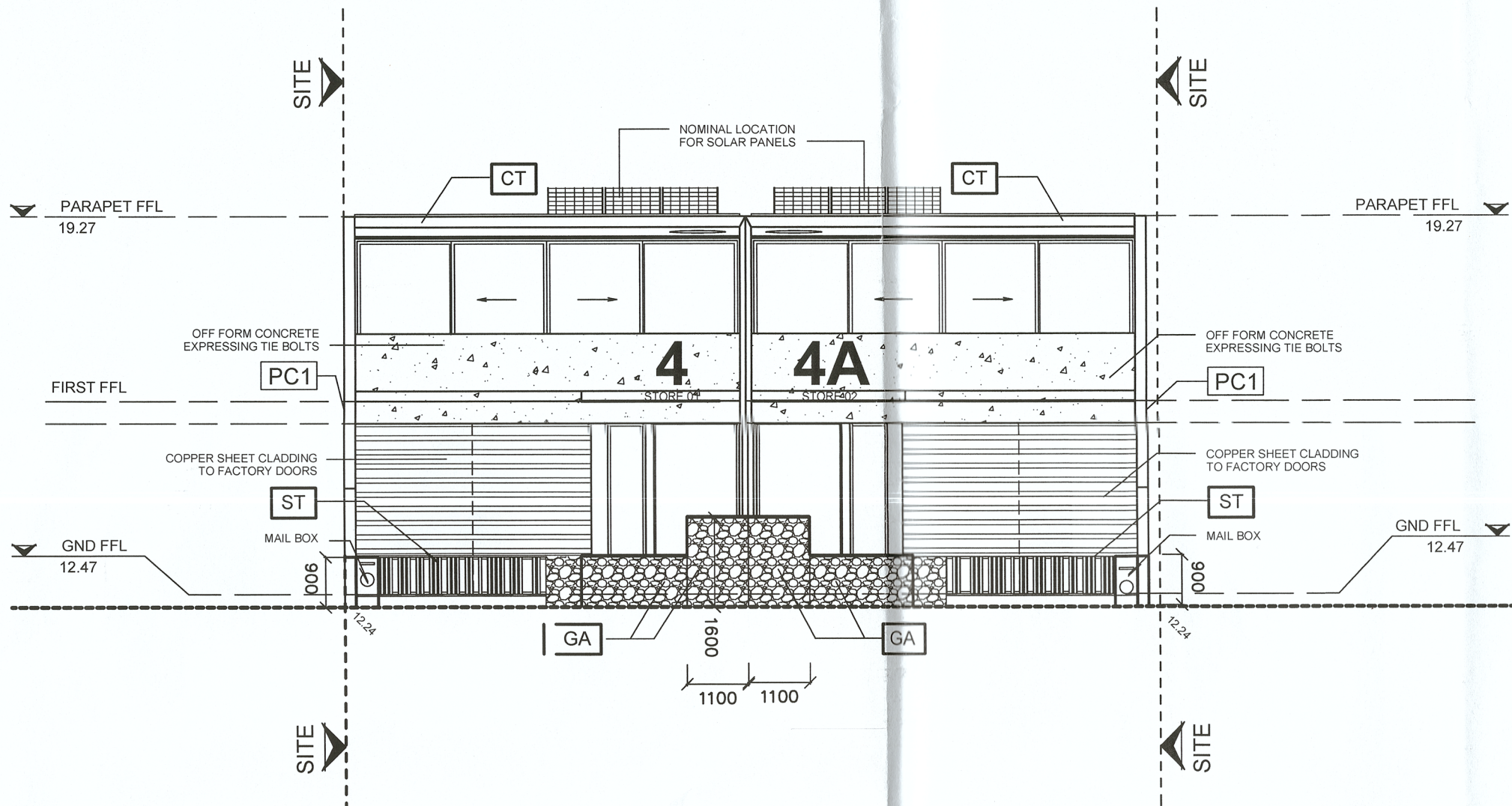
RENDERED BLOCKWORK

ZC

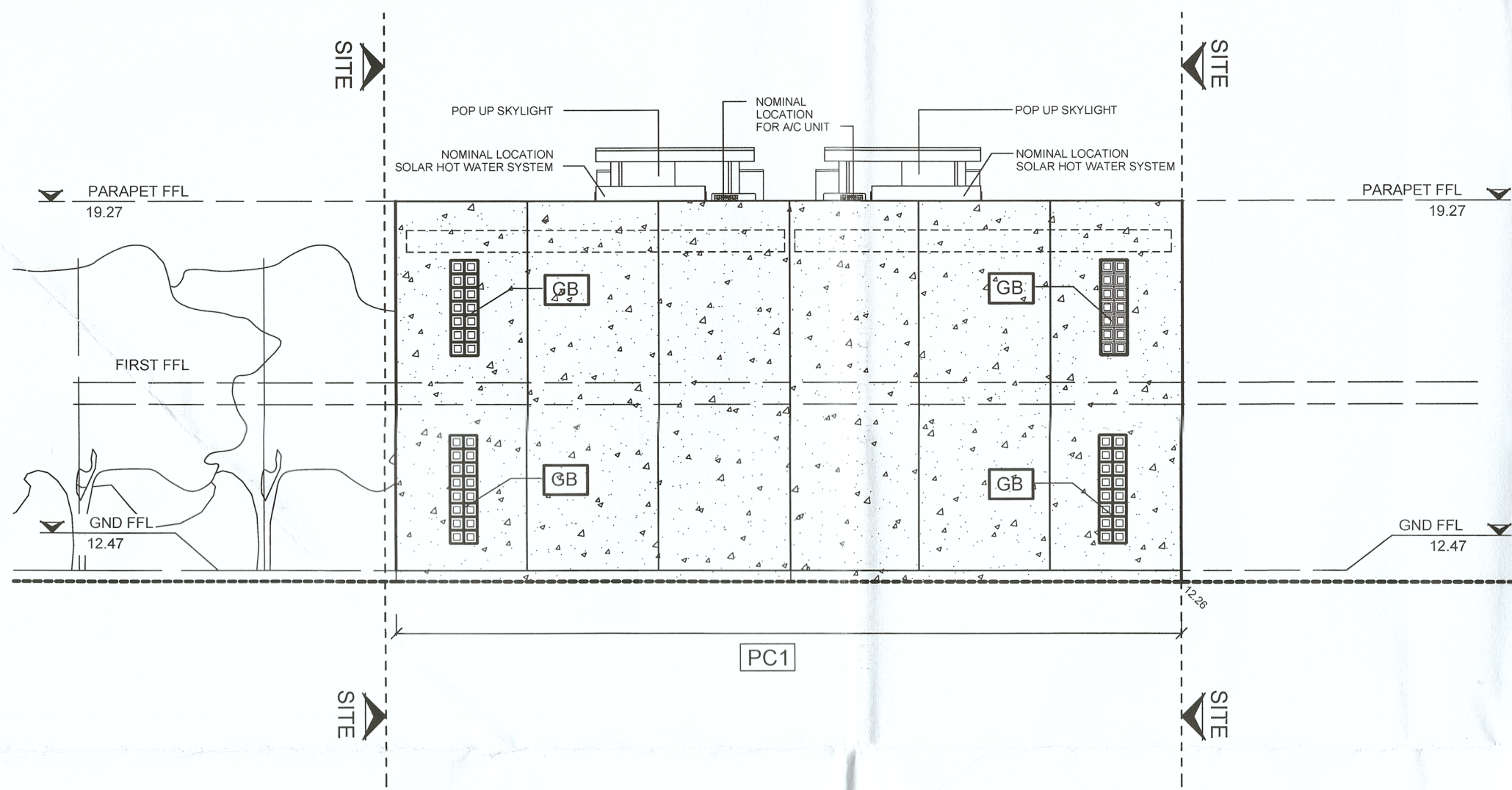
ZINCALUME ROOF SHEET

CT

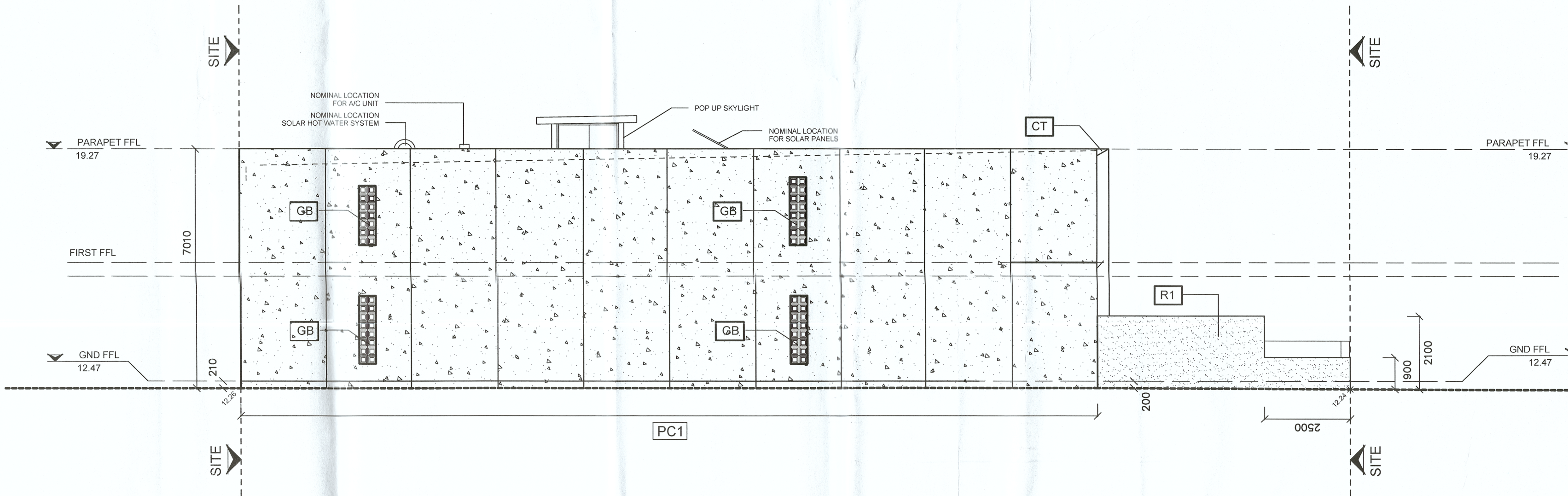
FIX CORTEN SHEET - RUSTED STEEL



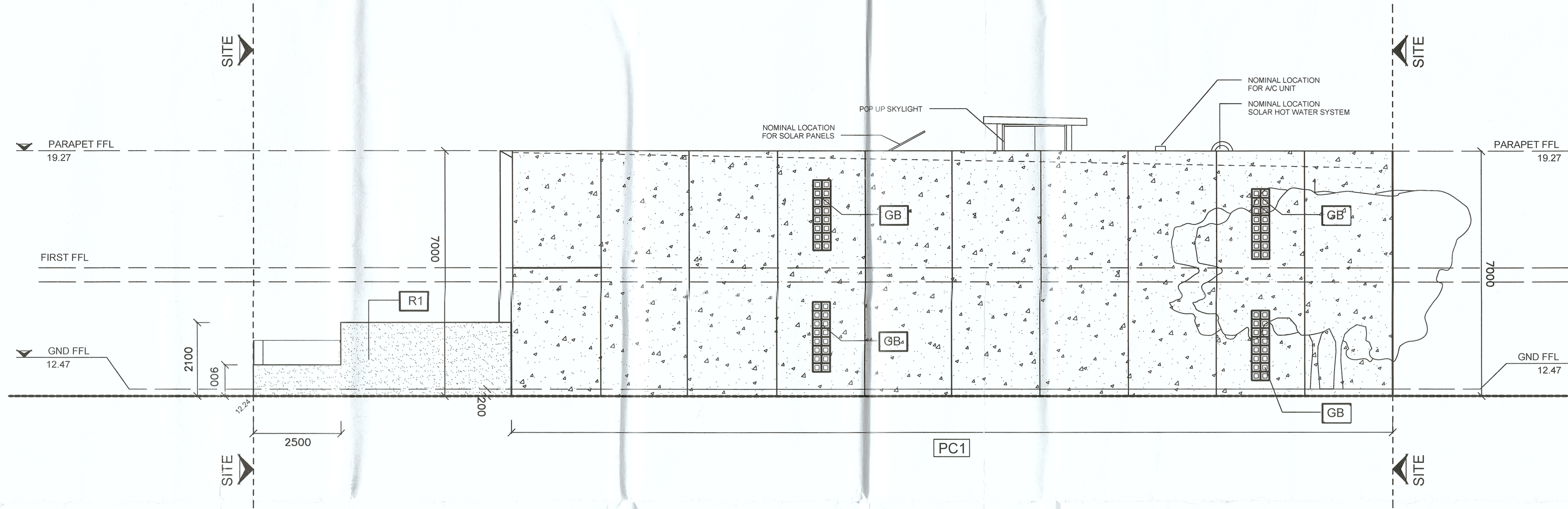
North Elevation



South Elevation



East Elevation



West Elevation

ENDORSEMENT

PLANNING AND ENVIRONMENT ACT 1987

MARIBYRNONG PLANNING SCHEME

THIS PLAN IS HEREBY ENDORSED AND FORMS

PAGE 3 of 3 OF THE PLANS REFERRED TO IN

PLANNING PERMIT NO: TP 241/2014(2)

SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY

18/12/2024

DATE

THIS PLAN SUPERSEDES THE CORRESPONDING PLAN ENDORSED ON 20/10/2015

REVISION	DATE	DESCRIPTION	DRAWN BY:
			Checker

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TOWN PLANNING
NOT FOR
CONSTRUCTION

PROJECT:
NEW BUILDERS STORAGE AT
4, EARDSON STREET, YARRAVILLE

SCALE: 1 : 100

CLIENT:
RICHARDSON BABER, GA
RICHARDSON BUILD
CONTRACTORS

DATE: 4/09/2015

DRAWN BY:

JOB No: 1403

DRAWING TITLE:
Elevations

EL-01

DAMIAN ROGERS architecture

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