

SCANNING FORMApplication Number: T110393-1**Application Type**

T.....PA - Signed Planning Permit _____

T.....PA - Signed Planning Permit & Endorsed Plans _____

T.....PA - Signed Notice of Decision _____

T.....PA - Signed Refusal Notice _____

T.....PA - Signed Corrected Planning Permit _____

T. ~~1103~~APP - Signed Amended Planning Permit _____T. 110393-1APP - Signed Amended Planning Permit & Amended
Endorsed Plans _____ ✓

T..... SC - Signed Secondary Consent Endorsed Plans _____

T..... PC - Signed Endorsed Plans to Comply _____

T.....PC - Signed Landscape Endorsed Plans _____

T..... ET - Signed Extension of Time approval letter _____

** Permit/ Endorsed Plans to be forwarded to Subdivisions ? _____

** Permit/ Endorsed Plans to be forwarded to Section 55 _____ ✓

Referrals ? List: -

MELBOURNE WATERSigned: MPDate: 29/7/14

29 July 2014

Hygain Property Management P/L
10 Hickson Road
Officer Vic 3809

Dear Sir/Madam,

App No.: T110393-1
Prop No.: 1389700800
Address.: LI TP602076, 20 Hickson Road, Officer
Proposal.: 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.

I refer to the above planning permit and your application to amend the permit and endorse plans.

I wish to advise that your application to amend the planning permit and endorsed plans has been approved.

Please find enclosed your copy of the amended permit. This permit now supersedes the previously issued permit.

This permit should be kept in a safe place for future reference.

If you have any further queries regarding this matter, please contact Council's Development Services department on (03) 5945 4315 or mail@cardinia.vic.gov.au.

Yours faithfully,



Amy Robie
Planning Officer

AMENDED PERMIT

Form 4

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

PERMIT NO.: T110393-1

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

THE 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, generally in accordance with the approved plans

Date amended:	Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to:
29 July 2014	Alter conditions and alter endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- The development must not commence until three (3) 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:
 - The clear delineation of the title boundaries for Lot 1 on I P602076W.
 - Dimensions of the proposed car parking bays, access and circulation areas.
 - Details annotated on the plans as to the surface treatment of all access ways and parking areas.
 - The removal of the words "Station Entry Road" on the northern side of the layout plan.
 - The colour and finish schedule to reference 'warehouse', with the deletion of the plural term.
 - The clear sequential numbering of all plans.
 - 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").
 - Any modifications required by the approved Stormwater Management Plan (see Condition 11 below).To the satisfaction of the Responsible Authority.
- 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.
- 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.

Date Issued: 22 June 2012
Date Amended: 29 July 2014

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

Signature for the Responsible Authority:
Page 1 of 6



IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative 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?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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 (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) 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 or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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.
- c) 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
- d) The use is discontinued for a period of two (2) years.

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:

- a) The use, or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

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 apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review 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 application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

An application for review must state the grounds upon which it is based.

An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789

AMENDED PERMIT

Form 4

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

PERMIT NO.: T110393-1

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

THE 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, generally in accordance with the approved plans

Date amended:	Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to:
29 July 2014	Alter conditions and alter endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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.
10. Vehicles under the control of the operator of the building, including staff vehicles, must not be parked in any nearby road.

Date Issued: 22 June 2012
Date Amended: 29 July 2014

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

Signature for the Responsible Authority:
Page 2 of 6



IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative 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?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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 (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) 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 or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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.
- c) 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
- d) The use is discontinued for a period of two (2) years.

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:

- a) The use, or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

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 apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review 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 application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

An application for review must state the grounds upon which it is based.

An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789

AMENDED PERMIT

Form 4

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

PERMIT NO.: T110393-1

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

THE 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, generally in accordance with the approved plans

Date amended:	Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to:
29 July 2014	Alter conditions and alter endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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 effect on the environment or adjoining property owner
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.
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

Date Issued: 22 June 2012
Date Amended: 29 July 2014

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

Signature for the Responsible Authority:
Page 3 of 6



IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative 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?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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 (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) 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 or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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.
- c) 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
- d) The use is discontinued for a period of two (2) years.

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:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

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 apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review 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 application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

An application for review must state the grounds upon which it is based.

An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789

AMENDED PERMIT

Form 4

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

PERMIT NO.: T110393-1

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

THE 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, generally in accordance with the approved plans

Date amended:	Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to:
29 July 2014	Alter conditions and alter endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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 Issue of a Certificate of Occupancy the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water 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. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
19. Prior to commencement of works a letter from Council accepting the drainage strategy and confirming the existing Council drain has the capacity to take the flows from the development must be submitted. Council acceptance of the finished floor levels must be forwarded to Melbourne Water.
20. All new floor levels are to be filled to a minimum of 300mm above the 1 In 100 year flood level associated with an existing or proposed Melbourne Water drainage asset and/or overland flow path.

Date Issued: 22 June 2012
Date Amended: 29 July 2014

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

Signature for the Responsible Authority:
Page 4 of 6



IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative 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?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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 (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) 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 or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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.
- c) 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
- d) The use is discontinued for a period of two (2) years.

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:

- a) The use, or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

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 apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review 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 application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

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Ph (03) 9628 9777 Fax: (03) 9628 9789

AMENDED PERMIT

Form 4

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

PERMIT NO.: T110393-1

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

THE 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, generally in accordance with the approved plans

Date amended:	Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to:
29 July 2014	Alter conditions and alter endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

21. A Certified Survey Plan is to be submitted for approval after the completion of filling, verifying that the specified fill levels have been achieved. This will be required prior to an issue of a Certificate of Occupancy for the development.
22. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
23. All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council's satisfaction.
24. Local drainage must be to the satisfaction of Council.
25. Prior to commencement of works, a free draining outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s). Written acceptance from downstream landowners and Council is to be forwarded to Melbourne Water for their records.

Expiry of permit:

In accordance with Section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- (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.

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.

Date Issued: 22 June 2012
Date Amended: 29 July 2014

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

Signature for the Responsible Authority:
Page 5 of 6



IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative 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.
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WHEN DOES A PERMIT EXPIRE?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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 (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) 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 or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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.
- c) 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
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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:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

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 apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review 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 application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

An application for review must state the grounds upon which it is based.

An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC, 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789

AMENDED PERMIT

Form 4

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

PERMIT NO.: T110393-1

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

THE 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, generally in accordance with the approved plans

Date amended:	Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to:
29 July 2014	Alter conditions and alter endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

** 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.*

Please note the timeframes detailed in the 'Expiry of Permit' relate to the Date Issued, not the Date Amended.

Date Issued: 22 June 2012
Date Amended: 29 July 2014

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

Signature for the Responsible Authority:
Page 6 of 6



IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative 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?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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 (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) 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 or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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.
- c) 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
- d) The use is discontinued for a period of two (2) years.

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:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

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 apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

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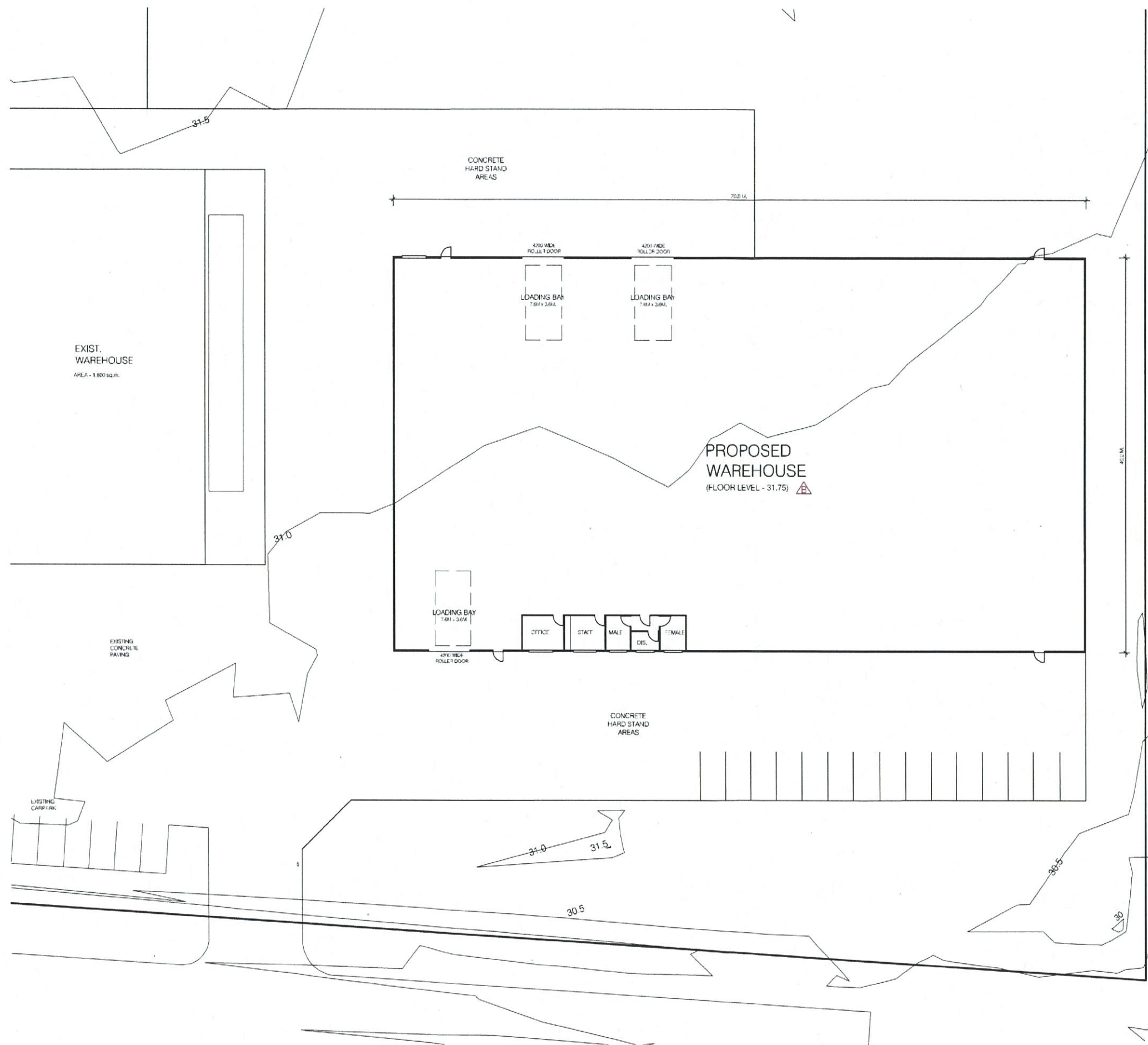
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Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789



PROPOSED FLOOR PLAN
SCALE 1:200

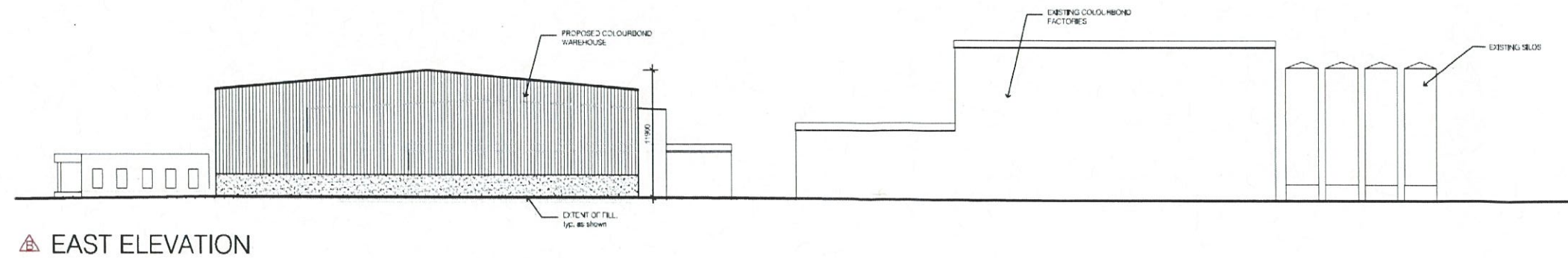
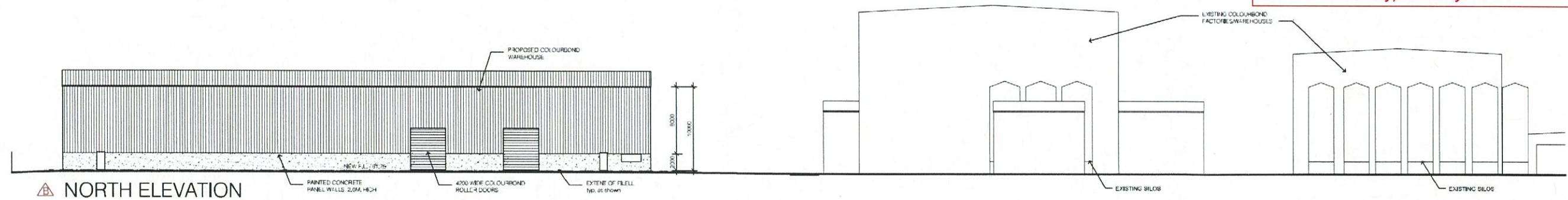
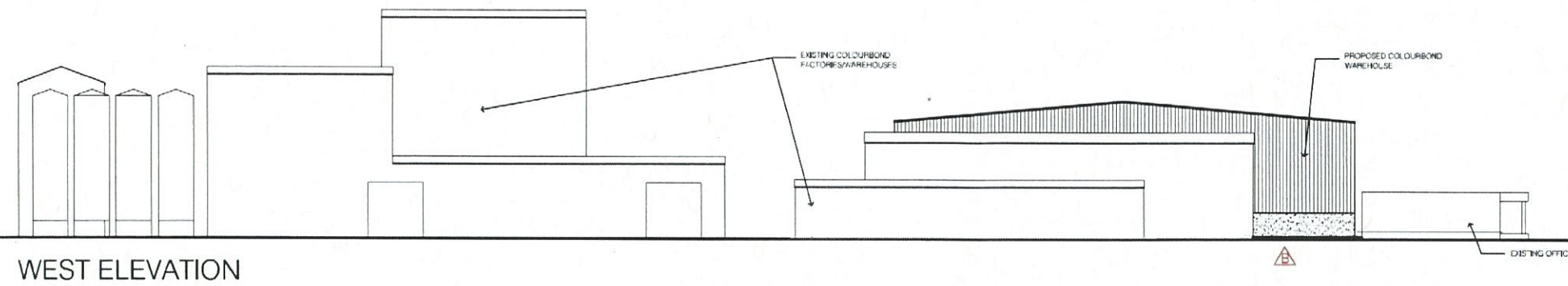
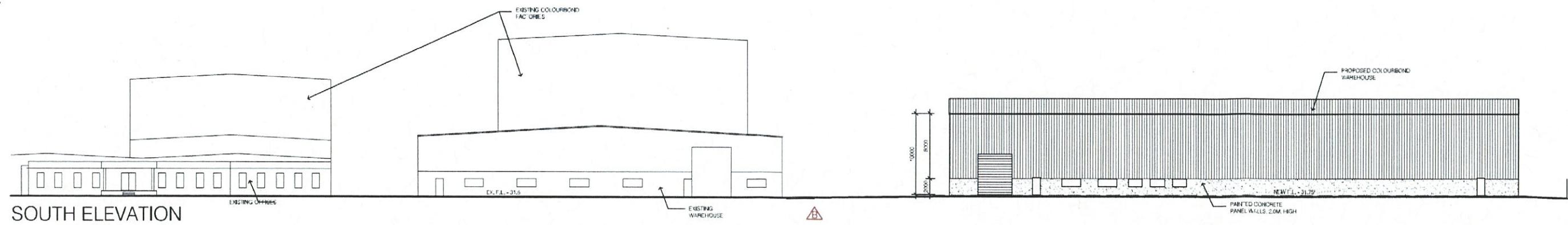
APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No.: T110393-1
SHEET: 3 OF 5
APPROVED BY: Amy Robie *AR*
CARDINIA SHIRE
DATE: Tuesday, 29 July 2014

ISSUE	DRAWN	AMENDMENT	DATE
B	P.T.	FLOOR LEVEL REVISED	04.03.14
A	P.T.	COUNCIL PLANNERS REQUIREMENTS ADDED, TITLE BLOCK REVISED	09.01.13

CLIENT:
HY-GAIN FEEDS PTY. LTD.

PROJECT:
PROPOSED WAREHOUSE
20 HICKSON ROAD, OFFICER

		DRAWN	P.T.
		DATE	19.06.11
		SCALE	1:200
		DWG No.	3 / 4
Hoban-Hynes Pty Ltd 4/364 Main Street Mornington 3931 p. 03 59 754 233 f. 03 59 75 87 56 e. mail@hobanhynes.com.au DPAD 1480 29387 DPSP 105		H-9095	
Residential	Commercial	Industrial	Designers



COLOUR AND FINISHES SCHEDULE:

NEW WAREHOUSE

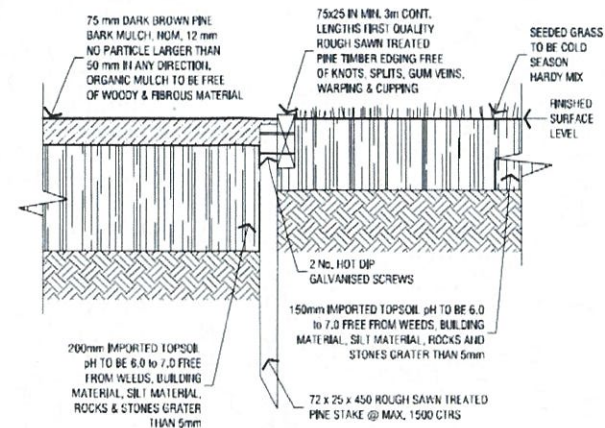
APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No.: T110393-1
SHEET: 4 OF 5
APPROVED BY: Amy Robie
CARDINIA SHIRE
DATE: Tuesday, 29 July 2014

ISSUE	DRAWN	AMENDMENT	DATE
B	P.T.	FLOOR LEVELS REVISED	04.03.14
A	P.T.	COUNCIL PLANNERS REQUIREMENTS ADDED, TITLE BLOCK REVISED	09.01.13

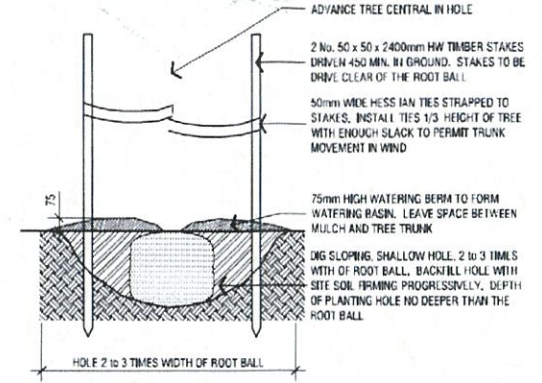
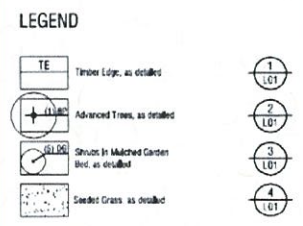
CLIENT:
HY-GAIN FEEDS PTY. LTD.

PROJECT:
PROPOSED WAREHOUSE
20 HICKSON ROAD, OFFICER

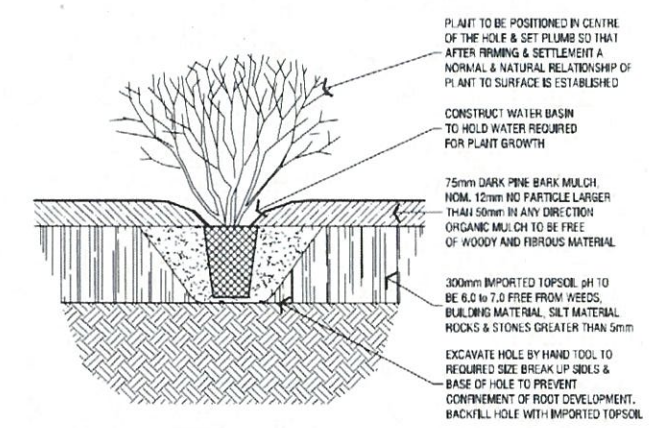
		DRAWN	P.T.
		DATE	19.06.11
		SCALE	1:250
		DWG No.	4 / 4
Hoban-Hynes Pty Ltd 4/364 Main Street Morronging 3931 p. 03 59 754 233 f. 03 59 75 87 56 e. mail@hobanhynes.com.au DPAD 1480 29387 DPSP 105		H-9095	
Residential	Commercial	Industrial	Designers

[illegible]

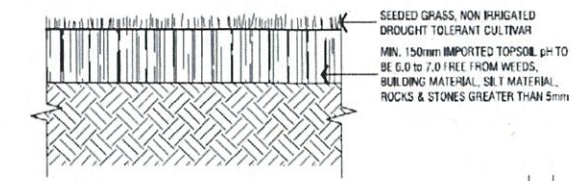
1 Lawn to Garden Bed Timber Edge Detail 1:10



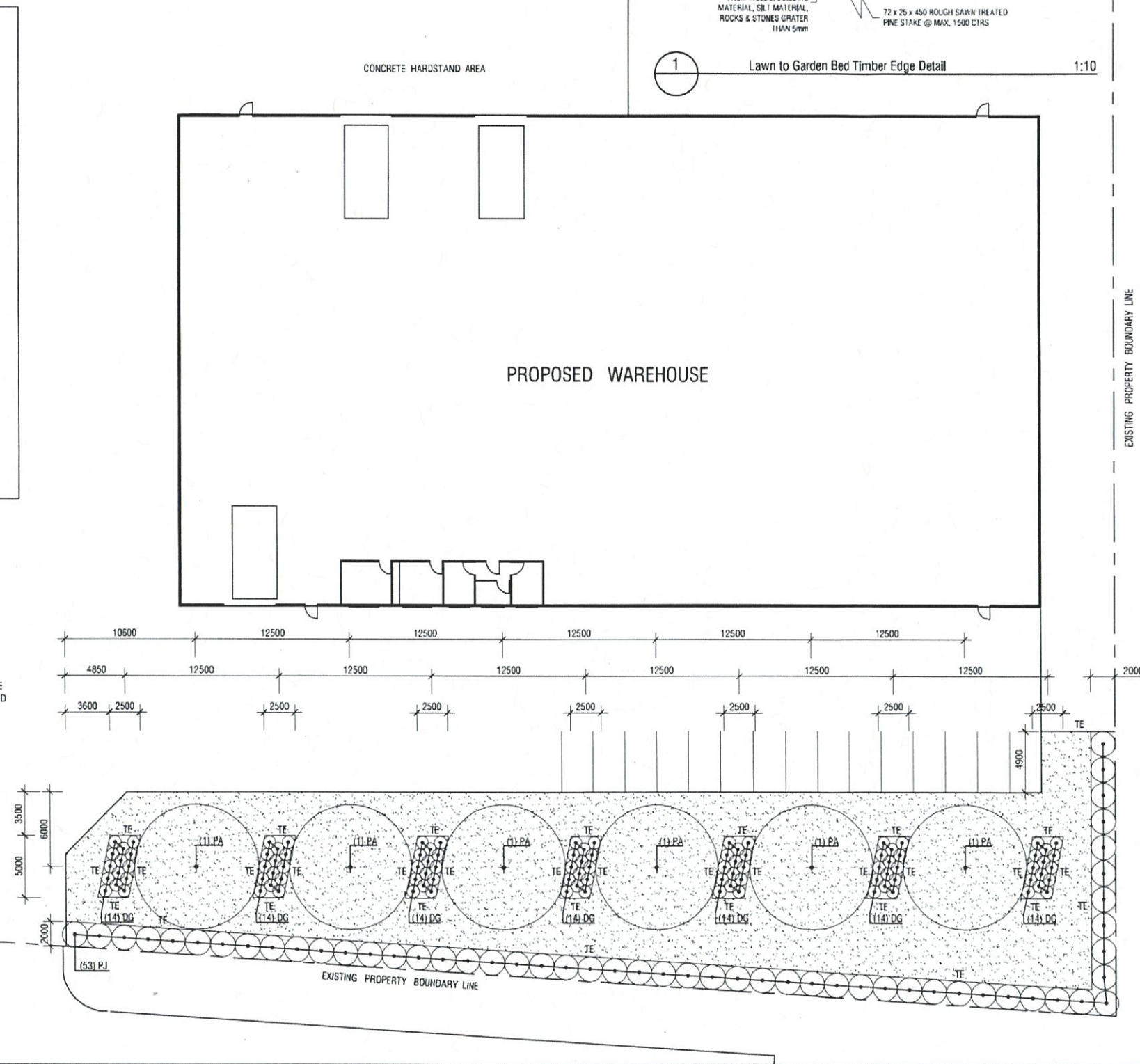
2 Section - Advanced Tree Detail 1:20



3 Section - Plant in Garden Bed Detail 1:10



4 Section - Seeded Grass Detail 1:10



NOTES:

1. All sublets shall be checked and approved by the Superintendent prior to construction.
2. Any discrepancies shall be immediately reported to the Superintendent, who shall further issue instructions.
3. Do not scale drawings. Figured dimensions shall have precedence over scaled dimensions.
4. All installed items shall be inspected and approved by the Superintendent prior to installation.
5. All shop drawings shall be submitted to the Superintendent for approval prior to fabrication.
6. The contractor shall locate all services etc. prior to excavation and protect same during construction.

[illegible]