

ADVERTISED COPY

Form 4.4

RK:HL: TPA/22082 (P141/95)

PLANNING PERMIT

Permit No.: **22082 - P141/95 AMENDED**
Planning Scheme: **Oakleigh Planning Scheme**
Responsible Authority: **Monash City Council**

ADDRESS OF THE LAND

43 Stamford Road, Oakleigh

THE PERMIT ALLOWS

A 24-hour self service manual car wash and internally illuminated pole sign, together with associated landscaping generally in accordance with the plans submitted with the application dated 9 June, 1995.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Before the use and development starts, three copies of an amended plan/plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit.

The plans must be generally in accordance with the plans submitted with the application, or some other specified plans, but modified to show:

- 1.1 Proposed landscaping including a landscape schedule and retention of existing trees on the site.
- 1.2 The provision of a 1.5 metre high brick fence at the rear of the landscape to Stamford Road with such fence commencing 2 metres from the proposed vehicular access to the commencement of the landscape splay adjacent to Ferntree Gully Road.
- 1.3 Details of the fence required under Condition 1.2 hereon.
- 1.4 All lights on the site to be provided with baffles.
- 1.5 Relocation of the proposed pole sign from the south-east corner of the site to a location adjacent to the south-west exit from the site.
- 1.6 Proposed building finishes and textures.

All to the satisfaction of the Responsible Authority.

2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

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Date issued:
27 September 1995
(Amended: 2 April 1996 -
Conditions 3, 4 & 5 deleted and 16(c) modified)

**Signature for the
Responsible Authority:**

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

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 Administrative Appeals 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 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 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 of 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.
 - * 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 appeal against any condition in the permit unless it was granted at the direction of the Administrative Appeals Tribunal, in which case no right of appeal exists.
- * An appeal 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 appeal must be lodged within 60 days after the giving of that notice.
- * An appeal is lodged with the Administrative Appeals Tribunal.
- * An appeal must be made on a Notice of Appeal form which can be obtained from the Administrative Appeals Tribunal, and be accompanied by the prescribed fee.
- * An appeal must state the grounds upon which it is based.
- * An appeal must also be served on the Responsible Authority.
- * Details about appeals and the fees payable can be obtained from the Administrative Appeals Tribunal.

PLANNING PERMIT

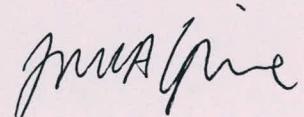
No. 22082 (P141/95) AMENDED

3. The continued operation of the use and development must at all times comply with the Environment Protection Authority's Noise Control Policy N-1, and failure to comply with such Policy will require the owner and/or operator to fit noise attenuation equipment to plant machinery and/or buildings to reduce noise to the satisfaction of the Responsible Authority.
4. Before the use and development starts, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed to the satisfaction of the Responsible Authority;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
 - (d) drained and maintained to the satisfaction of the Responsible Authority;
 - (e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.Parking areas and access lanes must be kept available for these purposes at all times.
5. Before the use starts all works specified in this permit must be completed to the satisfaction of the Responsible Authority. The Responsible Authority must be advised in writing when all works are completed to enable the site to be inspected.
6. No form of public address system must be installed so as to be audible from outside the site.
7. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
8. The loading and unloading of goods from vehicles must only be carried out on the land.
9. Before the use allowed by this permit starts, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.
10. Reticulated sewerage shall be provided to the satisfaction of the Responsible Authority.

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27 September 1995
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11. A direction sign not more than 0.3m² in area shall be provided within 2 metres of the entry and exit points in such a manner to clearly indicate that such points are entry and exit only.
12. The location and details of signs shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
13. Signs must not contain any flashing light.
14. All signs must be located wholly within the boundary of the land.
15. All signs must be constructed and maintained to the satisfaction of the Responsible Authority.
16. 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, the congregation of persons not associated with the use, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - (d) presence of vermin;
17. The site must drain into a public sewer or a settlement and oil separator system. The system must comply with the Environment Protection Act 1970 and be installed to the satisfaction of the Responsible Authority, Melbourne Water and the Environment Protection Authority.
18. Except at crossovers, a kerb or barrier must be built along the landscape areas to prevent the passage of vehicles.
19. This permit will expire if one of the following circumstances applies:
 - The development and use are 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 Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

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Date issued:

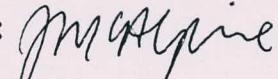
27 September 1995

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Signature for the

Responsible Authority:



PLANNING PERMIT

No. 22082 (P141/95) AMENDED

NOTES: A permit must be obtained from the City Engineers Department for all vehicular crossings.

Building approval must be obtained prior to the commencement of the above approved works.

Unless no permit is required under the planning scheme other signs must not be constructed or displayed without a further permit.

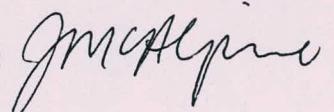
Page 4 of 4

Date issued:
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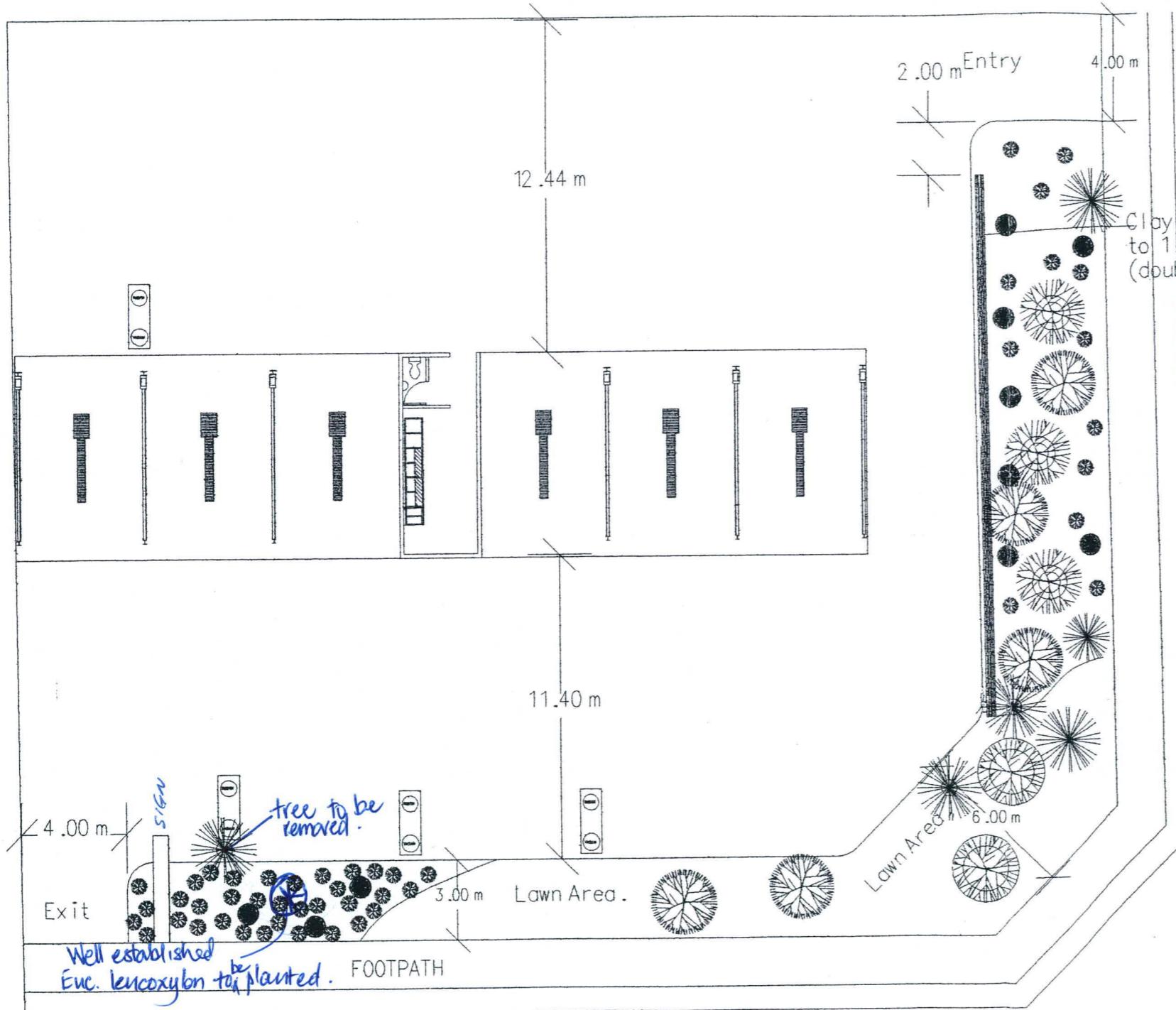
Conditions 3, 4 & 5 deleted and 16(c) modified)

**Signature for the
Responsible Authority:**



PLANNING AND ENVIRONMENT ACT 1987
OAKLEIGH PLANNING SCHEME

Plan referred to in Planning Permit No. TPA 22082
Sharon Boardley For the Responsible Authority Date 2/10/95
Sheet 1 of 3 Sheets



Grevillea Robyn Gordon H. 2m W. 1.5m



Acacia melanoxylon H. 20m W. 6m



Callistemon Captain Cook H. 3m W. 2m.



Grevilleas H. 6m W. 1.5m
Austraflora, Bronze Rambler, Mt. Tamberline.



Euc. leucoxylon 'Pink' H. 15m. W. 6m.

STAMFORD ROAD

Top soil to be amended with organic compost.
All garden beds to be mulched with 25mm pine bark to 75mm.
Lawn areas to be mounded where possible.
All landscape areas to be fitted with automatic sprinkler system with rain shut off feature.
All plants to be fertilized with blood and bone at planting.
All landscape areas to be maintained on a fortnightly basis.

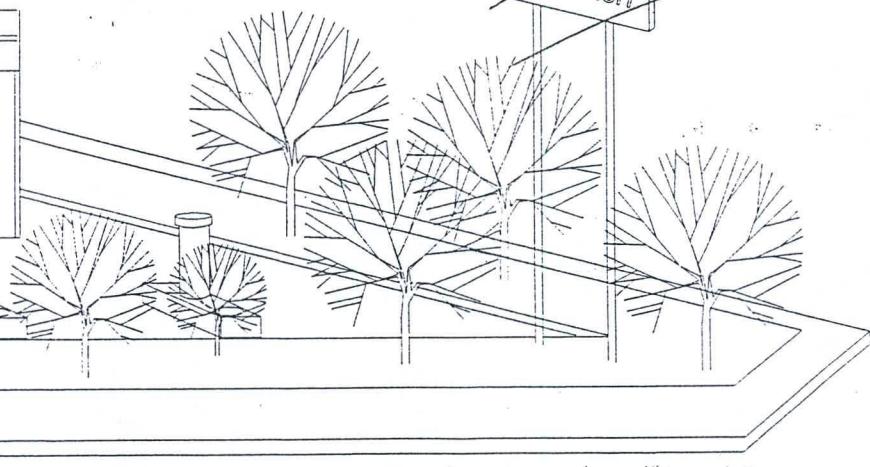
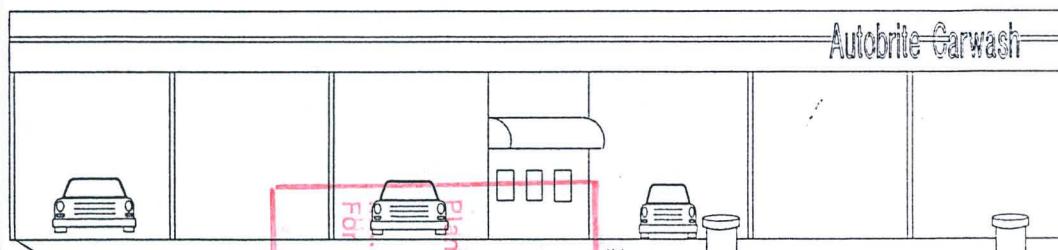
Rowville Landscape Design
015 356489

AUSTRALIAN CARWASH SYSTEMS

PROPOSED CAR WASH FACILITY FERN TREE GULLY RD. & STAMFORD RD. OAKLEIGH.

Drawing No. 120530 Drawn I.R. Scale 1-300

24.11.95. Spoke with Jacob Abrahamsi regarding removal
of Gum tree in south-west corner of site. Site inspection
revealed tree is dying/dead. Agreed to remove and then
replace with well established Euc. leucoxylon in landscaping
area as amended on this plan. D. Hanson



RELOCATED
SEE SITE
PLAN

AUTOBRITE
CARWASH

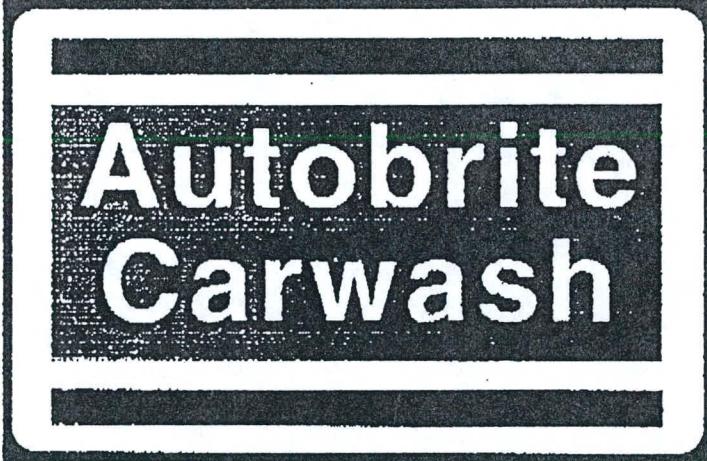
PLANNING AND ENVIRONMENT ACT 1987
OAKLEIGH PLANNING SCHEME
Plan referred to in Planning Permit No. TPA 22082
For the Responsible Authority
John Boddie 21045
Date 20/02/82
Sheet 2 of 3 Sheets

AUSTRALIAN CARWASH SYSTEMS
PROPOSED CARWASH FACILITY
CRN. FERNTREE GULLY RD. & STAMFORD RD. OAKLEIGH

1777 JMWV

MURKIN 4/1

3000



2000

5000

PLANNING AND ENVIRONMENT ACT 1987

OAKLEIGH PLANNING SCHEME

Plan referred to in Planning Permit No. TPA 22082

For the Responsible Authority Shane Bradley
 Date 21/01/95
 Sheet 3 of 3 Sheets

JOB NAME



21 MIDDOCK ST. CLAYTON VIC 3168

DRAWING NO.	DATE	DRAWN
SCALE	CHECKED	APPROVED