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Planning and Environment Regulations 2005 Form 4
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ADVERTISED PLAN
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(Inclusive)
Date: 02-01-19
HUME
CITY COUNCIL

PLANNING PERMIT (AMENDMENT)

Application No. P12154.01
Planning Scheme Hume Planning Scheme
Responsible Authority Hume City Council

ADDRESS OF THE LAND: 19-25 SOMERTON RD CAMPBELLFIELD VIC 3061
(Lot 1 LP 210136T Vol 9804 Fol 340)

THE PERMIT ALLOWS: BUILDINGS AND WORKS ASSOCIATED WITH THE DEVELOPMENT OF TWELVE (12) WAREHOUSES AND A CAFÉ.

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.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the development starts, 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 will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:
 - a) The first floor office component of warehouse 12 must be reduced by 15 sqm.
 - b) The west elevation of warehouse 1 requires further articulation. This can be achieved by incorporating high level protruding fins, greater grooving techniques or the addition of windows.
2. The ground floor of each warehouse must not be used for office or administrative purposes.
3. The development permitted by this permit must not be commenced until a satisfactory landscape plan for the whole of the subject land is submitted to and approved by the Responsible Authority. Such plan must show the area(s) set aside for landscaping and in accordance with Council's guidelines and include a schedule of all proposed trees, shrubs and groundcover (including size of maturity and botanical names), and when approved an endorsed copy must form part of this permit.
4. The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the Responsible Authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.
5. Before the occupation of the site, landscaping works as shown on the endorsed plan(s) must be completed to the satisfaction of the Responsible Authority.

Date Issued: 02 November 2007 Signature for the Responsible Authority *C. Rolles*

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6. Prior to the commencement of the development a schedule of external building materials and colours, including details of cladding and roofing materials, must be submitted for approval by the Responsible Authority and upon approval such schedule shall be endorsed to form part of the planning permit.

7. The layout of the site and/or the size of the proposed or existing buildings and works and/or the internal layout and use of the buildings as shown on the endorsed plans/s shall not be altered or modified except with the written consent of the Responsible Authority.
8. The use of the land or of any buildings on the subject land shall not be altered or changed to some other use except with the written consent of the Responsible Authority.
9. New buildings or works must not be erected or constructed and existing buildings must not be enlarged, rebuilt or extended except with the written consent of the Responsible Authority.
10. The use or development permitted by this permit must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.
11. The subject land must be maintained in an orderly and neat manner at all times and its appearance must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.
12. Goods, equipment, packaging material or machinery must not be stored or left exposed outside a building so as to be visible from any public road or thoroughfare.
13. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority such that no direct light is emitted outside the boundaries of the subject land.
14. Provision shall be made on site for the storage of trade waste disposal bins. The bins provided shall not occupy or obstruct access to any car parking area indicated on the endorsed plan.
15. Areas set aside for the parking of vehicles together with the aisles and access lanes must be properly formed to such levels that they can be utilised in accordance with the endorsed plan(s) and must be drained and provided with an all-weather seal coat. The areas must be constructed, drained and provided and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.
16. Areas set aside for the parking and movement of vehicles as shown on the endorsed plan(s) must be made available for such use and must not be used for any other purpose.
17. The loading and unloading of goods from vehicles and the delivery of goods must at all times be carried out within the boundaries of the subject land.
18. All staff vehicles including vehicles associated with the operation of the use, must be parked within the site and not on the street.

Signature for the Responsible Authority _____
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19. Protective kerbs (of a minimum height of 1,500 mm) must be provided to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.


TRAFFIC & CIVIL DESIGN (Conditions 20-27):

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20. All parking bays to be line marked including disabled pavement marking.
21. An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application. Any service relocations are to the approval of the Service Authority and at the owners cost.
22. Any services within the road reserve that require relocation must be approved by the relevant service authority and any such relocation must be made at the owner's or developer's cost.
23. Stormwater discharge permit required from Council.
24. Provision of litter control at stormwater inlet points within car park and paving areas. All stormwater pits to be Channel Grated or Grated as per Council's Standard Dwg SD 210/215 or SD225 respectively.
25. Any cut or fill must not interfere with the natural overland stormwater flow.
26. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
27. Stormwater from all paved area must be retained within the property and drained to the sites underground stormwater system, including pavement over the easement area.

Café Conditions (28-38):

28. The use and/or development as shown on the endorsed plans or described in the endorsed documents must not be altered or modified except with the written consent of the Responsible Authority.
29. No more than 8 seats may be made available at any one time to patrons on the premises, without the written consent of the Responsible Authority.
30. Facilities for the consumption of food and drink within the premises must not be provided except with the prior written consent of the Responsible Authority.
31. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) transport of materials, goods or commodities to or from the land
 - (b) appearance of any building, works or materials
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - (d) presence of vermin
 - (e) others as appropriate.

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7. The Responsible Authority must ensure that no goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.


- 33. The operators of the site shall be required to undertake a complete clean-up of the site and the bins provided for the use hereby permitted at the completion of each trading night. The removal of litter arising from the use on the immediate street frontages shall be the responsibility of the operators and this shall be undertaken to the satisfaction of the Responsible Authority on a daily basis.
- 34. All waste shall be disposed of in accordance with the requirements of and to the satisfaction of the Responsible Authority.
- 35. Provision must be made for the storage and collection of garbage, bottles and other solid wastes in bins or receptacles to the satisfaction of the Responsible Authority.
- 36. All bins and receptacles used for the storage and collection of garbage, bottles and other solid wastes must be kept in a storage area screened from view, to the satisfaction of the Responsible Authority.
- 37. All bins and receptacles must be maintained in a clean and tidy condition and free from offensive odour, to the satisfaction of the Responsible Authority.
- 38. Odour filters shall be installed and maintained to control cooking odours, fumes and smoke to the satisfaction of the Responsible Authority so as to prevent the emission of odours outside the premises.
- 39. This permit will expire if one of the following circumstances applies:

- The development is not commenced within two years of the date of this permit.
- The development is not completed within two years of the date of commencement.

The Responsible Authority may extend these times if a request is made in writing before the permit expires or within three months afterwards.

NOTES:

- Except where no permit is required under the provisions of the Hume Planning Scheme, no advertising signs may be constructed or displayed without a permit.
- The restrictions set out in Covenant N506246G must be complied with and adhered to at all times.

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THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment
5 TH March 2013	<ul style="list-style-type: none"> • Addition of a 168.57 square metre mezzanine floor to Warehouse 2, to be used for storage purposes; and • Subsequent reduction in the provision of car parking provision to Warehouse 2, with a further deficiency of two (2) car spaces.

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the Planning and Environment Act 1987)

WHEN DOES A PERMIT BEGIN?

A permit operates:

- * from the date specified in the permit, or
- * 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 discretion of the Tribunal, or
 - ii. the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if -
 - * the development or any stage of it does not start within the time specified in the permit; or
 - * 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 years of the issue of the permit, unless the permit contains a different provision; or
 - * the development or any stage 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 the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the Subdivision Act 1988.
2. A permit for the use of land expires if -
 - * the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - * the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
 - * the development or any stage of it does not start within the time specified in the permit, or;
 - * 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
 - * 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
 - * the use is discontinued for a period of two years.
4. If a permit for the use of the 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 -
 - * the use or development of any stage is to be taken to have started when the plan is certified; and
 - * the permit expires if the plan is not certified within two years of the issue of the permit.
5. 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.

Date Issued: 02 November 2007 Signature for the Responsible Authority 