



Planning Enquiries
Phone: (03) 5945 4222
Web: www.cardinia.vic.gov.au



Office Use Only

Application No.:

Date Lodged:

Date Allocated:

Allocated to:

Fee:

Receipt No.:

Ward:

Zone(s):

Overlay(s):

\$ 101.20

632651

16 / 6 08

/ /

T060155

1389700500

Application to Amend a Planning Permit

Use this form to make an application to amend a planning permit under section 72 of the *Planning and Environment Act 1987* and to provide the information required by section 47 of the Act and regulation 16 of the *Planning and Environment Regulations 2005*.

Supplementary information requested in this form should be provided as an attachment to your application. ☒ Please print clearly or complete the form electronically (refer to *How to complete the Application to Amend a Planning Permit form*).

Note: This form cannot be used to amend a permit issued at the direction of VCAT.

Privacy notice

Information collected with this application will only be used to consider and determine the application. It will be made available for public inspection in accordance with section 51 of the *Planning and Environment Act 1987*.

Need help with the application?

If you need help to complete this form, read *How to complete the Application to Amend a Planning Permit form*. For more information about the planning process, refer to *Planning: a Short Guide*. These documents are available from your local council, the Planning Information Centre (Ph: 03 9637 8610, 8 Nicholson Street, Melbourne), or www.dse.vic.gov.au/planning.

Contact council to discuss the specific requirements for this application. Insufficient or unclear information may delay your application.

- ① Has there been a pre-application meeting with a council officer?

☐ Yes ☒ No

If yes, with whom?:

Date: 10 / 06 / 2008

The land

- ② Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Street No.: 10/20

Street Name: HICKSON ROAD

Suburb/Locality: OFFICER

Postcode: 3809

Formal Land Description

Information can be found on the certificate of title.

Lot No.: 78/29

on Lodged Plan, Title Plan or Subdivision Plan No.: 7847

OR

Crown Allotment No.: NPT

Section No.:

Parish Name: BAKENHAM

- ③ Title information.

☒ Attach a full, current copy of title information for each individual parcel of land, forming the subject site.

- ④ Describe how the land is used and developed now.

eg. single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats.

FACTORY

- ⑤ Plan of the land.

☒ Attach a plan of the existing conditions. Photos are also helpful.

The amendment proposal

▲ You must give full details of the permit being amended and the amendment being applied for. If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This will delay your application.

- ⑥ a. What permit is being amended?

Include the permit number and what the permit allows.

T660155
PROPERTY NO 1387900500

- b. What is the amendment being applied for?

Describe the changes proposed to the permit including any changes to the plans or to any other documents included in the permit.

Detail any changes sought to what the permit allows.

Detail any changes sought to the current conditions of the permit.

Detail any changes sought to the plans or to any other documents endorsed under the permit.

VEHICLE UNLOADING BUILDING.
WEIGHBRIDGE.

- c. Why is the amendment required?

State the reasons for the change.

TO COVER UNLOADING AREA
TO WEIGH VEHICLES.

- ⑦ Additional information about the proposal.

Contact council or refer to council planning permit checklists for more information about council's requirements.

■ Attach additional information providing details of the proposal, including:

- ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☒ Plans showing the layout and details of the proposal.
- ☐ If required, a description of the likely effect of the proposal (eg, traffic, noise, environmental impacts).

- ⑧ Encumbrances on title.

Encumbrances are identified on the certificate of title.

Is the land affected by an encumbrance such as a restrictive covenant, section 173 agreement or other obligation on title such as an easement or building envelope?

- ☒ No, go to 9.
- ☐ Yes, ☒ Attach a copy of the document (instrument) specifying the details of the encumbrance.
- ☐ Does the proposal breach, in any way, the encumbrance on title?
- ☐ No, go to 9.
- ☐ Yes, contact council for advice on how to proceed before continuing with this application.

▲ Note

Council must not grant an amendment to permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the Planning and Environment Act 1987).

Contact council and/or an appropriately qualified person for advice.

Costs of buildings and works/permit fee

Most applications require a fee to be paid. Contact council to determine the appropriate fee.

- 9 If the permit allows development, state the estimated cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost \$ 100,000

⚠ You may be required to verify this estimate.

Note: If the estimated cost of the development to be allowed by the amended permit is less than the estimated cost of the development allowed by the permit, show it as a negative number (see *How to complete the Application to Amend a Planning Permit* form for examples).

- 10 Do you require a receipt for the amendment to permit fee?

☒ Yes ☐ No

Contact, applicant and owner details

- 11 Provide details of the contact, applicant and owner of the land.

Contact

The person you want Council to communicate with about the application.

Name: <u>GREG MANLEY</u>	
Organisation (if applicable): <u>HY GAIN PROPERTY MANAGEMENT PT</u>	
Postal address: <u>P.O. Box 199</u>	
<u>OFFICER</u>	Postcode: <u>3809</u>
Contact phone: <u>59432255</u>	<input checked="" type="checkbox"/>
Mobile phone:	<input type="checkbox"/>
Email: <u>gmanley@hygain.com.au</u>	<input checked="" type="checkbox"/>
Fax:	<input type="checkbox"/>

Indicate preferred contact method

Applicant

The person or organisation who wants the amendment to permit.

☒ Same as contact. If not, complete details below.

Name:	
Organisation (if applicable):	
Postal address:	
Postcode: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	

Owner

The person or organisation who owns the land.

☒ Same as contact ☐ Same as applicant

Where the owner is different from the applicant or contact, provide the name of the person or organisation who owns the land.

Name (if applicable):	
Organisation (if applicable):	
Postal address:	
Postcode: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	

Checklist

⑫ Have you?

- ☒ Filled in the form completely?
- ☒ Paid or included the application fee?
- ☒ ☒ Attached all necessary supporting information and documents?
- ☒ Completed the relevant council checklist?
- ☒ Signed the declaration below?

Declaration

⑬ This form must be signed.
Complete one of A, B or C

▲ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

A Owner/Applicant

I declare that I am the applicant and owner of the land and all the information in this application is true and correct.

Signature

Date: 16 / 06 / 2008

B Owner

I declare that I am the owner of the land and I have seen this application.

Signature

Date: DD / MM / YYYY

Applicant

I declare that I am the applicant and all of the information in this application is true and correct.

Signature

Date: DD / MM / YYYY

C Applicant

I declare that I am the applicant and:

- I have notified the owner about this application;
- and all the information in this application is true and correct.

Signature

Date: DD / MM / YYYY

Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council
PO Box 7, PAKENHAM VIC 3810
Henty Way, PAKENHAM VIC 3810
Telephone: (03) 5945 4222
Fax: (03) 5941 3784
Email: mail@cardinia.vic.gov.au
TTY: (03) 5945 4333

For help or more information

HY GAIN FEEDS PTY. LTD.

ABN 28 006 198 821

Manufacturers of Premium Quality Stock Feed



16th June 2008

Mike Ferey
Senior Planning Officer
Cardinia Shire Council
P.O. Box 7
Pakenham 3810.

Dear Sir,

Re: Planning Permit No T060155
Prop No : 1387900500
Lot 28 : P7847, 10 Hickson Road Officer.

Please find attached revised plans which show a vehicle unloading building, relocation of 4 silos and location of a weigh bridge with all other requirements of the permit remaining unchanged. We look forward to receiving your favourable reply to our request.

Yours Sincerely,


Greg Manley
Managing Director.

RECEIVED

16 JUN 2008

PLANNING DEPARTMENT



CERTIFICATE OF TITLE - VICTORIA

Volume 10040 Folio 481

124019233467L

Produced 27/09/2006

Page 1 / 1

14:01 hr

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 1 on Title Plan 602076W (formerly known as part of Lot 29 on Plan of Subdivision 007847).

PARENT TITLE Volume 08345 Folio 007

Created by instrument R314720R 29/04/1991

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

HYGAIN PROPERTY MANAGEMENT PTY LTD of 10 HICKSON ROAD OFFICER VIC 3809
AE629829C 27/09/2006

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

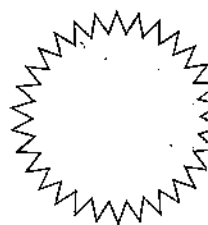
DIAGRAM LOCATION

SEE TP602076W FOR FURTHER DETAILS AND BOUNDARIES

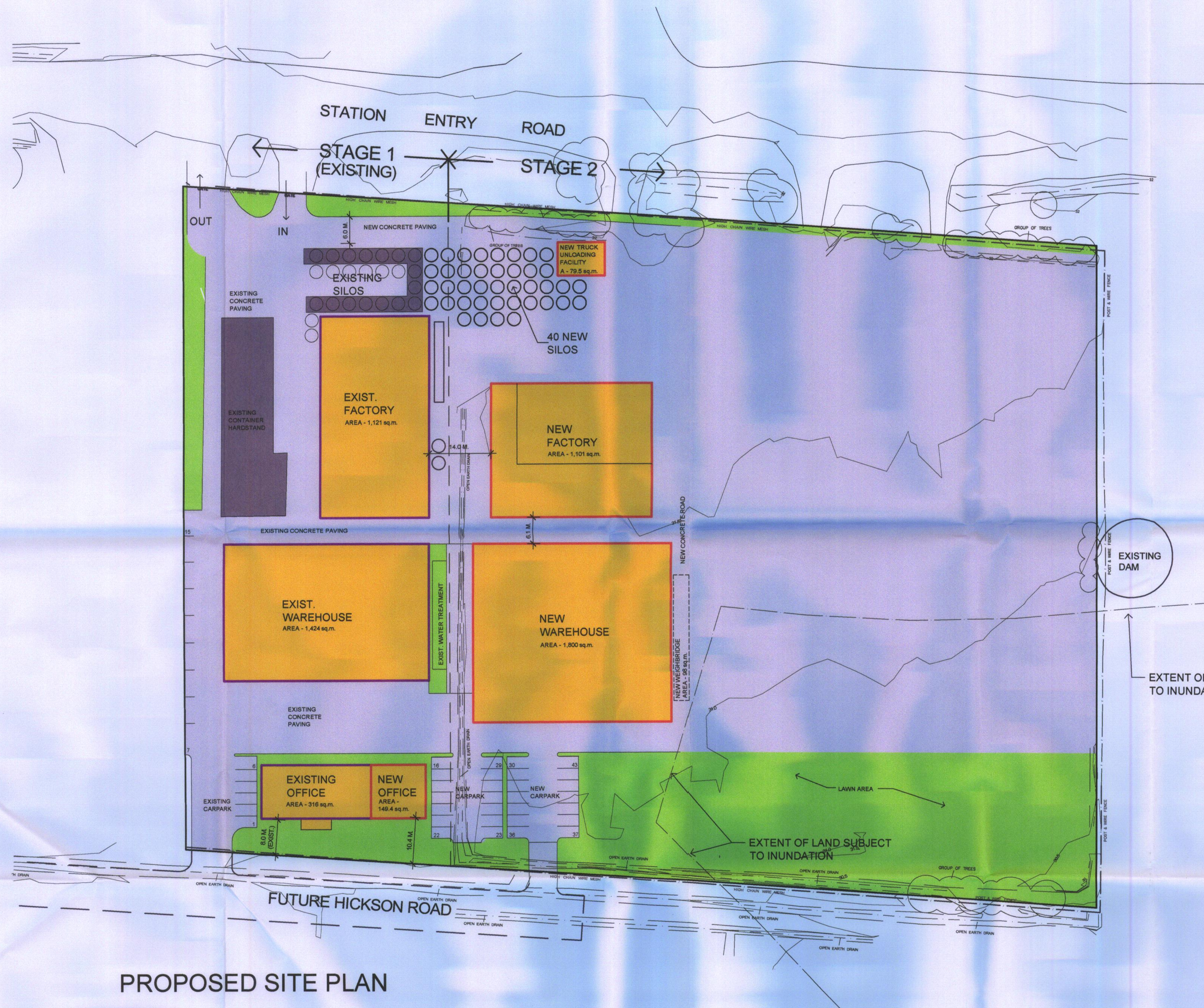
END OF CERTIFICATE

RECEIVED
16 JUN 2006
PLANNING DEPARTMENT

THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.
CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.



RECEIVED
16 JUN 2006
PLANNING DEPARTMENT



PROPOSED SITE PLAN

PARKING	REQ.	PROV.	RATIO
STAGE 1 EXISTING	21		
STAGE 2 OFFICE (office addition will employ 13 extra staff)	5.3	13	1/3.5
FACTORY/WAREHOUSE (each stage will employ 3 extra staff)	9	9	1/2.4
TOTAL	43		

SITE STATISTICS:

SITE AREA - 30,883 SQ. M.

AREA OF BUILDINGS (PREVIOUS ISSUE B):
EXISTING - 2,861 SQ.M.
PROPOSED - 3,050 SQ. M.

TOTAL - 5,911 SQ. M.

SITE COVERAGE - 19.0%

AREA OF BUILDINGS (ISSUE C):
EXISTING - 2,861 SQ.M.
PROPOSED - 3,130 SQ. M.

TOTAL - 5,991 SQ. M.

SITE COVERAGE - 19.5%

COLOUR AND FINISHES SCHEDULE:

NEW FACTORIES
- LOWER SECTION, COLOURBOND OFF WHITE TO MATCH EXISTING
- UPPER SECTION - WILDERNESS, TO MATCH EXISTING

NEW WAREHOUSES
- LOWER SECTION - COLOURBOND OFF WHITE TO MATCH EXISTING
- UPPER SECTION - WILDERNESS, TO MATCH EXISTING

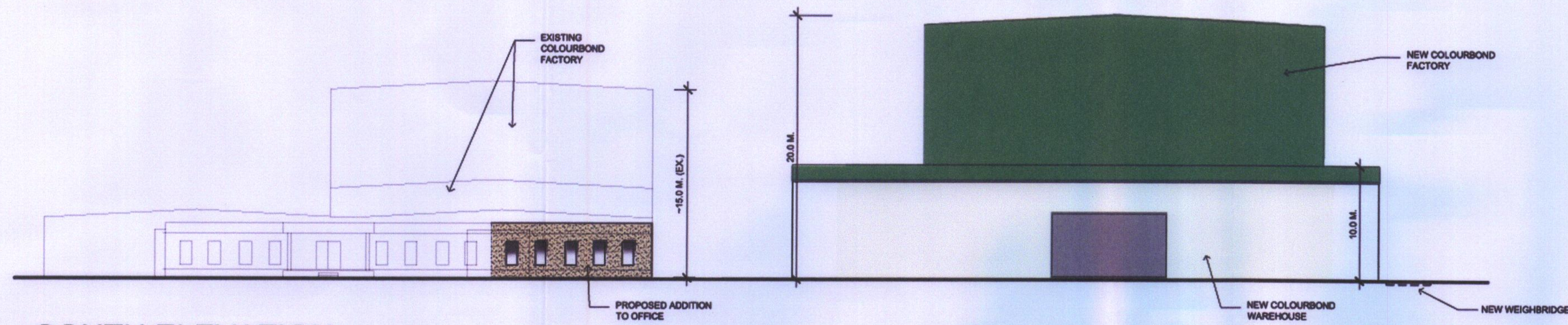
OFFICE EXTENSION
- RENDERED BEIGE, TO MATCH EXISTING

C	L.J.	NEW FACTORY, MOVED 4 SILOS, NEW WEIGHBRIDGE, DELETE GRASS AREA, SHOW EXISTING HARDSTAND AREA	5.06.08
B	L.J.	NEW FACTORY SIZE	8.03.07
A	L.J.	DELETED STAGES 3 & 4	24.07.06
ISSUE DRAWN/AMENDMENT			DATE

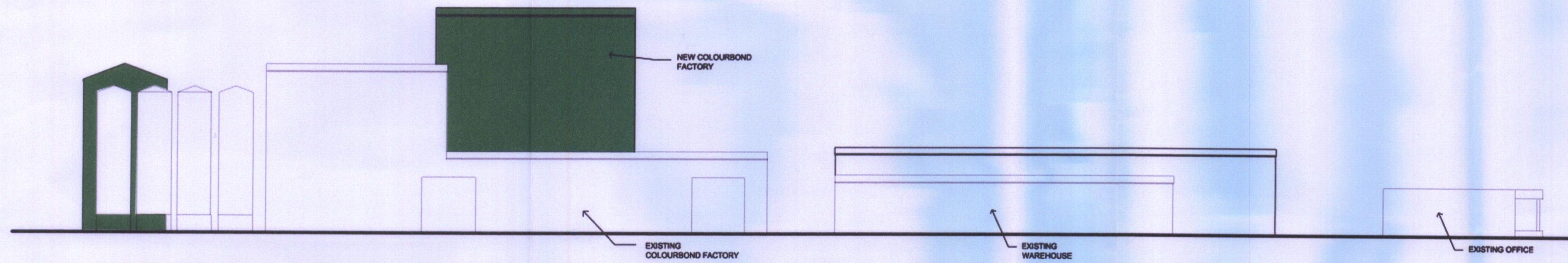
CLIENT: HY-GAIN FEEDS PTY. LTD.	
PROJECT: PROPOSED DEVELOPMENT 10 HICKSON ROAD, OFFICER	

	DRAWN	P.T.
	DATE	6/3/06
	SCALE	1 : 500
	DWG No.	2 / 3
Hoban-Hynes Pty Ltd 3/364 Main Street Mornington 3931 p. 03 59 754 233 f. 03 59 75 67 56 e. mail@hobanhynes.com.au DPAD 1480 DPSP 105		H-8560 ^c
Residential	Commercial	Industrial Designers

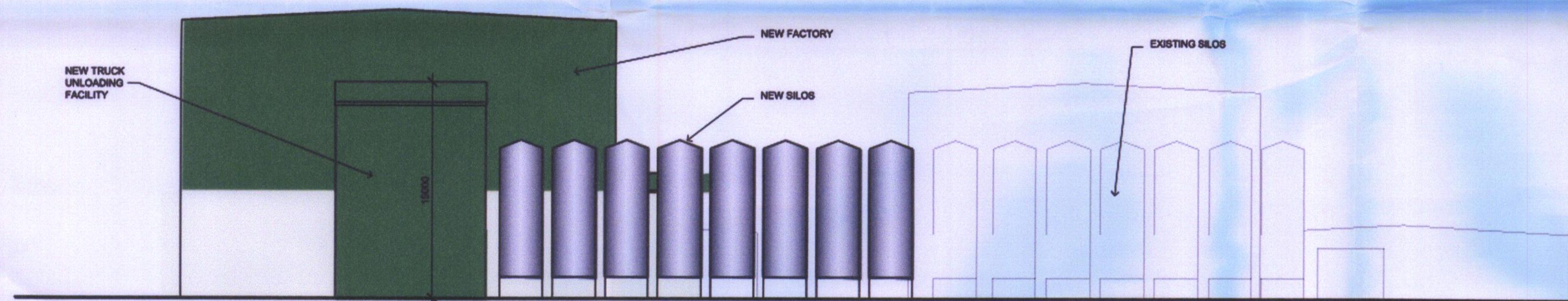
DESIGN RESPONSE AND DEVELOPMENT PLAN



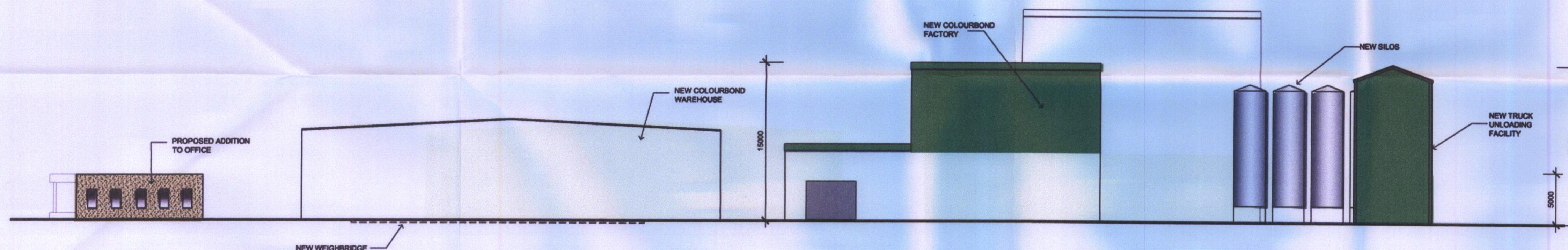
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

DESIGN RESPONSE AND DEVELOPMENT PLAN

ISSUE	DRAWN	AMENDMENT	DATE
C	L.J.	NEW FACILITY, MOVED 4 SILOS, NEW WEIGHBRIDGE	5.06.06
B	L.J.	NEW FACTORY SIZE	8.03.07
A	L.J.	DELETED STAGES 3 & 4	24.07.06

CLIENT:
HY-GAIN FEEDS PTY. LTD.

PROJECT:
PROPOSED DEVELOPMENT
10 HICKSON ROAD, OFFICER

	DRAWN	P.T.
	DATE	6/3/06
	SCALE	1 : 250
	DWG No.	3 / 3

Hoban-Hynes Pty Ltd
3/364 Main Street Mornington 3931
p. 03 59 754 233 f. 03 59 75 87 56
e. mail@hobanhynes.com.au
DPAD 1480 DPSP 105

H-8560

Residential Commercial Industrial Designers