

**PLANNING
PERMIT**

Permit No. KNX1822 Application No. 160/6/04/01
Planning Scheme **KNOX PLANNING SCHEME**
Responsible Authority **CITY OF KNOX**

ADDRESS OF THE LAND

Crown Allotment No. 8 Wellington Road, Lysterfield

THE PERMIT ALLOWS

To construct buildings and use land for the purpose of a Concrete Batching Plant in accordance with plans to be submitted in compliance with Condition B) hereof.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

- A) 1. Notwithstanding the provisions of Condition B) of the Permit, unless the use or development hereby permitted is commenced within two years from the date hereof or any extension of that period of two years which the Responsible Authority may on application made before or within three months after the expiry of this Permit by writing allow, this Permit shall lapse.
2. The use and development authorised by this Permit shall once commenced be continued and completed to the satisfaction of the Responsible Authority.
3. All paths and access lanes shown on the approved plans shall be constructed and maintained to the satisfaction of the Responsible Authority. The form work of such paths and access lanes shall be inspected and approved by the Planning Office or Building Surveyor of the Responsible Authority before such paths or access lanes are paved.
4. (i) The landscaping of the setback areas shall be completed prior to the use hereby approved being operated in accordance with a landscape plan approved by and to the satisfaction of the Responsible Authority.
- (ii) The landscape plan shall show all existing trees within the designated setback areas and all new planting to be carried out.
- (iii) Not less than 50% of trees to be planted in the garden areas shall be advanced species of not less than 3.0 m in height.

(cont'd)

Date Issued: 3rd May, 1990

Signature for the
Responsible Authority.....



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A) (cont'd)

5. All trees, shrubs and lawns shown on the approved plan shall be planted and maintained to the satisfaction of the Responsible Authority and shall not be removed without written permission of the Responsible Authority.
6. All storm and surface water shall be collected and discharged in a complete and effective system of drains to be provided as directed by the Responsible Authority to an underground pipe drain at the owner's cost.
7. All buildings or structural works or modifications shall be designed and constructed in accordance with the requirements of the Victoria Building Regulations to the satisfaction of the Municipal Building Surveyor on behalf of the Responsible Authority.
8. The layout of the site and the size of the proposed building and works as shown on the endorsed plan shall not be altered or modified (whether or not in order to comply with any Statute, Statutory Rule or By-Law or for any other reason) without the consent of the Responsible Authority.
9. All buildings shall harmonise as far as practicable with the surroundings and shall be kept in good order and tidy condition. All exterior surfaces of buildings and fixed plant shall be painted in muted tonings to the requirements and satisfaction of the Responsible Authority.
10. Whether by means of vapour or water spray enclosure or workings or otherwise all plant shall be designed, constructed and operated and all operations on the site shall be so carried out to ensure that no nuisance or annoyance beyond the boundaries of the subject land is caused by dust.
11. The applicant shall ensure that the wheels of all vehicles leaving the subject land are cleaned and that all material whether they be raw, waste or product of the proposed Concrete Batching Plant does not spill on to roads outside the subject land as a result of improper loading or any other cause.
12. The hours of operation of the proposed Batching Plant shall be:

Monday to Friday 7.00 a.m. to 4.30 p.m.
Saturday 7.00 a.m. to 11.00 a.m.
13. The conditions contained in this Permit are superimposed upon the applicant's obligations under the Act, Licence and the control and supervision of the extractive industry works by the Department of Industries, Technology and Resources under the powers conferred by the said Industries Act, 1966, and the general operating regulations made there under and nothing contained in these conditions shall affect such obligations, control and supervision.

(cont'd)

Date Issued:

3rd May, 1990

Signature for the
Responsible Authority.....



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A) (cont'd)

14. The emission of dust and noise shall not cause noise or detriment to adjoining properties in accordance with the standards specified by the Environment Protection Authority to the satisfaction of the Responsible Authority.
15. The use hereby permitted shall only operate on the site while a current licence to extract material from the site is valid.
16. Approval for the use hereby permitted shall not commence until approval has been obtained from the Department of Industries, Technology and Resources and the Environment Protection Authority to the satisfaction of the Responsible Authority.
17. That all equipment proposed to be installed shall meet the requirements of the Environment Protection Authority and evidence that such approval has been obtained shall be submitted to the Responsible Authority prior to any works being carried out pursuant to this permit.
18. The discharge of drainage waters from the plan shall meet the requirements of the Environment Protection Authority to the satisfaction of the Responsible Authority.

B) The use and/or development hereby permitted shall not be commenced until:

- (i) three (3) copies of detailed landscaping plans in accordance with Condition 4 and 5 showing the layout of garden areas, including existing and proposed species of trees and shrubs, grassed areas and any other landscaping features have been submitted to and approved by the Responsible Authority;
- (ii) three (3) copies of detailed engineering construction plans and specifications in accordance with Condition 3, showing existing and proposed levels of driveways and car parking areas, together with drainage layout, invert levels, surfacing and vehicular crossing proposals, have been submitted to and approved by the Responsible Authority.

Date Issued: 2nd May, 1990

Signature for the
Responsible Authority



LANDSCAPE SCHEDULE

No.	GENUS	SPECIES	HEIGHT	SPREAD	AMOUNT
A	EUCALYPTUS	CLADOCALYX NANA	5-7 M	5-7 M	23
B	EUCALYPTUS	CREMULATA	6-10 M	5-8 M	5
C	EUCALYPTUS	NICHOLOII	9-15 M	8 M	6
D	EUCALYPTUS	PAUCIFLORA	5-8 M	6 M	7
E	EUCALYPTUS	PULCHELLA	7-15 M	5-7 M	7
F	GREVILLEA	ROBUSTA	10-20 M	6-10 M	8
G	ANGOPHORA	COSTATA	8-18 M	8 M	5
H	GREVILLEA	ROSMARINIFOLIA RED	2-3 M	3 M	26
J	GREVILLEA	ROBIN GORDON	1-2 M	2-3 M	25
K	GREVILLEA	CONSTANCE	2-3 M	3 M	21
M	GREVILLEA	OBTUSIFOLIA	PROSTRATE	2 M	25
N	GREVILLEA	LANIGERA PROSTRATE	PROSTRATE	2 M	14
O	MYOPORUM	PARYIFOLIUM FINE	PROSTRATE	1-3 M	14
P	CORREA	DUSKY BELLS	PROSTRATE	2 M	23
	LEVEL	VARIETY SOILS TREATMENT	SEEDED	CENTRE AREA	REVISIO 27.7.90
	MULCH	SHADEDED PINE	75 MM	BORDERWAYS AND GRASS	REVISIO 27.7.90

STRATEGY:

- PROVIDE LANDSCAPE BUFFER TO N-W CORNER TO LESSEN VISUAL IMPACT TO DISTANT RESIDENTIAL SUB-DIVISIONS.
- PROVIDE LANDSCAPE BUFFER SURROUNDING MATERIAL BINS.
- PROVIDE VIEW CORRIDOR FROM BATCH OFFICE TO BATCH PLANT.
- DUE TO OPERATION REQUIREMENTS ALL LANDSCAPING TO BE LOW MAINTENANCE WITH MINIMAL FOLIAGE SHEDDING.

SOIL & SITE CONDITION:

- SOIL IS SANDS OVERLYING SANDY CLAY.
- NO EXISTING VEGETATION ON SITE - ALL TOPSOIL AND SHRUBS HAVE BEEN STRIPPED AND CLEARED FROM SITE.
- S.E. CORNER HAS MINOR INTRUSION OF NOXIOUS WEED

LANDSCAPE SPECIFICATION:

- ALL NOXIOUS WEEDS TO BE BURNED OFF AND REMOVED PRIOR TO LANDSCAPING.
- TOPSOIL TO BE PROVIDED BY OWNER AND LEFT ON SITE FOR DISTRIBUTION TO APPROPRIATE LEVELS BY LANDSCAPING CONTRACTOR.
- LANDSCAPE CONTRACTOR TO PREPARE GROUND AS FOLLOWS:
 - 100 MM TOPSOIL TO ALL LAWN AREAS AND SEEDING.
 - 100 MM TOPSOIL TO ALL MULCH AREAS AND IN GARDEN BEDS WITH 75 MM MULCH ON TOP.
 - ALL PLANTS LISTED ABOVE TO BE FERTILIZED (INDIVIDUALLY) UPON PLANTING.
 - MIN 50% OF ALL TREES TO BE MIN. 1.0M HIGH UPON PLANTING

LEGEND

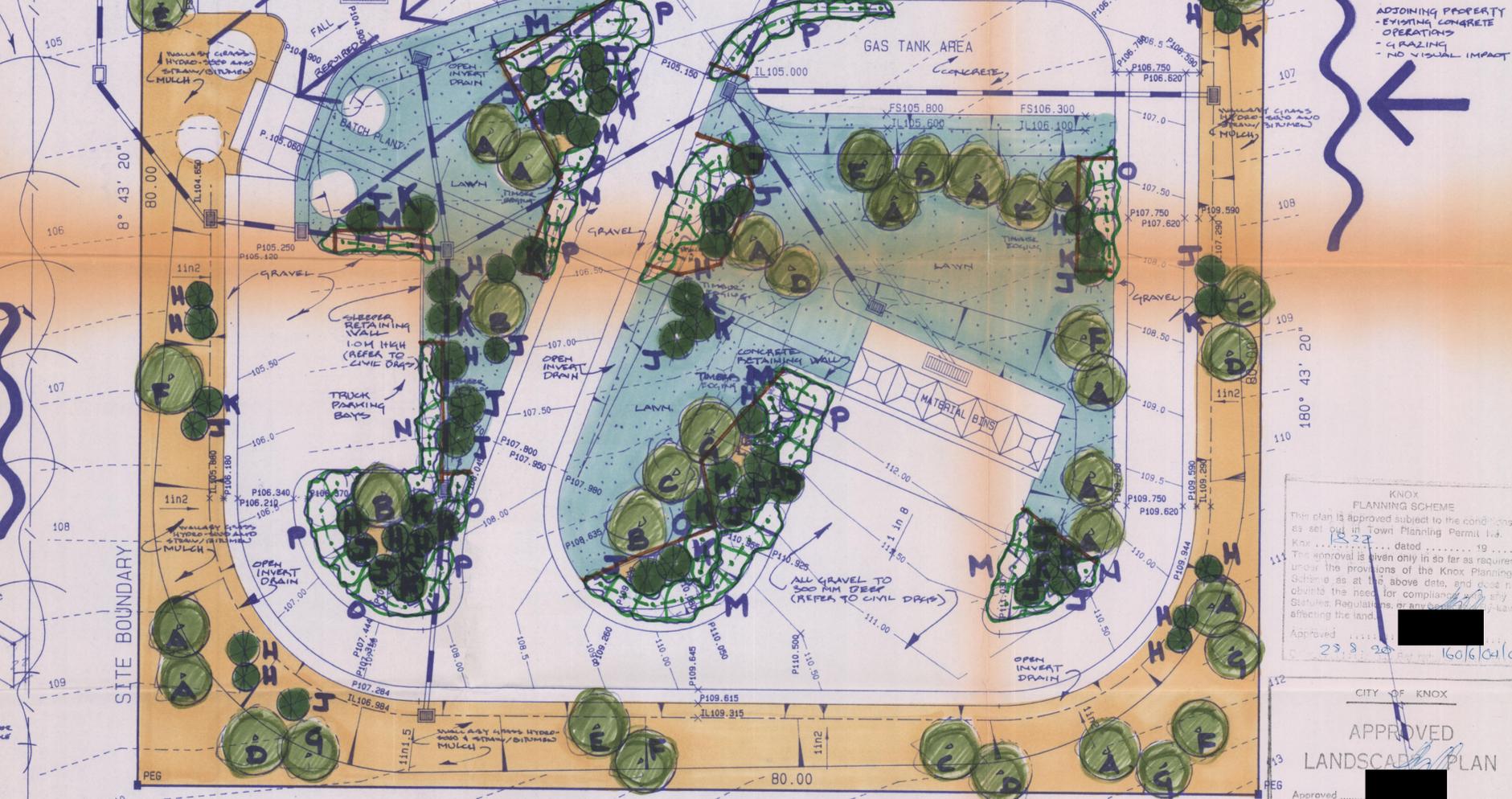
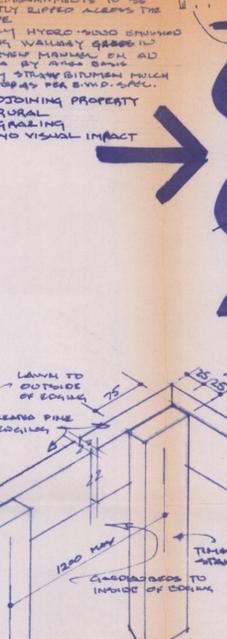
- 106 --- EXISTING SURFACE CONTOURS
- 106 --- PROPOSED 100mm KERB (CAST ON SLAB) (REFER TO CIVIL DRAWINGS)
- 106 --- PROPOSED CONCRETE RETAINING WALL (SEE STRUCTURAL DRAWINGS)
- 106 --- EXISTING BATTERS
- 106 --- PROPOSED BATTERS
- 106 --- PROPOSED STORMWATER DRAINAGE
- 106 --- PROPOSED WASTE DRAINAGE
- FS105.150 --- FINISHED SURFACE CONTOURS
- FS105.150 --- FINISHED SURFACE LEVEL (REFER TO CIVIL DRAWINGS)
- P105.500 --- PROPOSED PAVEMENT LEVEL (REFER TO CIVIL DRAWINGS)
- IL106.230 --- PROPOSED INVERT LEVEL (REFER TO CIVIL DRAWINGS)
- FL 105.300 --- PROPOSED FLOOR LEVEL (REFER TO CIVIL DRAWINGS)
- TM103.900 --- PROPOSED TOP OF RETAINING WALL LEVEL (REFER TO CIVIL DRAWINGS)
- PROPOSED STORMWATER DRAINAGE PIT (SEE PIT SCHEDULE FOR DETAILS)
- PROPOSED WASTE PIT (SEE STRUCTURAL DETAILS)
- PROPOSED OPEN INVERT
- NATIVE TREES - FINE LEAVED - SCREENING, NON SHEDDING
- NATIVE SHRUBS - SCREENING, LOW MAINTENANCE
- GROUND COVERS - HARDY VARIETIES
- LAWN
- WALLARY GRASS AND STRAW/BITUMEN MULCH

REVISIO NOTES: 27.7.90

NOTES: ALL PLANTS SHALL BE SET PLANTING WITH THE ROOT BALL SET SLIGHTLY BELOW THE FINAL SOIL LEVEL. SOIL TO BE FINISHED PROPERLY DURING BACKFILLING. FORM A CONCRETE CURB AROUND THE BASE OF EACH PLANT TO PROVIDE A BATH FOR WATERING. ADVANCED TREES SHALL BE PLANTED AND SECURED WITH 2 NO. TIMBER SPANNS.

ALL PERIMETER AREAS AND EMBANKMENTS TO HAVE SAND, HYDRO-SEEDING AND STRAW/BITUMEN MULCHING APPLIED AT A RATE OF 2 KG PER M² AND CULTIVATE INTO SOIL USING A TONNOR DRIVEN HARROW TO BREAK UP SURFACE OF SUBSTRATE. PLACE 75 MM TOPSOIL AND LIGHTLY RAKE SURFACE. ALL EMBANKMENTS TO BE LIGHTLY RIPPED ACROSS THE SLOPE. APPLY HYDRO-SEEDING USING WALLARY GRASS IN 200 MM SPACING ON ALL AREAS BY ONE OF THE ABOVE STRAW/BITUMEN MULCH AT 2 KG PER M² PER S.M.D. SPEC.

ADJOINING PROPERTY - RURAL - GRAZING - NO VISUAL IMPACT



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KNOX PLANNING SCHEME

This plan is approved subject to the conditions as set out in Town Planning Permit No. K/19/22 dated 19/08/19. The approval is given only in so far as required under the provisions of the Knox Planning Scheme as at 16/06/2019, and does not obviate the need for compliance with any State, Regulatory, or any other laws affecting the land.

Approved: [Signature] 29.8.20

CITY OF KNOX

APPROVED LANDSCAPE PLAN

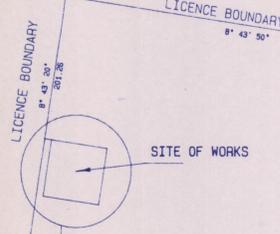
Approved: [Signature] 29.8.20

RECEIVED 3-AUG-1990

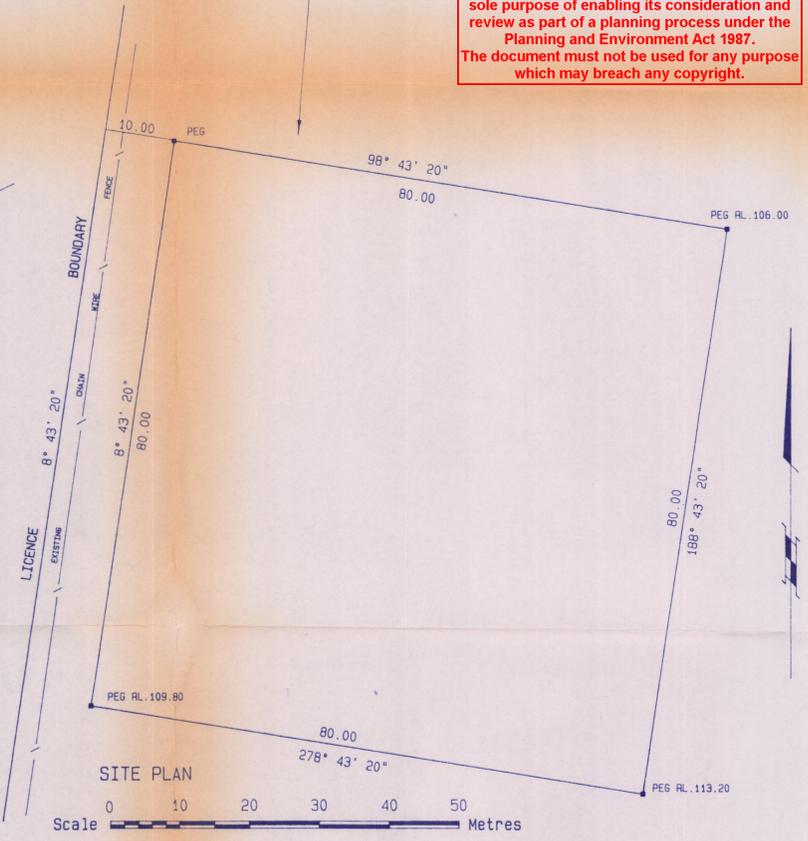
<p>*THIS PLAN HAS BEEN PREPARED FOR THE USE OF O'CONNOR CONSULTING GROUP P/L AND OTHER AUTHORISED PERSONS ONLY. UNAUTHORIZED USE OR REPRODUCTION OF THIS PLAN EITHER WHOLLY OR IN PART IS PROHIBITED. COPYRIGHT ©</p>	<p>ADDITIONAL NOTES:</p> <ul style="list-style-type: none"> 1800 MM CYCLONE WIRE MESH FENCING TO ALL BOUNDARIES PROVIDED BY OWNER ALL CONCRETE PAVING, ROAD CAR PARKING AND KERB AND CHANNELS PLUS ALL BENCH AREAS AND RETAINING WALLS REFER TO CIVIL DRAWINGS. 	<p>REVISIONS</p> <p>1. GARDEN BED PREPARATION - APPLY GYPSON AT A RATE OF 2 KG PER M² AND CULTIVATE INTO SUBGRADE TO 100MM DEPTH BY ROTARY HOE. PLACE APPROX 100MM DEPTH OF 100MM DEPTH MULCHING - PLACE SHADEDED PINE AS A MULCH LAYER TO FINISH RUSH WITH ALL ADJOINING SURFACES AND LEVELS. TIMBER EDGING TO BE BUILT REMOVED. GRASS SEEDS AND LAWN AREAS. USE 75x25 MM TREATED PINE AND PIN TO 75x25x1200MM STAKES SPACED AT 1200MM MAX C/C WITH GALVANIZED NAILS</p> <p>27.7.90</p>	<p>AMENDMENTS</p> <p>4. DRAINAGE LAYOUT AS PER EPA REQ.</p> <p>28-6-90</p>	<p>O'CONNOR CONSULTING GROUP PTY LTD.</p> <p>STRUCTURAL AND CIVIL ENGINEERS • BUILDING SERVICES ENGINEERS TOWN PLANNERS • TRAFFIC ENGINEERS AND TOURISM CONSULTANTS</p> <p>MELBOURNE: 75-79 Chetwynd St, North Melbourne, 3051. (03) 329 7600 FRANKSTON: 32-34 Skye Rd., Frankston, 3199. (03) 783 7266 BRISBANE: 126 Wickham St, Fortitude Valley, 4006. (07) 252 8400</p>	<p>DESIGN D.F.</p> <p>DRAWN CAD</p> <p>CHECKED APPROVED</p> <p>SURVEY DATUM</p> <p>SCALE AS SHOWN</p>	<p>CLIENT [Redacted]</p> <p>PROPOSED CONCRETE PLANT WELLINGTON ROAD, Lysterfield CITY OF KNOX</p> <p>REVISED LANDSCAPE PLAN & SITE LEVELS</p> <p>DATE 27.7.90 MAY 1990</p> <p>OFFICE M DRAWING NUMBER P188 - C80</p> <p>STATUS/REV. P1</p> <p>SHEET 9 OF 9</p>
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KNOX PLANNING SCHEME
 This plan is approved subject to the conditions as set out in Town Planning Permit No. Knx 1822 dated 3/5/1990. The approval is given only in so far as required under the provisions of the Knox Planning Scheme as at the above date, and does not obviate the need for compliance with any Ordinances, Regulations, or any applicable By-Laws affecting the land.
 Approved: [Redacted]
 Date: 3/5/90 Ref. No. 10/6/04/d

WELLINGTON ROAD
 98° 44' 00" ROAD
 972.57
 PERMANENT SURVEY
 MARK No. 174
 R.L. 118.659

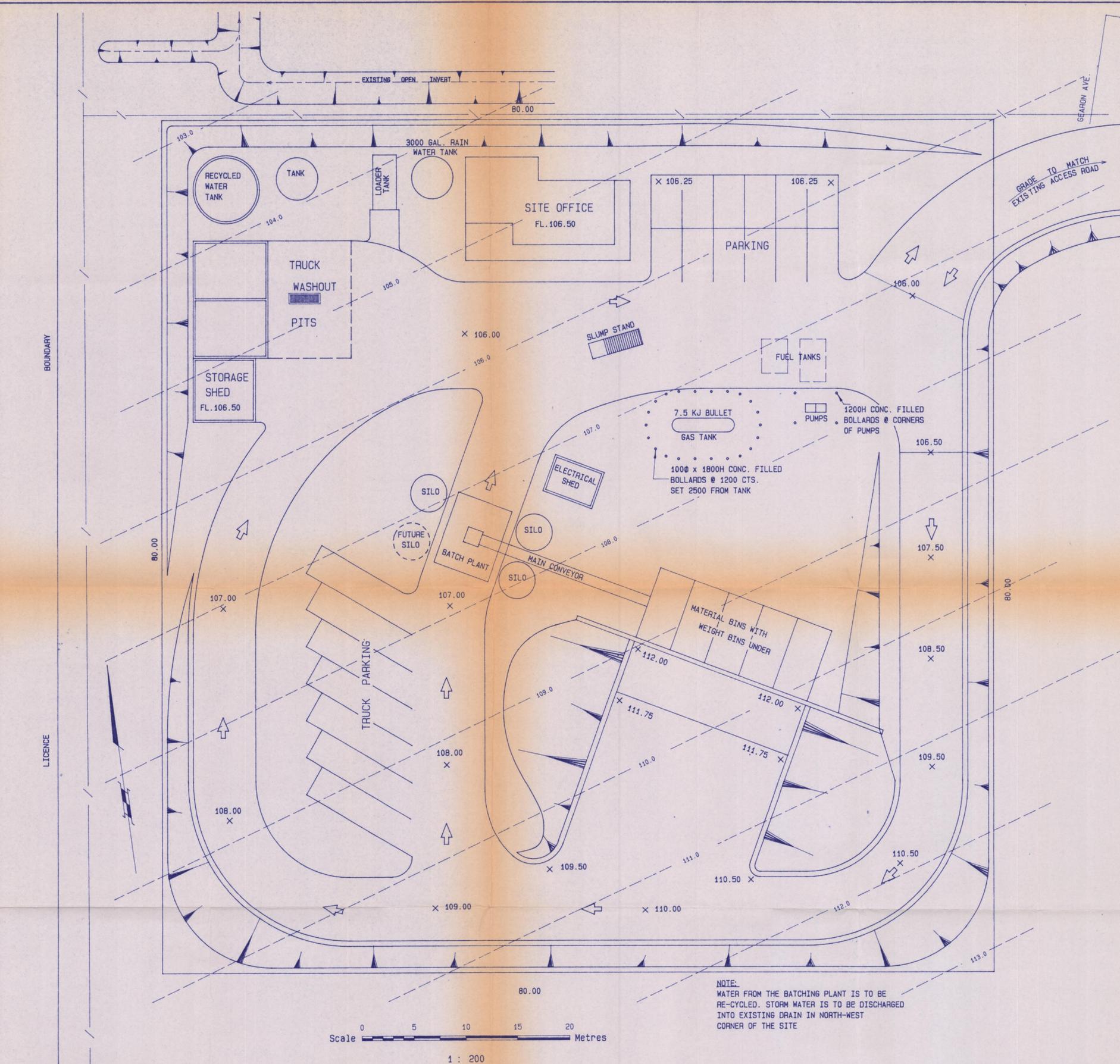


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NOTE:
 WATER FROM THE BATCHING PLANT IS TO BE RE-CYCLED. STORM WATER IS TO BE DISCHARGED INTO EXISTING DRAIN IN NORTH-WEST CORNER OF THE SITE

Scale 0 5 10 15 20 Metres
 1 : 200



AMENDMENTS

O'CONNOR CONSULTING GROUP PTY LTD.
 STRUCTURAL AND CIVIL ENGINEERS • BUILDING SERVICES ENGINEERS
 TOWN PLANNERS • TRAFFIC ENGINEERS AND TOURISM CONSULTANTS

MELBOURNE: 75-79 Chetwynd St, North Melbourne, 3051. (03) 329 7600
 FRANKSTON: 156 Beach Street, Frankston, 3199. (03) 783 7266
 BRISBANE: 126 Wickham St, Fortitude Valley, 4006. (07) 252 8400

DESIGN	[Redacted]	CLIENT	[Redacted]
DRAWN	CAD	PROPOSED CONCRETE PLANT	
CHECKED	APPROVED		
SURVEY	DATUM A. H. D.	CITY OF KNOX PLANT LAYOUT PLAN	
SCALE	AS SHOWN A1	DATE	SEPT. '89
		OFFICE NUMBER	M
		DRAWING NUMBER	P188 - P1
		STATUS/REV.	1 1
		SHEET	1 1