

PLANNING PERMIT

Planning Scheme:
Cardinia Planning Scheme
Responsible Authority: Cardinia
Shire Council



FORM 4

PLANNING PERMIT NUMBER: T110393

ADDRESS OF THE LAND: Lot: 1 TP602076, 20 Hickson Road, Officer

THIS PERMIT ALLOWS: The development of land for a warehouse associated with stockfeed production and the reduction in the required carparking rate pursuant to Clause 52.06 of the Cardinia Shire Planning Scheme.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 1 The development must not commence until three copies of amended plans have been submitted to and approved by the Responsible Authority. The plans must be drawn to scale and dimensioned in metric. The plans must be generally in accordance with the submitted plans but modified to the satisfaction of the Responsible Authority to show:
 - (a) The clear delineation of the title boundaries for Lot 1 on I P602076W.
 - (b) Dimensions of the proposed car parking bays, access and circulation areas.
 - (c) Details annotated on the plans as to the surface treatment of all access ways and parking areas.
 - (d) The removal of the words "Station Entry Road" on the northern side of the layout plan.
 - (e) The colour and finish schedule to reference 'warehouse', with the deletion of the plural term.
 - (f) The clear sequential numbering of all plans.
 - (g) The description of the land shown in the bottom right hand corner of the architectural plan(s) shown as "20 Hickson Road, Officer" (ie instead of "10 Hickson Road").
 - (h) Any modifications required by the approved Stormwater Management Plan (see Condition 11 below).

To the satisfaction of the Responsible Authority.

- 2 The layout of the site and the size of the proposed buildings and works, as shown on the approved plans, must not be altered or modified without the consent of the Responsible Authority.

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- 3 The development must not commence until a landscape plan, drawn, by a landscape architect or person having sufficient competence in that field showing all areas around the buildings to be landscaped is to be submitted and approved by the Responsible Authority. The plan must detail the species, locations, approximate height and spread of proposed planting.
- 4 The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature, to the satisfaction of the Responsible Authority.
- 5 Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
- 6 Before the development is occupied:
 - (a) All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
 - (b) An industrial standard vehicle crossing/s as shown on the approved plans must (if not already done) be constructed to the approval and satisfaction of the Responsible Authority.
- 7 The areas shown on the approved plan for car parking must not be used for any other purpose.
- 8 The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Shire Planning Scheme.
- 9 The loading and unloading of vehicles must always be carried on entirely within the site and must not interfere with other traffic.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 10 Vehicles under the control of the operator of the building, including staff vehicles, must not be parked in any nearby road.
- 11 Before the development can commence, a Stormwater Management Plan showing the stormwater works to the nominated point of discharge must be submitted for the approval of the Responsible Authority. The Stormwater Management Plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (including trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved Stormwater Management Plan.
- 12 All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority, so that it will have no detrimental affect on the environment or adjoining property owners.
- 13 All earthworks must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion to the satisfaction of the Responsible Authority.
- 14 Prior to the commencement of any buildings or works pursuant to the permit, the owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act* 1987, whereby the owner will make a \$605,889.61 development contribution payment in relation to the land pursuant to the Officer Development Contributions Plan (September 2011), within a period of 12 months from the date of the Agreement. The Agreement must provide for the periodic adjustment of this \$605,889.61 liability (as applicable) in accordance with Section 4.1 of this September 2011 ODCP document and for the provision of security to the responsible authority (such as a bank guarantee). The Agreement must also be registered on the title to the land prior to the commencement of any buildings or works pursuant to the permit. The owner will be responsible for all costs associated with the preparation and registration of this Agreement, including the legal costs of the Responsible Authority.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 15 Fourteen (14) days before the development starts a site specific Environment Management Plan (Site EMP) must be submitted to and approved by the Responsible Authority. The Site EMP must be prepared in accordance with Council's 'Site EMP Kit' to the satisfaction of the Responsible Authority. When approved, the Site EMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved Site EMP to the satisfaction of the Responsible Authority.
- 16 Prior to the commencement of any works a Construction Environmental Management Plan (CEMP) is to be prepared. The CEMP must specifically address significant flora and fauna where the buildings or works are within 100 metres of any waterbody (including creeks, drains, dams and wetlands) under the provisions of the Officer Precinct Structure Plan Conservation Management Plan (excluding Cardinia Creek) (15 September 2011). The CEMP must address all requirements specified in the Officer Native Vegetation Precinct Plan (September 2011) and the relevant Conservation Management Plan and be to the satisfaction of the Responsible Authority.

Melbourne Water

- 17 Prior to the commencement of works, the owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and stormwater from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
- 18 Prior to the commencement of works a drainage strategy must be submitted to Melbourne Water demonstrating the proposed alignment for the 1 in 5 year ARI flows and drainage infrastructure and the overland flow paths directions for the 1 in 100 year ARI flood event catering for the upstream catchment. Details of temporary and/or permanent outfall and connections including relevant calculations are required. Indicative finished surface levels must also be included in the strategy.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 19 No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
- 20 Engineering plans of the subdivision (in electronic format) are to be forwarded to Melbourne Water for comment/approval.
- 21 Finished floor levels must be a minimum of 600mm above the applicable flood level.
- 22 Prior to the issue of a Certificate of Occupancy, a certified survey plan, showing finished floor levels (as-constructed) reduced to Australian Height Datum, must be submitted to Melbourne Water demonstrating that the floor levels have been constructed in accordance with Melbourne Water's requirements.
- 23 All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council satisfaction.
- 24 Local drainage must be to the satisfaction of Council.
- 25 Temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
- 26 Prior to the commencement of works a separate application, direct to Melbourne Water, must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses. Prior to accepting an application, evidence must be provided demonstrating that Council considers that it is not feasible to connect to the local drainage system. Contact the Asset Services Team on telephone 9235 1414 for Melbourne Water's connection requirements:
 - (a) The development is not commenced within **two (2) years** of the date of this permit; or
 - (b) The development is not completed within **four (4) years** of the date of this permit.

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THE FOLLOWING CONDITIONS APPLY TO 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 (3) months afterwards.

** This permit was issued at the direction of the Victorian Civil Administrative Tribunal following an order issued by the Tribunal on the 15 June 2012.*

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