



Wyndham City Council
Planning Enquiries
Phone: 03 8376 5503
Web: www.wyndham.vic.gov.au

[Clear Form](#)

Office Use Only Application No.:

Application to

AMEND a Planning Permit

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

- ⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and provided to interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department. Date Plans Provided: 09/05/2024
- ⚠ This form cannot be used to amend a permit issued at the direction of VCAT.
- ⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

The Land i

① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A	Lot No.:	☐ Lodged Plan	☐ Title Plan	☐ Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

If this application relates to more than one address, please click this button and enter relevant details.

[Add Address](#)

Planning Permit Details i

② What permit is being amended? *

Planning Permit No.: *WYP 4223.13*

The Amended Proposal i

⚠ You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

③ What is the amendment being applied for? *

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:

what the permit allows plans endorsed under the permit
 current conditions of the permit other documents endorsed under the permit

Details: *1 Construction of 3 Bay undercover truck wash
2 External carport shade
3 Instal New lift
4 Removal of covenant on 52-58 Pipe Road*

Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Development Cost i

④ Estimate cost of development *

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development	Cost of the permitted development	Cost difference (+ or -):
\$	-	\$ <i>1,500,000</i>

Insert 'NA' if no development is proposed by the permit (eg. change of use, subdivision, removal of covenant).

⚠ You may be required to verify this estimate.

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Existing Conditions i

5 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

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Have the conditions of the land changed since the time of the original permit application? Yes No

If yes, please provide details of the existing conditions.

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Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Date Plans Provided: 30/05/2024

Title Information i

6 Encumbrances on title *

If you need help about the title, read: [How to complete the Application to Amend a Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

No

covenant to be removed

Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details i

7 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
<input type="text"/>		
Organisation (if applicable): <i>Joe Aragon & Assoc.</i>		
Postal Address: <input type="text"/> St. No.: <i>493</i> <input type="text"/> St. Name: <i>Spencer St.</i>		
Suburb/Locality: <i>West Melbourne</i> <input type="text"/> State: <i>Vic</i> <input type="text"/> Postcode: <i>3003</i>		
Contact person's details * <input type="checkbox"/> Same as applicant (if so, go to 'contact information')		
Name: <input type="text"/> <input type="text"/> <input type="text"/>		
Title: <input type="text"/> First Name: <input type="text"/> Surname: <input type="text"/>		
Organisation (if applicable): <input type="text"/>		
Postal Address: <input type="text"/> St. No.: <input type="text"/> St. Name: <input type="text"/>		
Suburb/Locality: <input type="text"/> State: <input type="text"/> Postcode: <input type="text"/>		
Contact information		
Business Phone: <i>03 9328 1717</i> <input type="text"/> Email: <i>jsg@hettag.net.au</i> <input type="text"/>		
Mobile Phone: <i>0412 600 373</i> <input type="text"/> Fax: <input type="text"/>		
Name: <input type="text"/> <input type="text"/> <input type="text"/> <input type="checkbox"/> Same as applicant		
Title: <input type="text"/> First Name: <input type="text"/> Surname: <input type="text"/>		
Organisation (if applicable): <i>Diamond Valley Park</i> <input type="text"/>		
Postal Address: <input type="text"/> St. No.: <i>9-15</i> <input type="text"/> St. Name: <i>Thomas Road</i> <input type="text"/>		
Suburb/Locality: <i>Lorarton Wth</i> <input type="text"/> State: <i>Vic</i> <input type="text"/> Postcode: <i>3026</i> <input type="text"/>		
Owner's Signature (Optional): <input type="text"/> <input type="text"/> Date: <input type="text"/>		

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Town Planning
Advertised Documents**

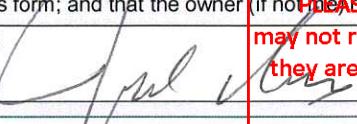
Declaration

8 This form must be signed by the applicant *

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



I declare that I am the applicant, that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amendment proposal at Question 3 of this form; and that the owner (if no owner, then the applicant) of the property (if no property, then the applicant) has been consulted. **PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:**

Signature: 

Date: 27/4/24

dd/mm/yyyy

Date Plans Provided: 30/05/2024

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](#) or contact Council's planning department. General information about the planning process is available at www.dpcd.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

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

No Yes

Checklist

10 Have you:

Filled in the form completely?

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

Attached all necessary supporting information and documents?

Completed the relevant council planning permit checklist?

Signed the declaration (section 8)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Wyndham City Council
PO Box 197 Werribee VIC 3030
45 Princes Highway Werribee VIC 3030

Contact information:

Telephone: 03 8376 5503
Fax: 03 9741 6237
Email: statplanning@wyndham.vic.gov.au
TTY: 133 677
DX: 30258

Translation: Please call 131 450 and ask to be connected to Council on 9742 0777, if you would like this information to be translated.

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

WYNDHAM CITY COUNCIL
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Job No: 00-80

Re: WYP 4223.13

**15-17 Thomas Road, Leverton North
52-58 Pipe Road 60-66 Pipe Road North Laverton
WYP4223.17 3/8/2021**

After many years the has been able to purchase the remaining land to the East of the existing site. ie 52-58 Pipe Road North Laverton (Lot 2)

Unfortunately most of this land still has a restricted covenant which requires construction in brick within 40Ft (12.2m) from either frontage (Covenant A785891)

We seek Council approval and help to remove this covenant as we were able to do in Permit no. WYP4223.12 Dated 10/04/2018.

Our Land Surveyor – Goodison Surveyors have prepared a comprehensive list of all the attached titles and land owners.

We understand that this will require advertising in the local newspaper etc. and we are happy to arrange this.

The other proposed changes in the site are shown on the amended plans.

The proposed new works include:

1. Proposed new 3-bay undercover truck wash facilities.
Presently the delivery trucks are washed in the open and we cannot separate any rainwater from entering the dirty truck wash water.
This is no longer acceptable.
The proposed new building will allow the truck to be washed under cover and not weather dependant.
The trucks can be washed quickly and be sent off clean in minimal time (At present there is quite a wait while cleaning occurs)
Trucks will enter from Pipe Road and leave via Raymond Road.
2. It is also proposed to extend the length of the existing carton store at first floor level. The additional floor area is approx. 165m².
This will allow the ground floor used for additional boning purposes and will allow better layout of the processing machinery.
The additional mezzanine floor level will generate the need for a further 2 car spaces. The existing permit has a credit of 12 car spaces and hence this will be reduced to 10 car spaces.
3. For the convenience of workers, it is proposed to construct a new passenger lift to access the existing first floor area as shown on plan. This will provide easier and quicker access to the first floor.

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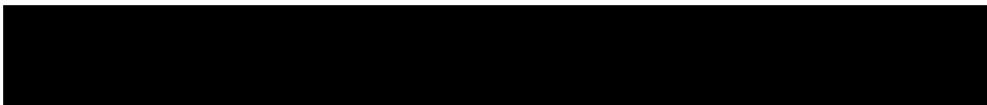
We trust that this amendment can be processed in your normal expedited manner.
Please ring us if you need any additional information.

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Date Plans Provided: 30/05/2024

Thanking you for your help as always.

Yours faithfully



Please find attached:

- 1 – Town Planning Application by Secondary Consent.
- 2 – Copy of all titles to site.
- 3- Detailed site and Title details for removal of covenant.
- 4 – Copy of existing endorsed plans. 00-80 13A1, 13A2, 13A3, 13A4.
- 5 – Copy of additional and amended plans. 00-80 14SDA1, 14SDA2, 14SDA3

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Plan: 5 of 13

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 12033 FOLIO 268

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Produced 03/04/2024 01:12 PM

Date Plans Provided: 30/05/2024

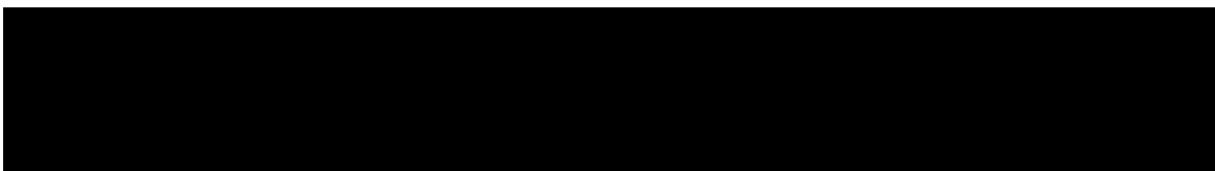
LAND DESCRIPTION

Lot 2 on Plan of Subdivision 805977M.

PARENT TITLES :

Volume 08312 Folio 182 Volume 08850 Folio 069

Created by instrument PS805977M 15/11/2018

REGISTERED PROPRIETOR**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT A785881

VARIATION OF COVENANT AR241012D 13/07/2018

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 PS805977M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AX604968M (E)	DISCHARGE OF MORTGAGE	Registered	22/12/2023
AX817552H (E)	TRANSFER	Registered	15/03/2024
AX817553F (E)		Registered	15/03/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 52-58 PIPE ROAD LAVERTON NORTH VIC 3026

ADMINISTRATIVE NOTICES

DOCUMENT END

WYNDHAM CITY COUNCIL
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Plan: 6 of 13

PLAN OF SUBDIVISION		EDITION 1 PS005977M <div style="background-color: red; color: white; padding: 5px; text-align: center;"> This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation. </div>	
Location of Land Parish: TRUGANINA Township: - Section: 21 Crown Allotment: 1 & 2 (PT) Crown Portion: -		Council Name: Wyndham City Council Council Reference: P/971/16 WY/0005977 Planning Permit Reference: WYP9717/16 SPER Reference: N/A Certification This plan is certified under section 6 of the Subdivision Act 1988 Date Plans Provided: 30/05/2024 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: [REDACTED] for Wyndham City Council on 31/07/2018	
Title References: VOL 8312 FOL 182 VOL 8850 FOL 069 Last Plan Reference: LOTS 6, 7, 18, 19 & 20 ON LP42510 Postal Address: 52-58 PIPE ROAD & 9-11 THOMAS ROAD, LAVERTON NORTH 3026 MGA Co-ordinates: E 307 040 Zone 55 (of approx. centre of plan) N 5 811 720 GDA94		NOTATIONS IDENTIFIER COUNCIL/BODY/PERSON NIL NIL	
NOTATIONS DEPTH LIMITATION DOES NOT APPLY Staging This is not a staged subdivision. Planning Permit No. WYP9717/16 Survey: This plan is based on survey. This survey has been connected to Permanent Marks no(s). PM124 & PM271 in Proclaimed Survey Area No. -		EASEMENT INFORMATION LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)	
Reference Easement	Purpose	Width (Metres)	Origin
E-1, E-3 E-2, E-3	DRAINAGE & SEWERAGE UNSPECIFIED	SEE PLAN SEE PLAN	LP42510 INSTR. H881
		LOTS ON LP42510 SHIRE OF WERRIBEE	
 Hellier McFarland Development Consultants Town Planners Land Surveyors Level 2, 1911 Malvern Road, Malvern East 3145 Tel: 03 9532 9951 Fax: 03 9532 9941 www.hmf.com.au info@hmf.com.au		REF 9644N/2 VERSION H	CAD REF: 9644N-2H.dwg
			WYNDHAM CITY COUNCIL Town Planning Advertised Documents PLAN REGISTERED TIME: 151 pm DATE: 10 / 11 / 2018 Plan: 7 of 13 Assistant Registrar of Titles

A785881

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*****6-50.G.RT 02-14 8.0.9.4.7.6 JUL28-59

LANDER & ROGERS

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

VICTORIA

TRANSFER OF LAND

Date Plans Provided: 30/05/2024

THE WIMMERA INVESTMENTS PROPRIETARY LIMITED of 443 Collins Street

Melbourne being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of

EIGHT THOUSAND SIX HUNDRED AND SEVENTY FIVE POUNDS paid to it by

PHILIPPE RIVES PTY. LIMITED of 601 Little Bourke Street Melbourne

DOETH HEREBY TRANSFER to the said Philippe Rives Pty. Limited all its estate and interest in ALL THAT piece of land being Lots 6, 7, 19, and 20 on Plan of Subdivision No.42510 lodged in the Office

of Titles being part of Crown Allotment 2 Section 21 Parish of Truganina County of Bourke and being part of the land comprised in Certificate of Title Volume/8178 Folio 113 together with a right of carriage way over Raymond Road, Pipe Road and such portion of Thomas Road as the said Lots 19 and 20 abut such roads being

coloured brown on the said Plan of Subdivision the provisions of

Section 98 of the Transfer of Land Act being expressly negatived as far as relates to easements of way only AND the said Philippe Rives Pty. Limited for itself and its successors and transferees

hereby covenants with The Wimmera Investments Proprietary Limited

its successors and transferees registered proprietor or proprietors

for the time being of the land remaining untransferred in

Certificate of Title Volume/8062 Folio 179 that it and they will

not erect any building or structure of any kind on the area of the

lot hereby transferred within forty feet of the road to which such

lot is shown to have a frontage on the said Plan of Subdivision

and will not in erecting any building on the area of such lot

between forty feet and one hundred feet from the said road

construct the lowest seven feet of the facade of such building

with material other than brick without the consent in writing

of The Wimmera Investments Proprietary Limited and shall not use

the area within forty feet of the road aforesaid except for lawns

roadways and pathways and for recreation and car parking purposes.

NOT IN NAME OF T'FERD

8062 179


WYNDHAM CITY COUNCIL

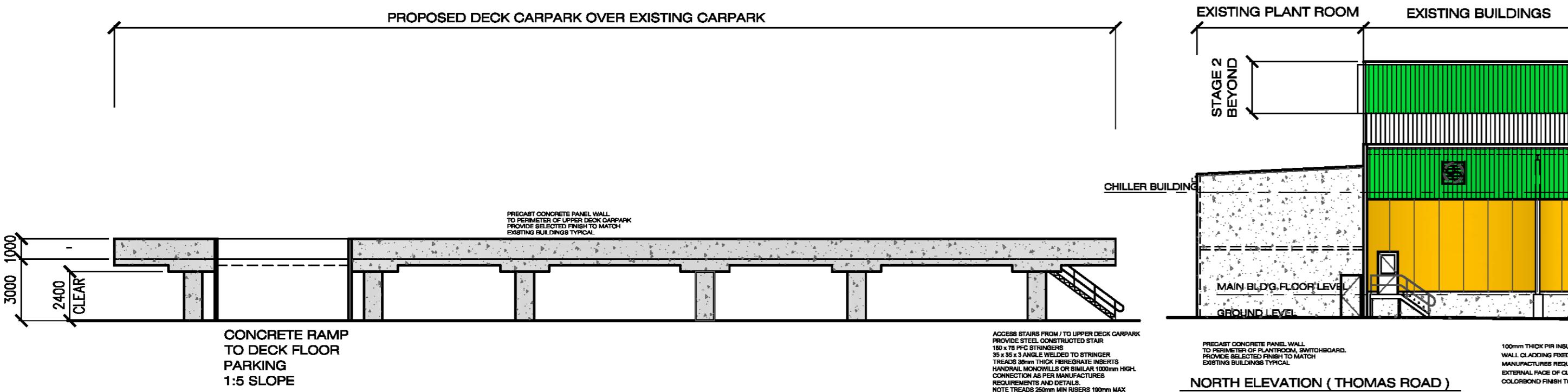
Town Planning

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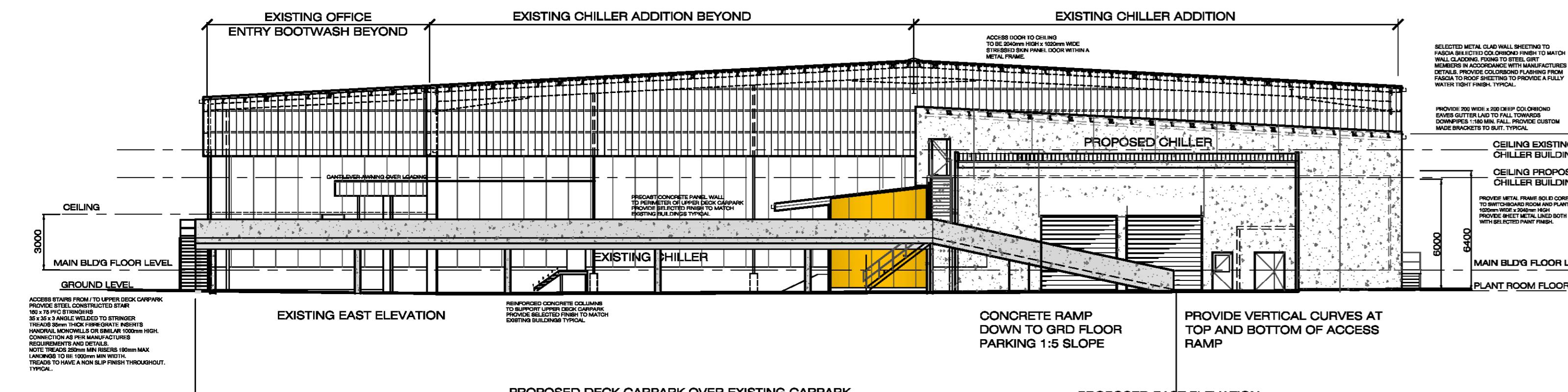
Plan: 9 of 13

DA785881-1-2

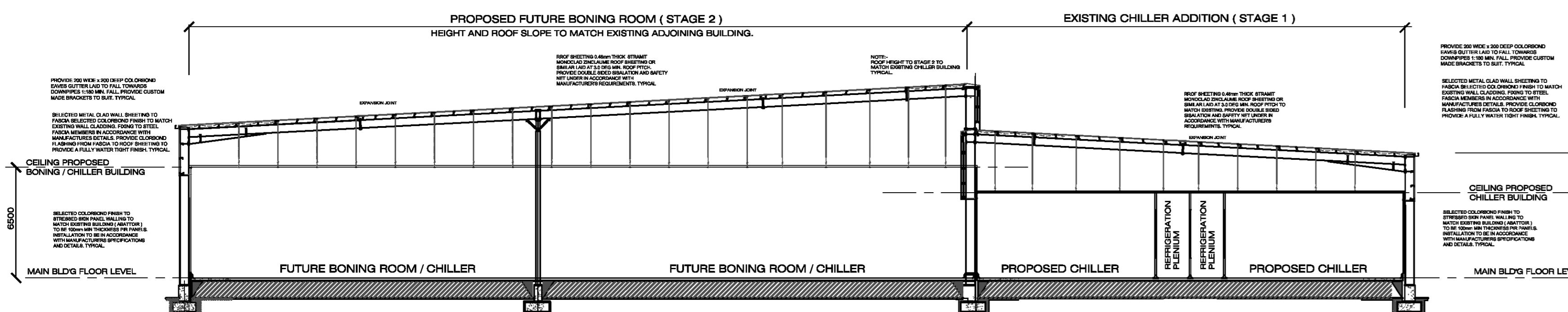




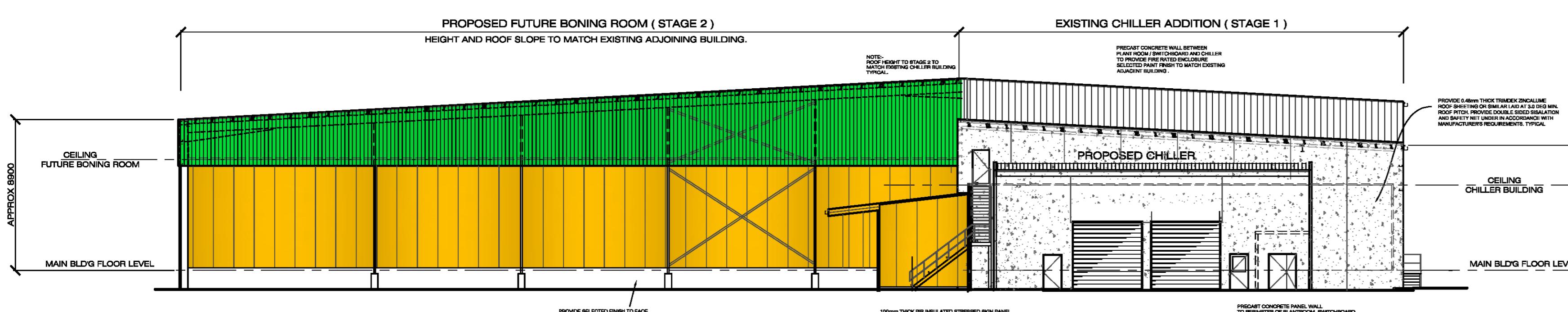
PROPOSED ELEVATION CARPARK ADDITION



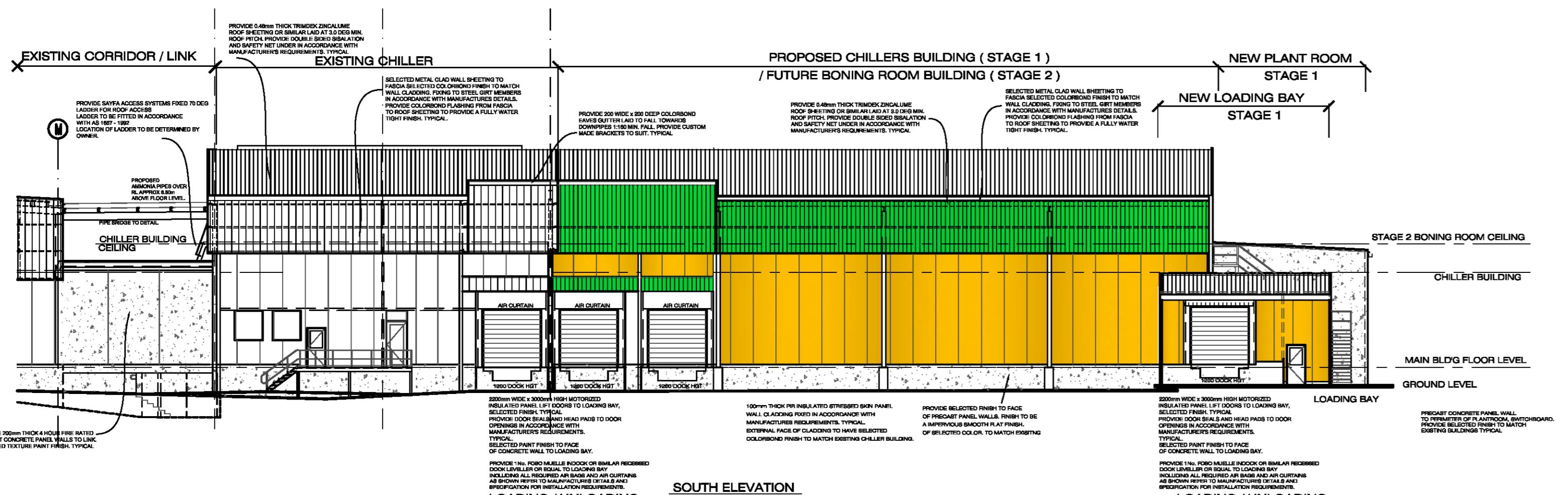
PROPOSED ELEVATION CARPARK & STAGE 1 CHILLER ADDITION



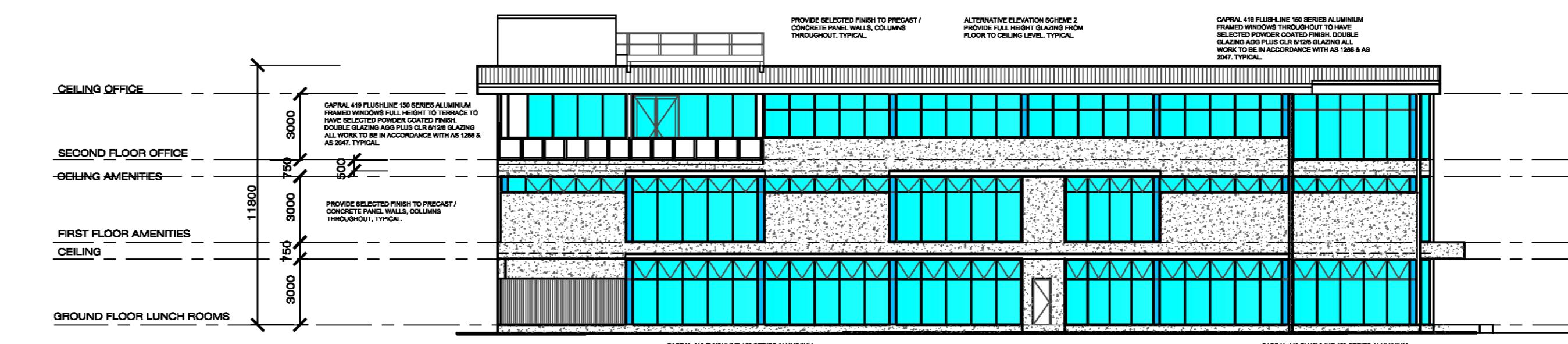
PROPOSED SECTION STAGE 1 / STAGE 2 WORKS ADDITION



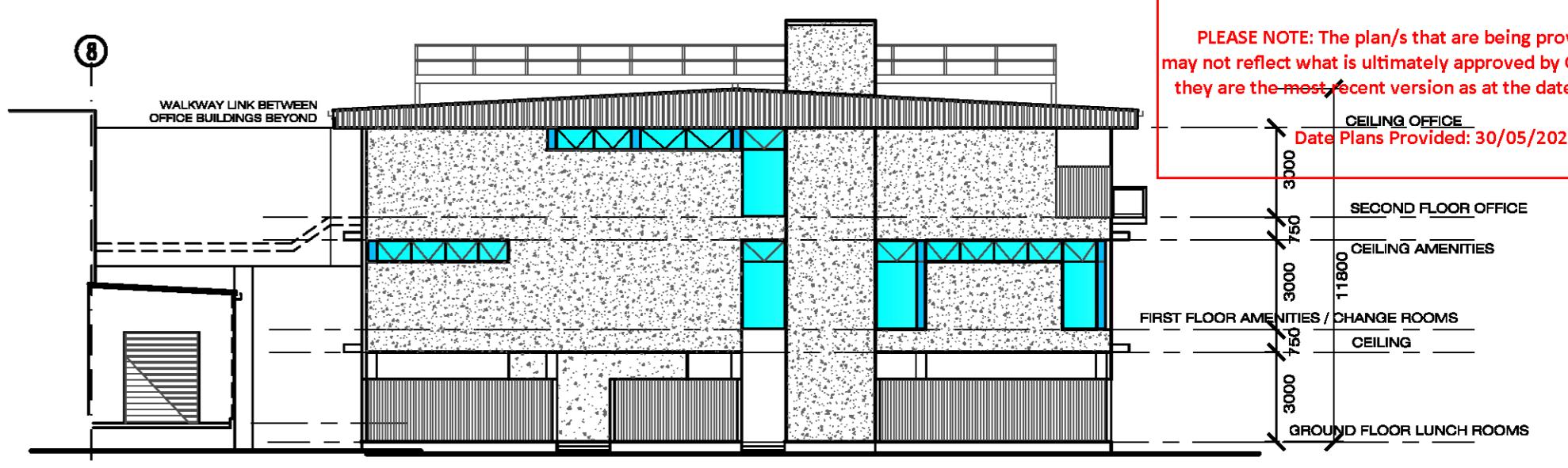
PROPOSED EAST ELEVATION STAGE 1 / STAGE 2 WORKS ADDITION



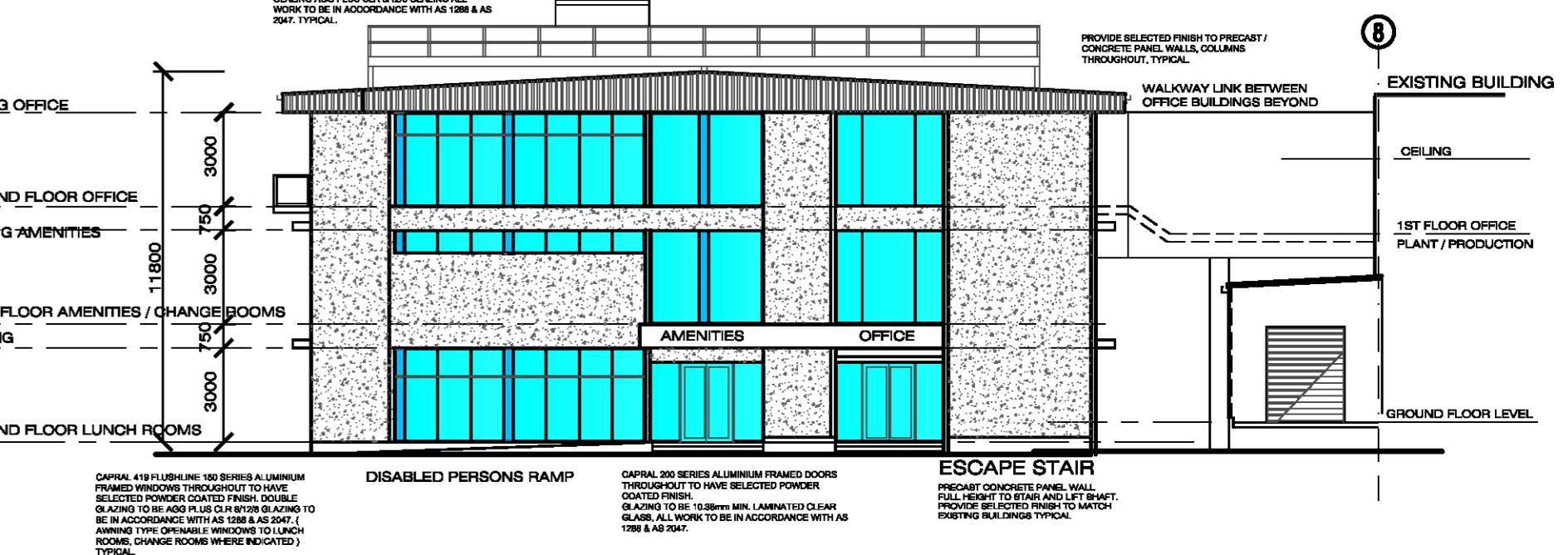
PREVIOUS APPROVED CHILLER BUILDING PLANNING PERMIT



SOUTH ELEVATION (PROPOSED 3 LEVEL AMENITIES / OFFICE BUILDING) (SCHEME 1)

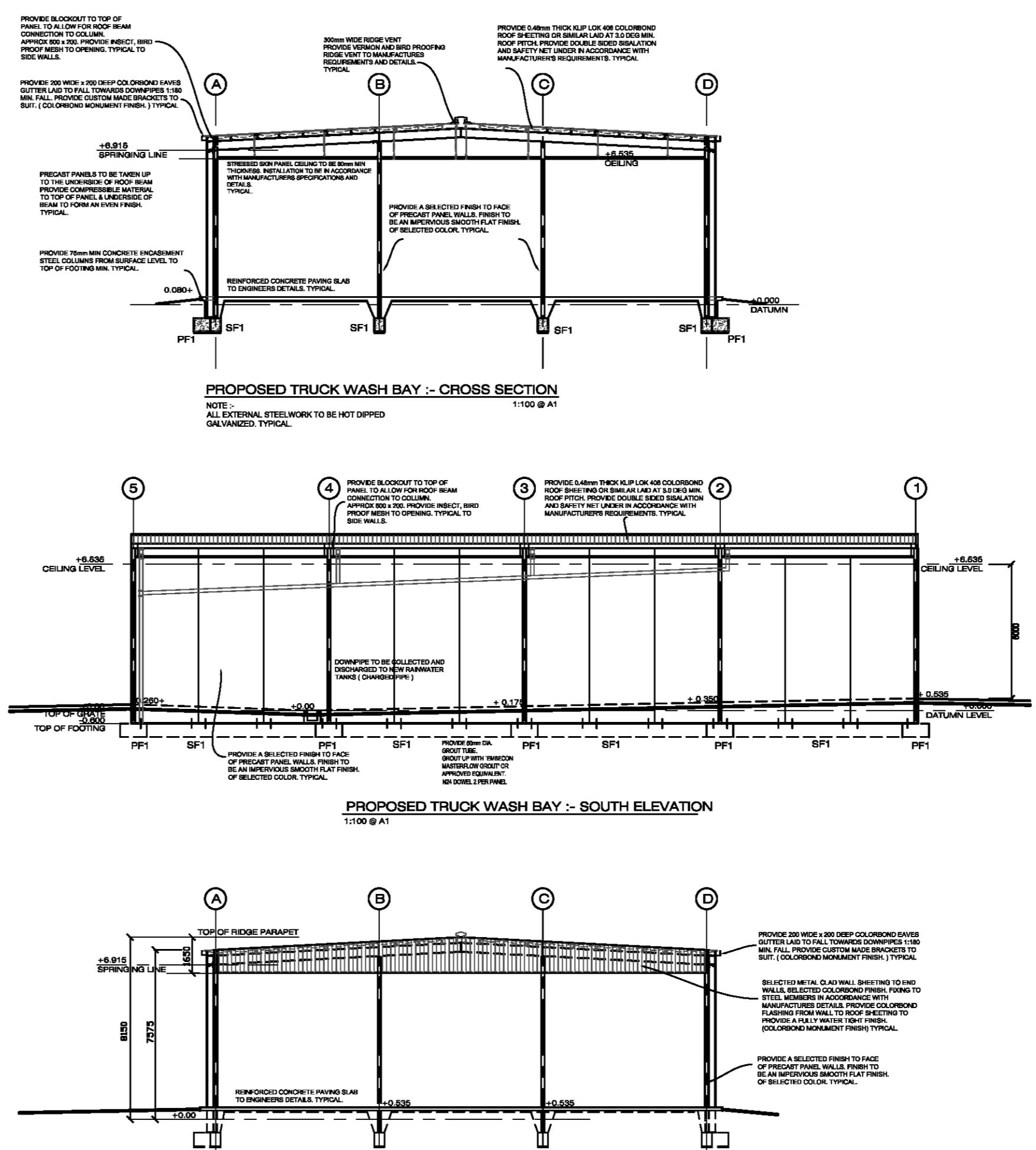


WEST ELEVATION (PROPOSED 3 LEVEL AMENITIES / OFFICE BUILDING)

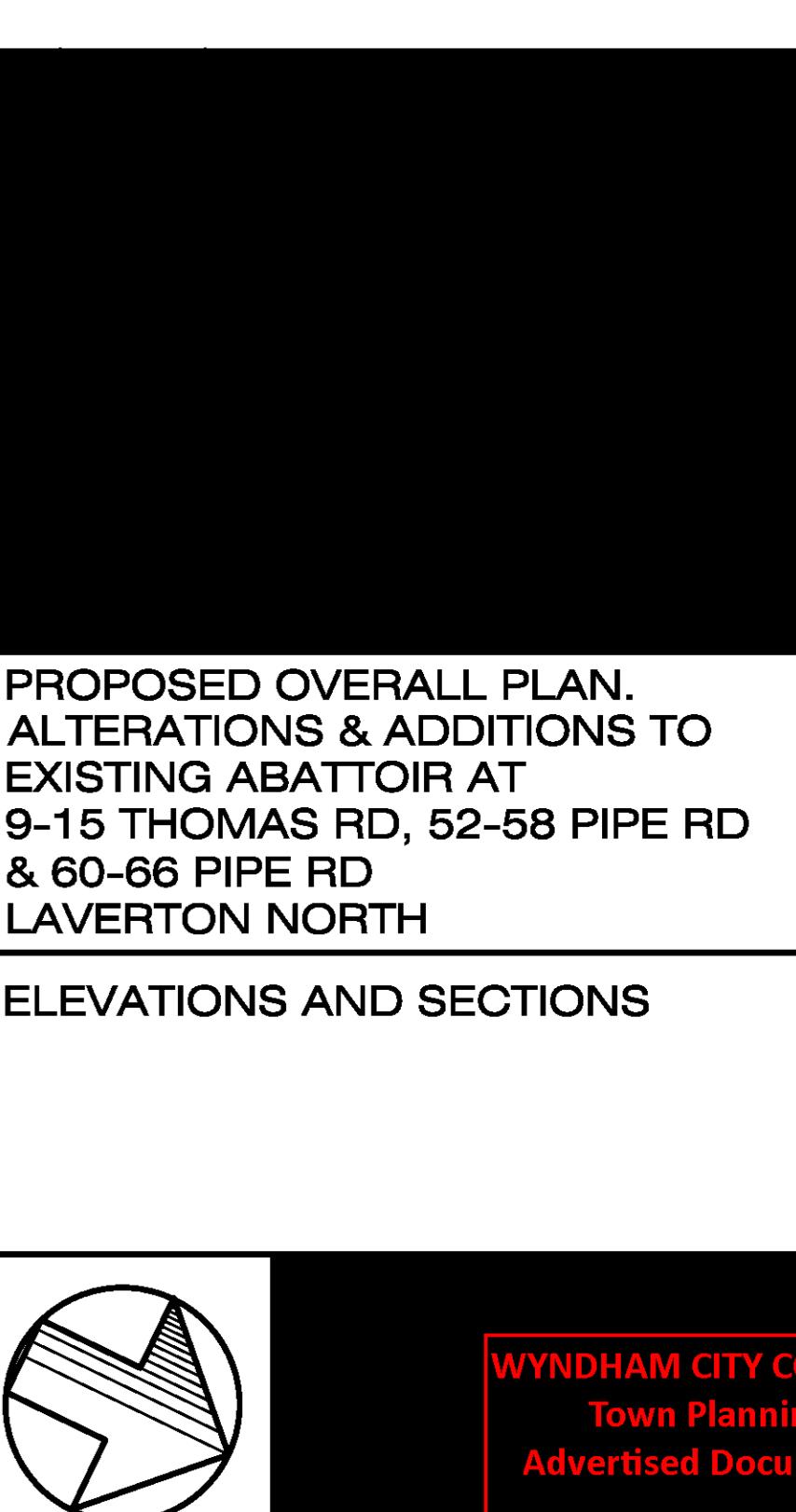


CAST ELEVATION (PROPOSED 3 LEVEL AMENITIES / OFFICE BUILDING

PREVIOUS APPROVED AMENITIES BUILDING PLANNING PERMIT



1:100 @ A1



MATERIAL & COLOR SCHEDULE



ELEVATIONS AND SECTIONS

**DRAWING FOR PLANNING
PURPOSES ONLY
NOT FOR CONSTRUCTION.**

**THIS DRAWING SUPERSEDES DRAWING
13A1,13A2,13A3,13A4
APPROVED PLANNING DRAWINGS
DATED 03 AUGUST 2021**