

ATTACHMENT 1 – PROPOSED PLANNING PERMIT CONDITIONS

YR-2025/110 - 2450-2452 Warburton Highway, Yarra Junction

CONDITIONS	
Application reference number	YR-2023/110
Address of the land	2450-2452 Warburton Highway, Yarra Junction
Proposal	Alterations and additions to an existing commercial building, the display of signage and reduction in carparking provisions.

Planning Scheme Clause	Matter for which the permit has been granted
Clause 34.01	Construct a building or construct or carry out works
Clause 43.02	Construct a building or construct or carry out works
Clause 52.05	To construct or put up for display a sign
Clause 52.06	Reduce the number of car parking spaces required

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and form part of the permit. The plans must be drawn to scale with dimensions, and a digital copy must be provided. The plans must be generally in accordance with the plans submitted with the application TP210, TP310, TP400, TP410, TP420, TP500, TP500 Rev B dated 23/6/25 project no 22267 prepared by TRG but amended to show the following:
 - a. Signs S03 deleted (as of right no permit required).
 - b. Signs S05A, S05B, S05C and S05D deleted.
 - c. The south façade colour / material of the building adjacent to the direct to boot car spaces, excluding the canopy, amended from PF08 and PF09 (green) to PX3 (beige).
 - d. Southeast corner of T05 café, southwest corner of T06 pharmacy and northeast corner of T01 supermarket angled at 45 degrees from the new airlock to improve pedestrian access into the supermarket.
 - e. An east elevation of the direct to boot canopy, including dimensioned sign S06.

- f. Landscaping to the north and south of the site notated to be maintained.
- g. Management Plan required by Condition 8.
- h. Details of car park repair works required by Condition 17.

Layout Not Altered

- 2. The use(s) and development as shown on the endorsed plans must not be altered or modified (unless the Yarra Ranges Planning Scheme specifies a permit is not required) without the prior written consent of the responsible authority.
- 3. The location and details of the signage, including those of any supporting structure, endorsed to form part of the permit must not be altered or modified (unless the Yarra Ranges Planning Scheme specifies a permit is not required) without the prior written consent of the responsible authority

Landscape Plan

- 4. Before the development starts, an amended Landscape Plan to the satisfaction of the responsible authority and prepared by a suitably qualified person must be submitted to and approved by the responsible authority. When approved, the Landscape Plan will be endorsed and will then form part of the permit. The plan must be drawn to scale, fully dimensioned and a digital copy must be provided. The plan must (be generally in accordance with the plan ([insert plan author, number and date]) but amended to) show:
 - a. A survey (including botanical names, trunk location, trunk diameter and canopy spread) of all existing vegetation. The survey must clearly mark existing vegetation to be retained and removed. The survey must also include any street trees.
 - b. Details of surface finishes of carpark including colours and repair works.
 - 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. All species selected must be to the satisfaction of the responsible authority.
- 5. Before the development is occupied and/or before the use starts or by such later date with the prior written consent of the responsible authority, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
- 6. The landscaping shown on the endorsed plans must be maintained in accordance with the endorsed plans to the satisfaction of the responsible authority. Areas shown on the endorsed plan as landscaped must not be used for any other purpose and any dead, diseased or damaged plants are to be replaced after becoming aware of the dead, diseased or damaged plants. The responsible authority may amend the endorsed Landscape Plan from time to time.

Consolidation of land

7. Prior to the commencement of any buildings and works allowed under this permit (Lot 7 Sec 2 PS004348 & Lot 2 PS436477 consolidated to the satisfaction of the Responsible Authority.

Amenity Impacts

8. Council's assets must not be altered or damaged in any way except with the prior written consent of the responsible authority.
9. The development and use must be managed so that the amenity of the area is not detrimentally affected including through the:
 - a. Transportation of materials, goods or commodities to or from the land.
 - b. Appearance of any building, works or materials.
 - c. Emission of noise, artificial light, smell, fumes, smoke, vapour, steam, soot, ash, dust, water, waste products, grit or oil.
 - d. Presence of vermin.
10. Noise levels emanating from the land must not exceed those set out in Environmental Protection Authority's publication 1826.4 Noise limit assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (or equivalent or successor EPA policy).
11. Before the use starts/the development is occupied, all security alarms or similar devices installed on the premises must be of a silent type in accordance with any current standard published by Australian Standards and be connected to a monitored security service
12. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose, except for emergency broadcast, announcement, alarm and siren (including testing).
13. External lighting must be located, designed, directed, shielded and baffled to prevent the emission of direct light onto adjoining land and premises and thereafter maintained, all to the satisfaction of the responsible authority.
14. Goods, equipment or machinery must not be stored or left exposed outside a building so as to be visible from the public realm to the satisfaction of the responsible authority.
15. All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Repair of Car Park

16. Prior to the commencement of the use of the expanded supermarket and T06 and T07, a conditions and repairs assessment of the Car Park must be prepared for the approval of the Responsible Authority. This report must detail repair works to resurface the car park with a durable all-weather seal to the satisfaction of the Responsible Authority.
17. Prior to the occupation of the permitted development the parking areas and vehicular access ways shown on the endorsed plan must be fully constructed, sealed, drained and delineated to the satisfaction of the Responsible Authority.
18. The parking areas, vehicular access ways and drainage approved by this permit are to be maintained and must not be obstructed or made inaccessible to the satisfaction of the Responsible Authority.
19. The loading and unloading of vehicles and the delivery of goods must be carried out at all times within the site boundaries.
20. All vehicles must enter and exit the site in a forward direction

Construction Management Plan

21. Before the development starts, a Construction Management Plan (CMP) 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 will then form part of the permit. The CMP must specify how the environmental and construction issues associated with the development will be managed and must address the following as applicable:
 - a. A traffic management plan for the site, including when or whether any access points would be required to be blocked, an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services, preferred routes for trucks delivering to the site, queuing/sequencing, excavation and swept-path diagrams.
 - b. The location for the parking of all construction vehicles and construction worker vehicles during construction.
 - c. Construction times, noise and vibration controls.
 - d. Delivery of materials including times for loading/unloading, unloading points, expected frequency and details of where materials will be stored and how concrete pours would be managed.
 - e. Proposed traffic management signage indicating any inconvenience generated by construction.
 - f. Measures to minimise disruptions to on site car parking as much as practicable.
 - g. Fully detailed plan indicating where construction hoardings would be located.

- h. A waste management plan including the containment of waste on site: disposal of waste, stormwater treatment and on-site facilities for vehicle washing.
- i. Containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build-up of matter outside the site.
- j. Operation of tenancies having regard to parking available on site.
- k. Site security.
- l. Public safety measures.
- m. Restoration of any Council assets removed and/or damaged during construction.
- n. Protection works necessary to road and other infrastructure (limited to an area reasonable proximate to the site).
- o. Remediation of any damage to road and other infrastructure (limited to an area reasonably proximate to the site).
- p. An emergency contact that is available for 24 hours per day for residents and the responsible authority in the event of relevant queries or problems experience.
- q. Traffic management measures to comply with the relevant Australia Standard.
- r. All contractors associated with the construction of the development must be made aware of the requirements of the Construction Management Plan.
- s. Details of crane activities, if any.
- t. Discharge of any polluted water.
- u. Erosion control measures.
- v. Sediment control measures.

The development must be carried out and implemented in accordance with the endorsed Construction Management Plan at all times to the satisfaction of the responsible authority.

Signage

- 22. The signage must only contain advertisement providing or supplying information relating to the business conducted on the land.
- 23. The sign(s) must not contain any flashing, intermittent or changing colour light(s).
- 24. The signage must not be animated in part or whole.
- 25. The signage must only be illuminated during hours of business operation to the satisfaction of the responsible authority.

Drainage

26. Prior to the commencement of works, a Stormwater Management Plan must be submitted to and be approved by the Responsible Authority. The plan must provide an assessment of:
- a. Measures to restrict post-development run-off to pre-development levels up to and including the 1% Annual Exceedance Probability event.
 - b. Measures to ensure that the stormwater management system will meet current best practice performance objectives as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
27. Prior to the commencement of works, designs, computations and detailed construction plans for a stormwater drainage system are to be provided and approved by the Responsible Authority engineering plans detailing the civil works are to be submitted for Council approval and plan and supervision fees paid addressing the following:
- a. The development as a whole has a legal point/s of discharge approved by the Responsible Authority and any other statutory authority from which approval must be received for the discharge of drainage.
 - b. Stormwater runoff from all buildings and paved areas must be drained to a legal point of discharge.
 - c. All stormwater drains required for discharge to the legal point of discharge passing through lands, other than those within the boundaries of the development, is to be constructed at no cost to the Responsible Authority.
 - d. A gross pollutant trap must be incorporated within the stormwater drainage system.
 - e. Commercial chemical pollutants are not to enter the stormwater drainage system. Details of any proprietary filtration system, if proposed, including the relevant catchment area must be provided.

Waste Collection

28. Except with the written consent of the responsible authority waste collection shall be undertaken by private waste contractor in accordance with the One Mile Grid waste management plan dated 23 June 2025 to the satisfaction of the Responsible Authority.

Expiry

29. This permit will expire if one of the following circumstances applies:
- a. The development is not started within two years of the date of this permit,
or

- b. 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 six months of expiry of permit of the commencement date.

An extension of time to complete the development or a stage of the development may be requested if:

- The request for an extension of time is made within 12 months after the permit expires; and
- The development or stage started lawfully before the permit expired.

- 30. This permit as it relates to signage will expire 15 years after the date of this permit. On expiry of the permit, the sign and all structures built specifically to support and illuminate the sign must be removed. The responsible authority may extend the period referred to if a request is made in writing before the permit expires, or within six months of expiry of permit as it relates to signage.