

Clear Form

Office Use Only Application No.:

Application to AMEND a Planning Permit

If you need help to complete this form, read [How to complete the amend a Planning Permit form](#).

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically. Date Plans Provided to Council: 05/05/2014
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.

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

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

2 What permit is being amended? *

Planning Permit No.: WYP 4223.13

The Amended Proposal

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 under-cover truck wash
2 External Conton Stone
3 1959/11 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

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 -):

\$

\$

\$ 1,500,000

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

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.

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.



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

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Title Information

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

☐ 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.)

covenant to be removed

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

Organisation (if applicable):

Joe Agro + Assoc.

Postal Address:

Unit No.:

St. No.: 493

If it is a P.O. Box, enter the details here:

St. Name: Spencer St.

Suburb/Locality:

West Melbourne

State:

VIC

Postcode:

3003

Contact person's details *

Same as applicant (if so, go to 'contact information') ☒

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

If it is a P.O. Box, enter the details here:

St. Name:

Suburb/Locality:

State:

Postcode:

Contact information

Business Phone: 03 9328 1717

Email: j99@hotkey.net.au

Mobile Phone: 0412 400 373

Fax:

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:

Same as applicant ☐

Title:

First Name:

Surname:

Organisation (if applicable):

Diamond Valley Park

Postal Address:

Unit No.:

St. No.: 9-15

If it is a P.O. Box, enter the details here:

St. Name: Thomas Road

Suburb/Locality:

Lonsdale Wth

State:

VIC

Postcode:

3026


Owner's Signature (Optional):

Date:

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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 not the applicant) has been notified of the application.

Signature: 

Date: 30/05/2024
dd / mm / yyyy

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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?
- ☐ Paid or included the application fee?
-  Attached all necessary supporting information and documents?
- ☐ Completed the relevant council planning permit checklist?
- ☐ Signed the declaration (section 8)?

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

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:

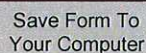
Telephone: 03 8376 5503
Fax: 03 9741 6237
Email: statplanning@wyndham.vic.gov.au
TTY: 133 677
DX: 30258
Translation: Please call 131 450 and ask to be connected to Council on 9742 0777, if you would like this information to be translated.

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.

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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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Plan: 4 of 13

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

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

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

VOLUME 12033 FOLIO 268

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:

Security no : 124113874937X
Produced 05/04/2024 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		STATUS	DATE
AX604968M (E)	CAVEAT	Registered	22/12/2023
AX817552H (E)	DISCHARGE OF MORTGAGE	Registered	15/03/2024
AX817553F (E)	TRANSFER	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

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Plan: 6 of 13

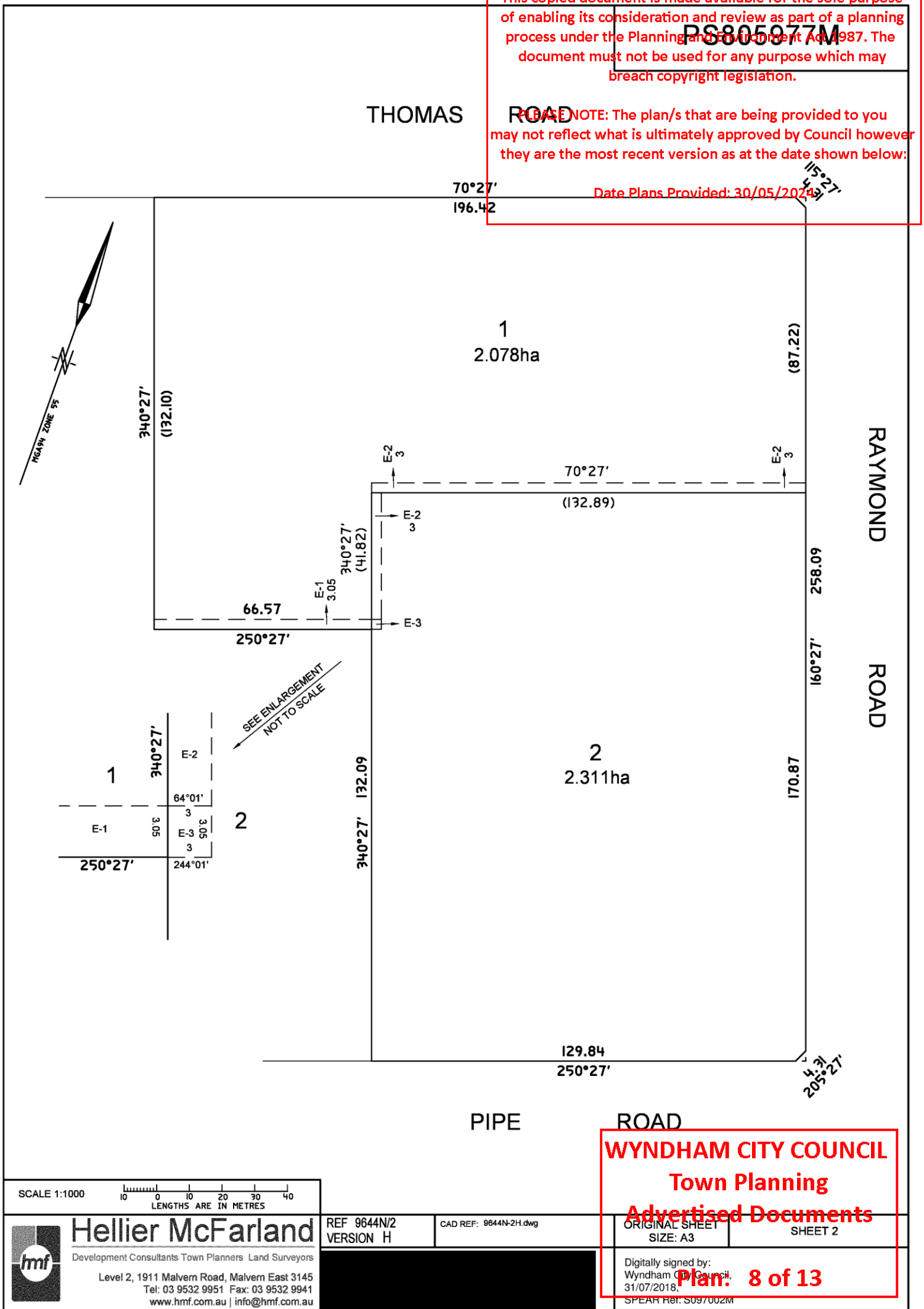
PLAN OF SUBDIVISION			EDITION 1		PG805977M	
Location of Land Parish: TRUGANINA Township: - Section: 21 Crown Allotment: 1 & 2 (PT) Crown Portion: - Title References: VOL 8312 FOL 182 VOL 8850 FOL 069 Last Plan Reference: LOTS 6, 7, 18, 19 & 20 ON LP42510 Postal Address: 52-58 PIPE ROAD & 9-11 THOMAS (At time of subdivision) ROAD, LAVERTON NORTH 3026 MGA Co-ordinates: E 307 040 Zone 55 (of approx. centre of plan) N 5 811 720 GDA94			<p style="color: red; font-weight: bold; font-size: small;">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.</p> <p style="color: red; font-weight: bold; font-size: small;">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:</p> <p style="color: red; font-weight: bold; font-size: small;">Date Plans Provided: 30/05/2024</p> <p>Council Name: Wyndham City Council</p> <p>Council Reference Number: WY132959/16 Planning Permit Reference: WYP9717/16 SP/APP Reference Number: C097002/M</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: [REDACTED] for Wyndham City Council on 31/07/2018</p>			
VESTING OF ROADS AND/OR RESERVES			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	Land Benefited/In Favour Of		
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 <small>Development Consultants Town Planners Land Surveyors</small> 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	<div style="border: 2px solid red; padding: 5px; text-align: center;"> <b style="color: red; font-weight: bold;">WYNDHAM CITY COUNCIL <b style="color: red; font-weight: bold;">Town Planning <b style="color: red; font-weight: bold;">Advertised Documents </div> <div style="display: flex; justify-content: space-between; font-size: small;"> <div>ORIGINAL SHEET SIZE: A3</div> <div>SHEET 1 OF 2</div> </div> <div style="display: flex; justify-content: space-between; font-size: small;"> <div>PLAN REGISTERED</div> <div>DATE 13 / 11 / 2018</div> </div> <div style="display: flex; justify-content: space-between; font-size: small;"> <div>TIME 15:11pm</div> <div>Plan: 7 of 13</div> </div> <div style="text-align: right; font-size: small;">Assistant Registrar of Titles</div>		

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PS805977M

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Date Plans Provided: 30/05/2024



A785881

*****6-506-RT

02-14 8,094,76 JUL28-59

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LANDER & ROGERS

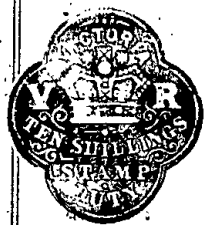
PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however this is the most recent version as at the date shown below:

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 DOTH 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 113} ~~8062~~ Folio ~~179~~ 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 ^{8178 113} ~~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 TFEROR C/- 8062 179

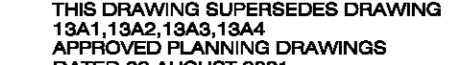


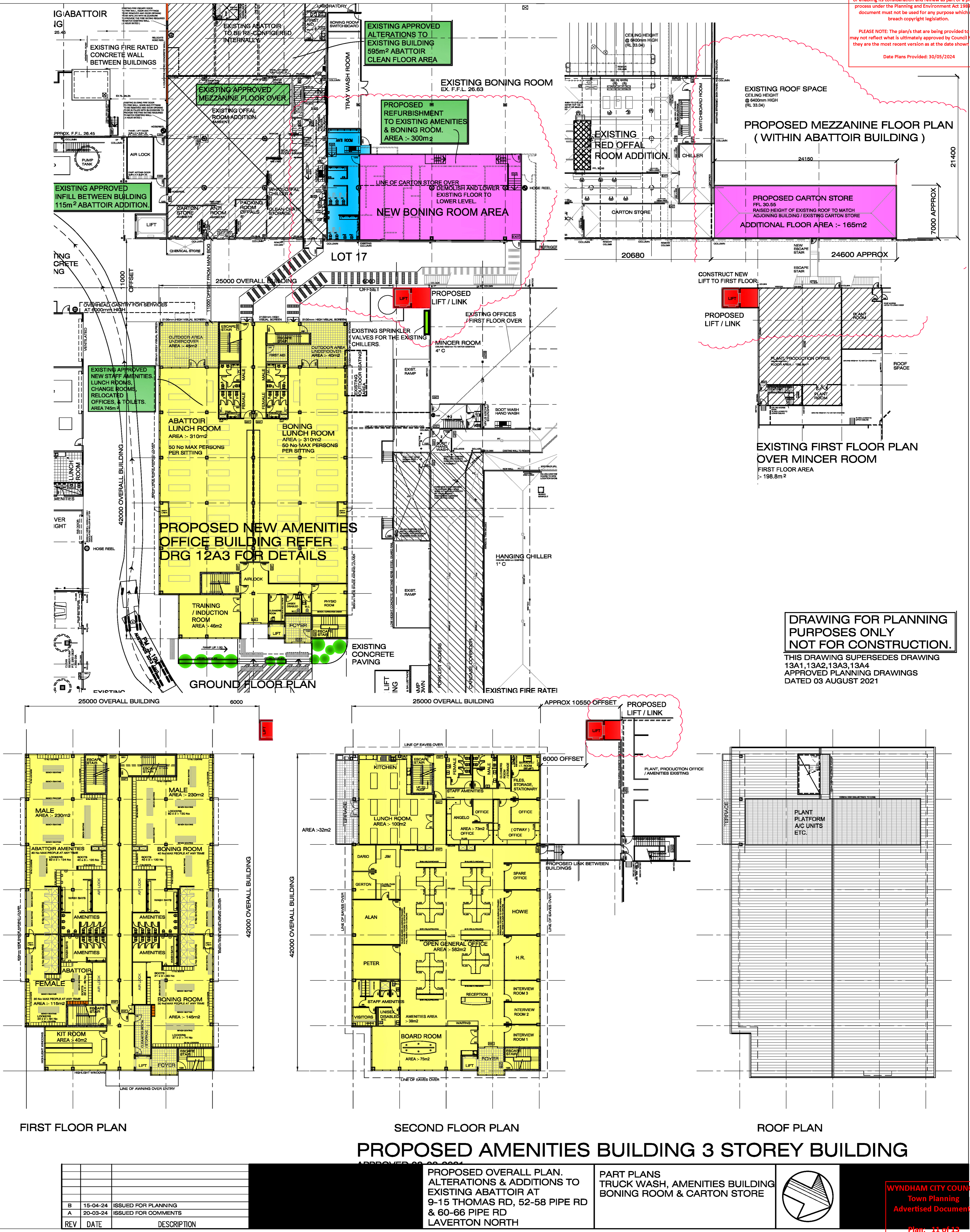
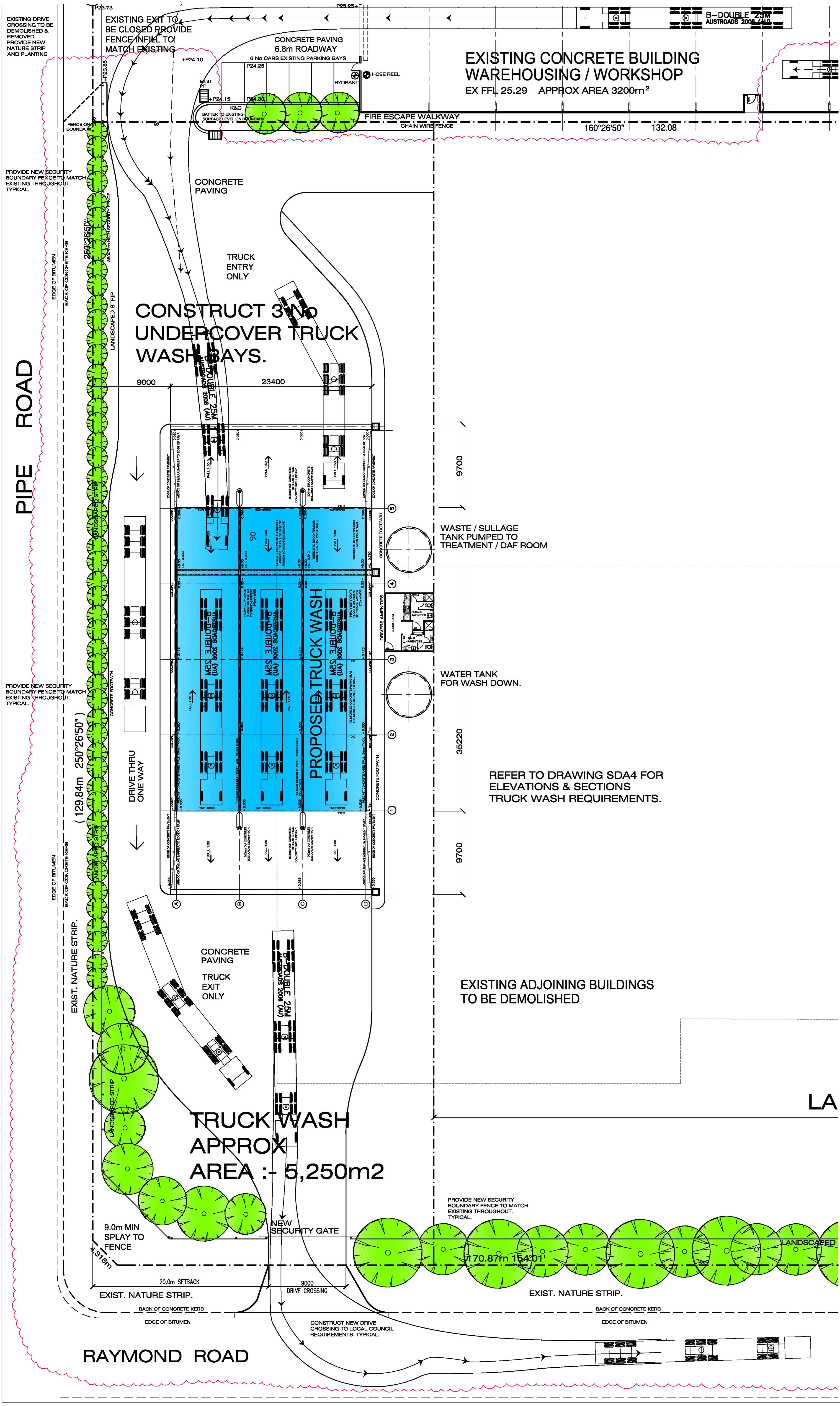
Red + Blue
8178-113 P.
8-2-28 P.
One Blue X 98.
Whole lot herein
14/8/61
16-8-61
8/12/59
30-8-61

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Plan: 9 of 13



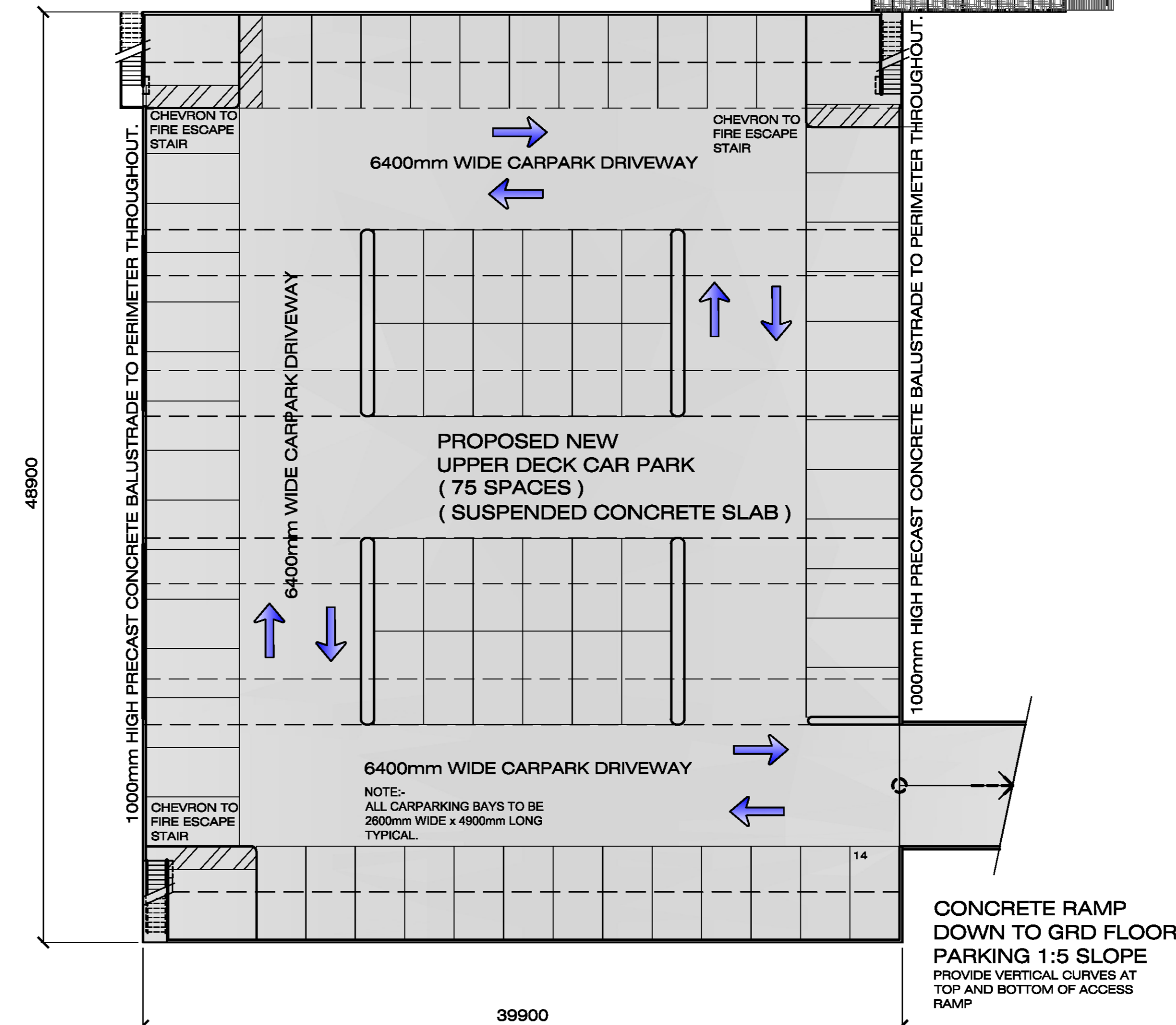
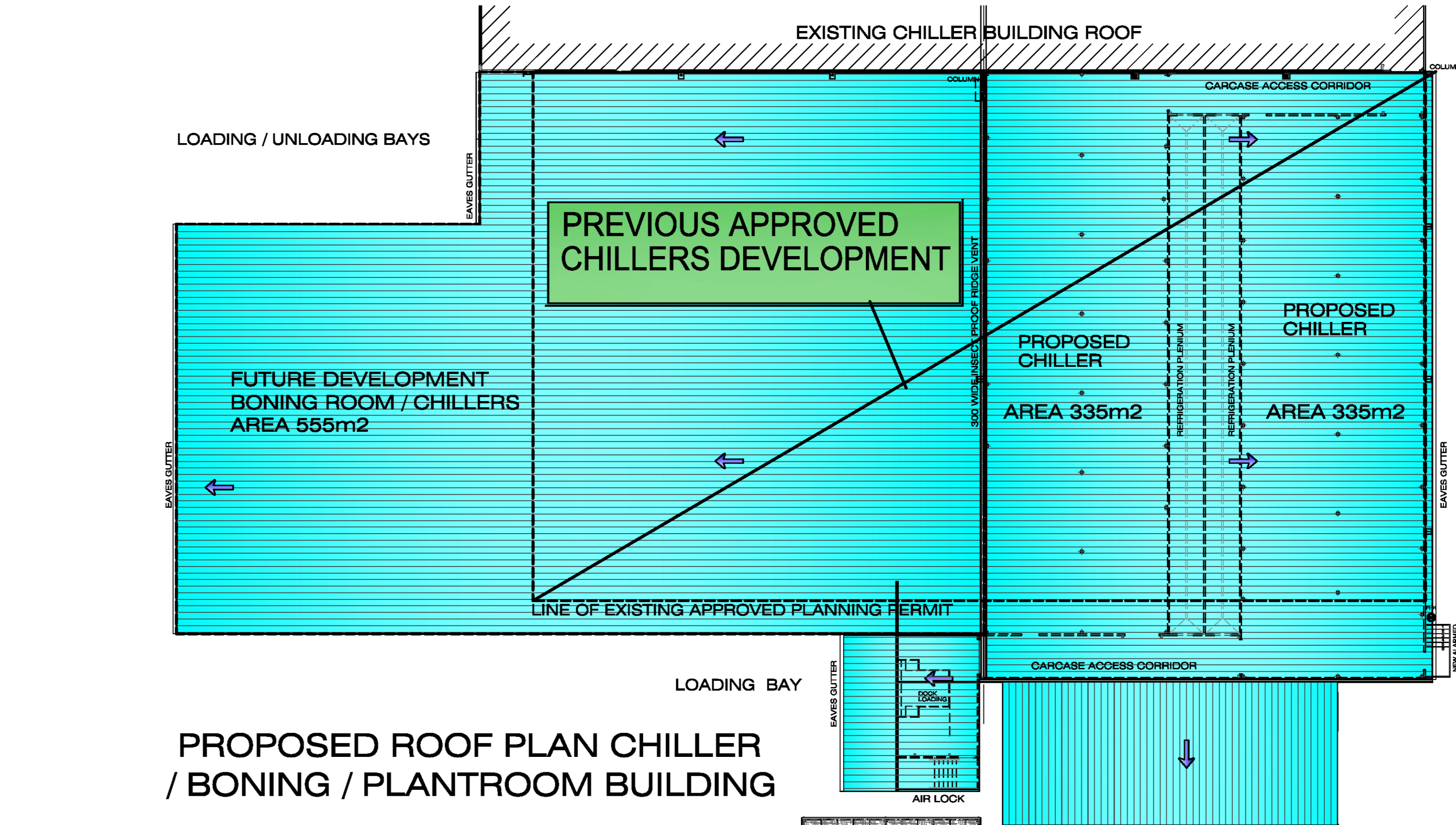
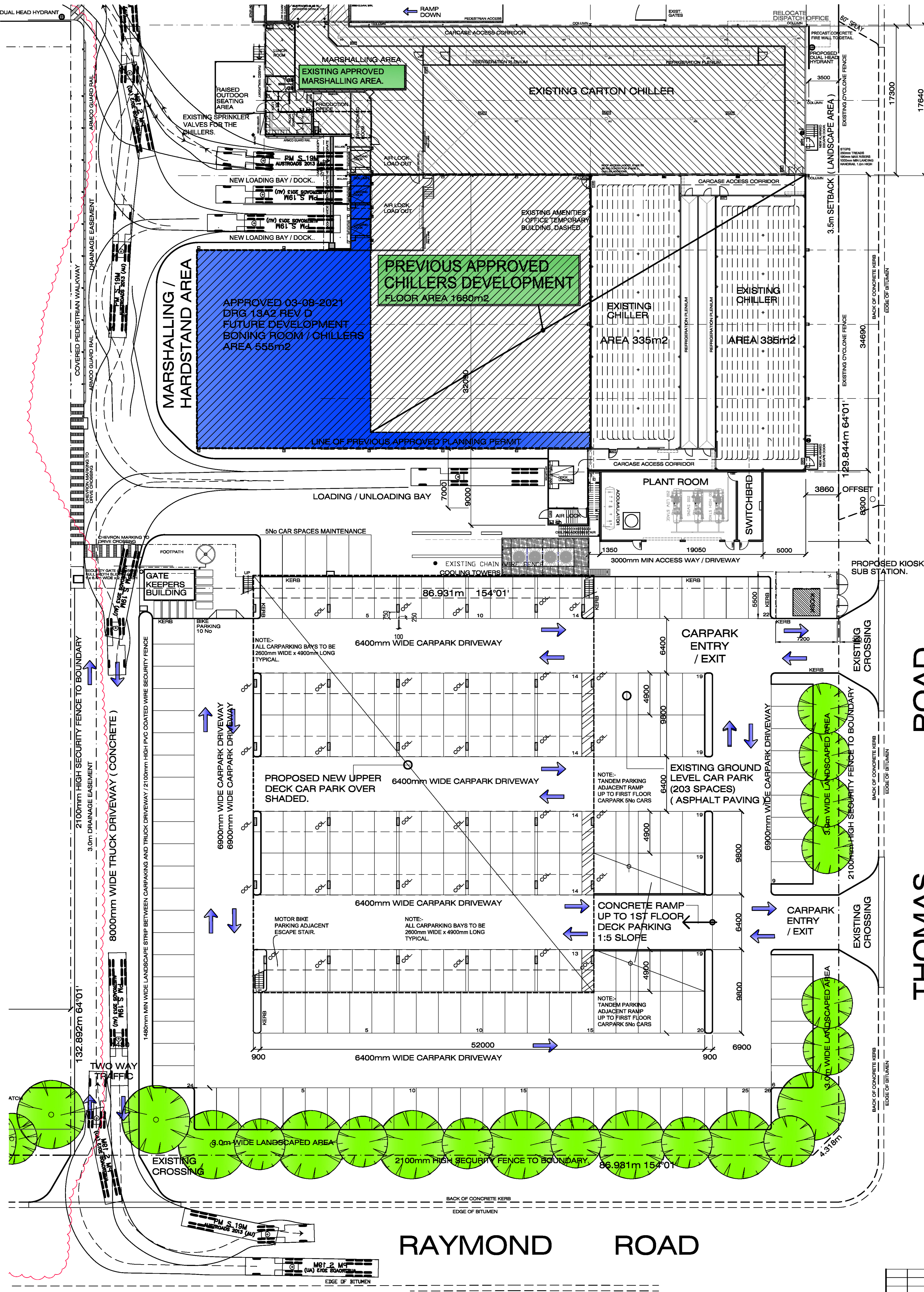




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Date Plans Provided: 30/03/2024



PROPOSED FIRST FLOOR DECK (CARPARKING)
APPROVED 03-08-2021 / DRG 13A3 REV D
TOTAL NUMBER OF CARPARKING SPACES PROVIDED 278 No TOTAL
EXISTING PERMIT ALLOWED FOR 258 No CARS TOTAL

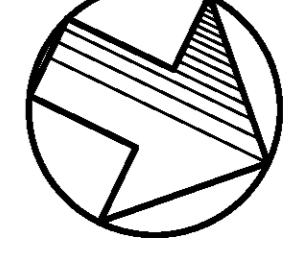
ADDITIONAL BUILDING AREA PROPOSED :- 555m²
ADDITIONAL CAR SPACES REQUIRED :- 8 No
ADDITIONAL CAR SPACES PROVIDED :- 20 No IN TOTAL. (12 CREDIT)
ADDITIONAL MEZZANINE FLOOR AREA (CARTON STORE) :- total 165m²
ADDITIONAL CAR PARKING REQUIREMENTS :- 2 No CARS
CREDIT OF 10 No CARS THEREFOR OK

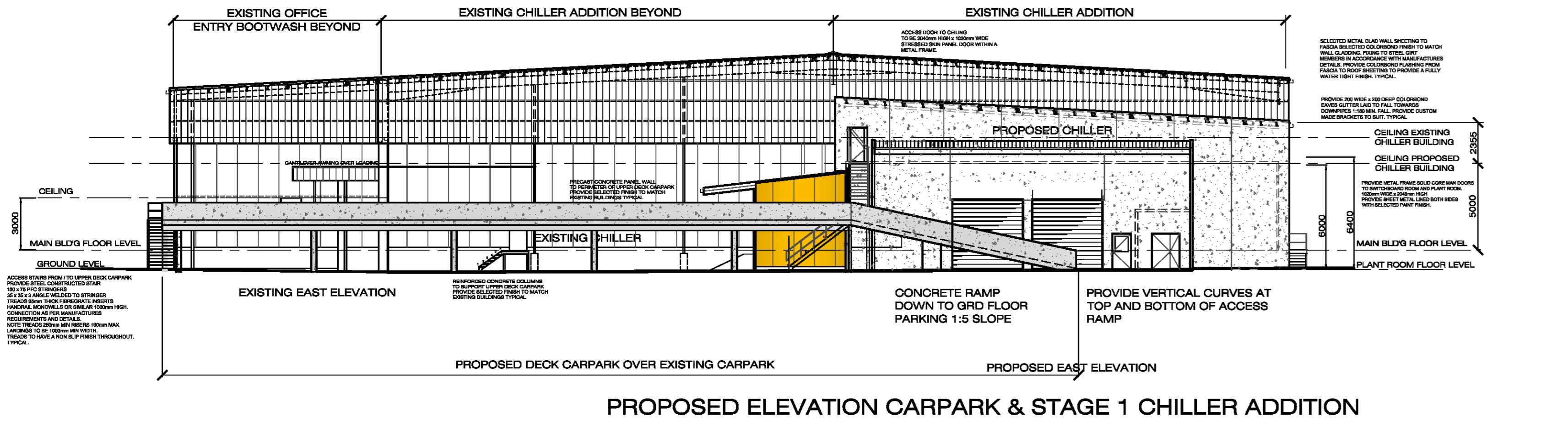
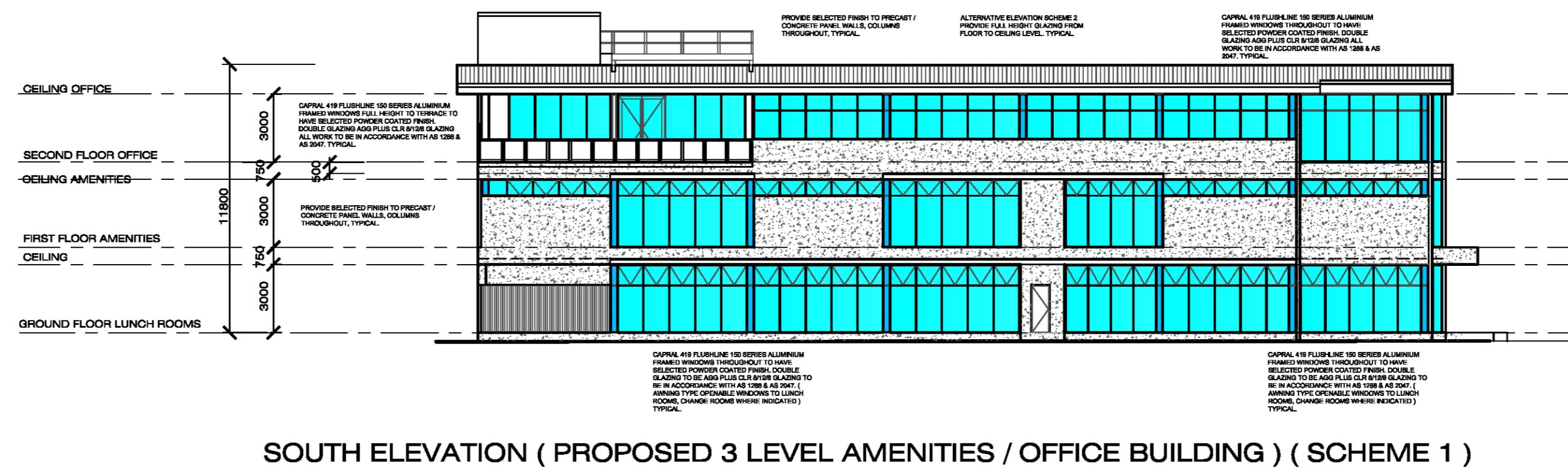
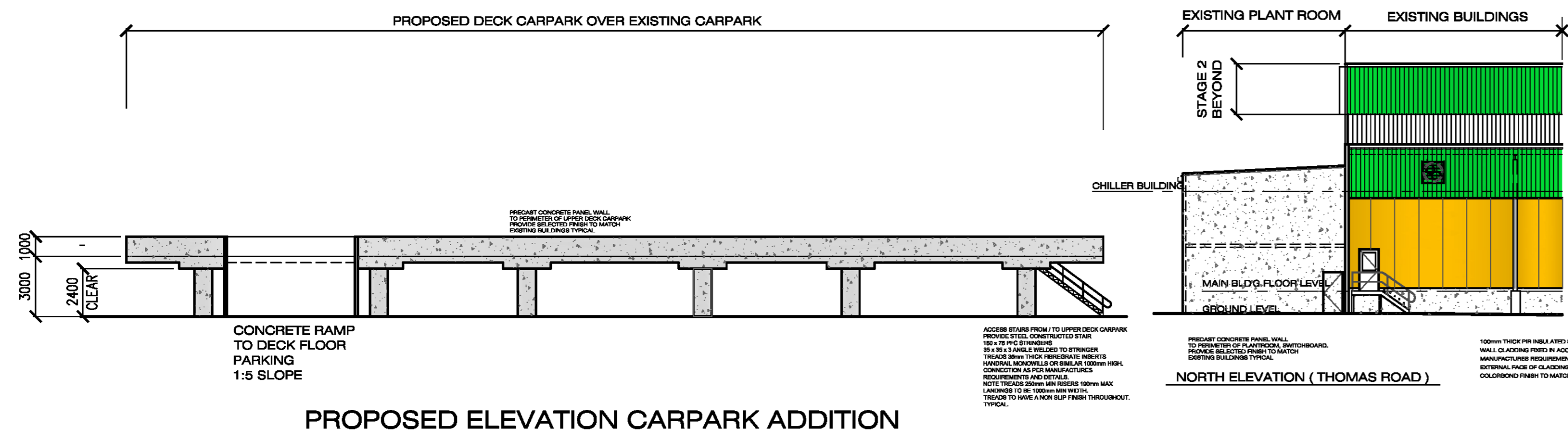
DRAWING FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION.
THIS DRAWING SUPERSEDES DRAWING 13A1, 13A2, 13A3, 13A4
APPROVED PLANNING DRAWINGS DATED 03 AUGUST 2021

REV	DATE	DESCRIPTION
C	15-04-24	ISSUED FOR PLANNING
B	10-04-24	ISSUED FOR COMMENTS
A	20-03-24	ISSUED FOR COMMENTS

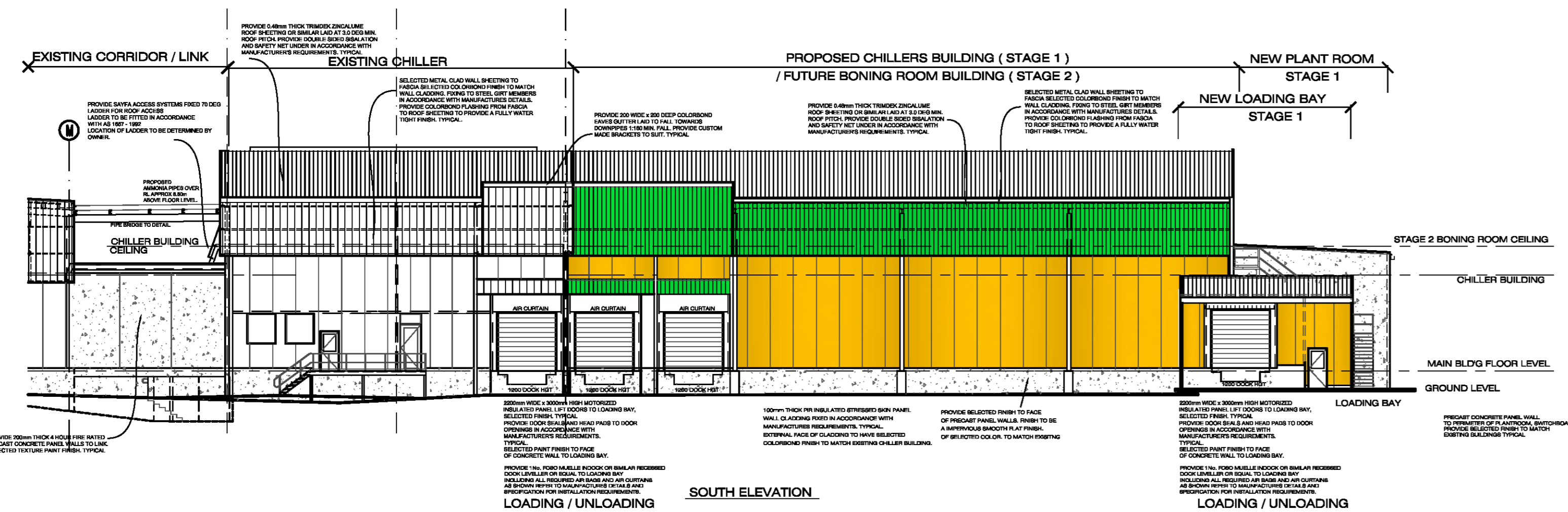
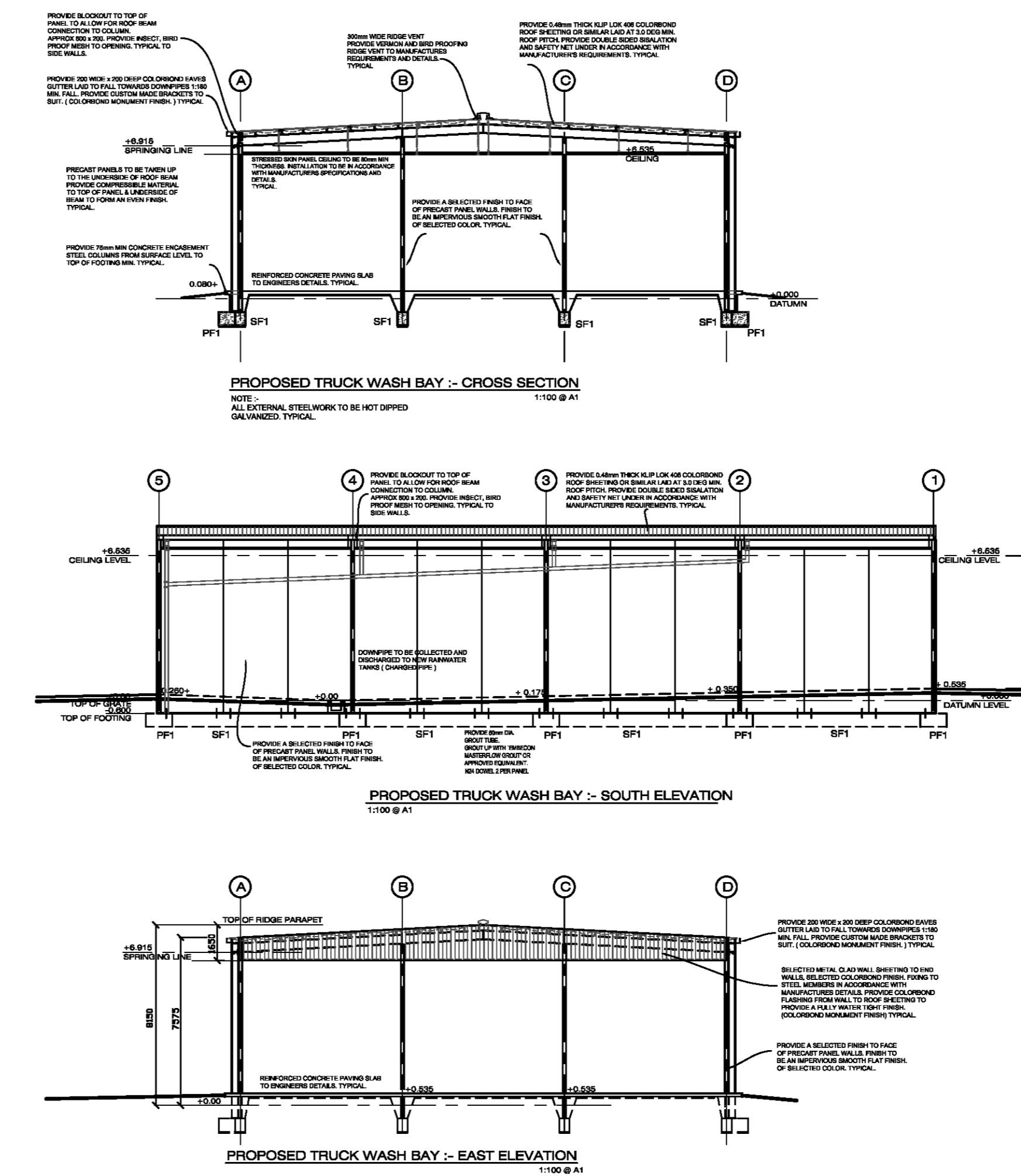
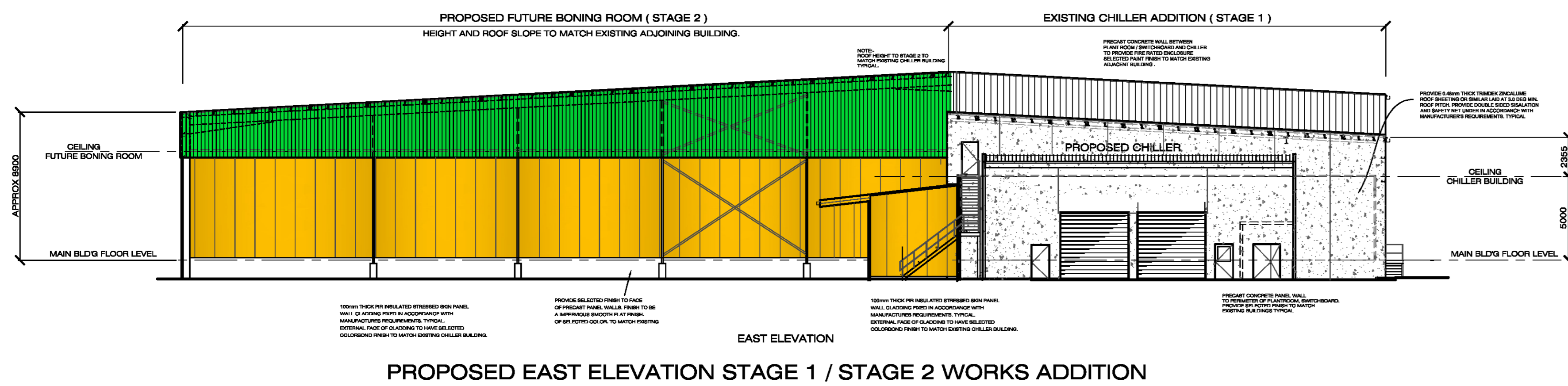
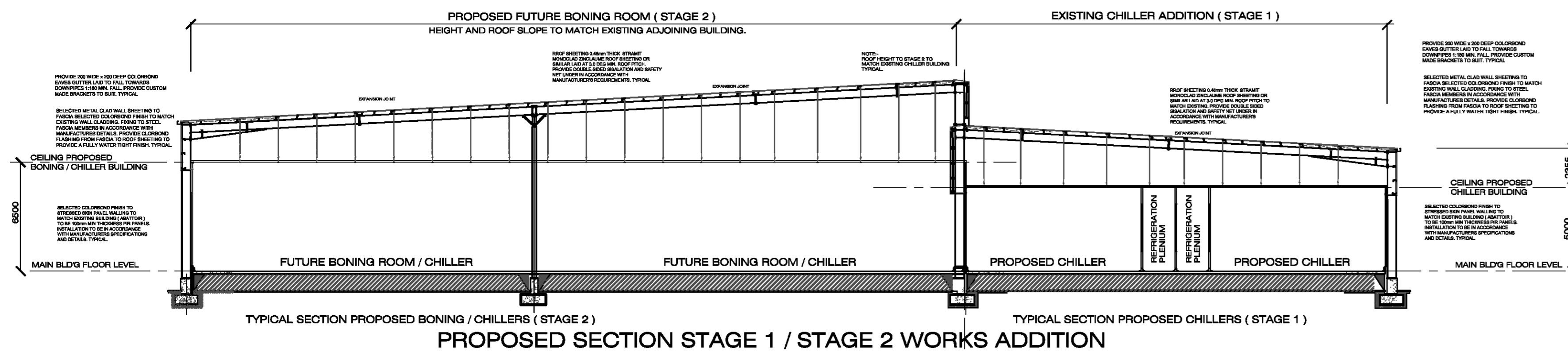
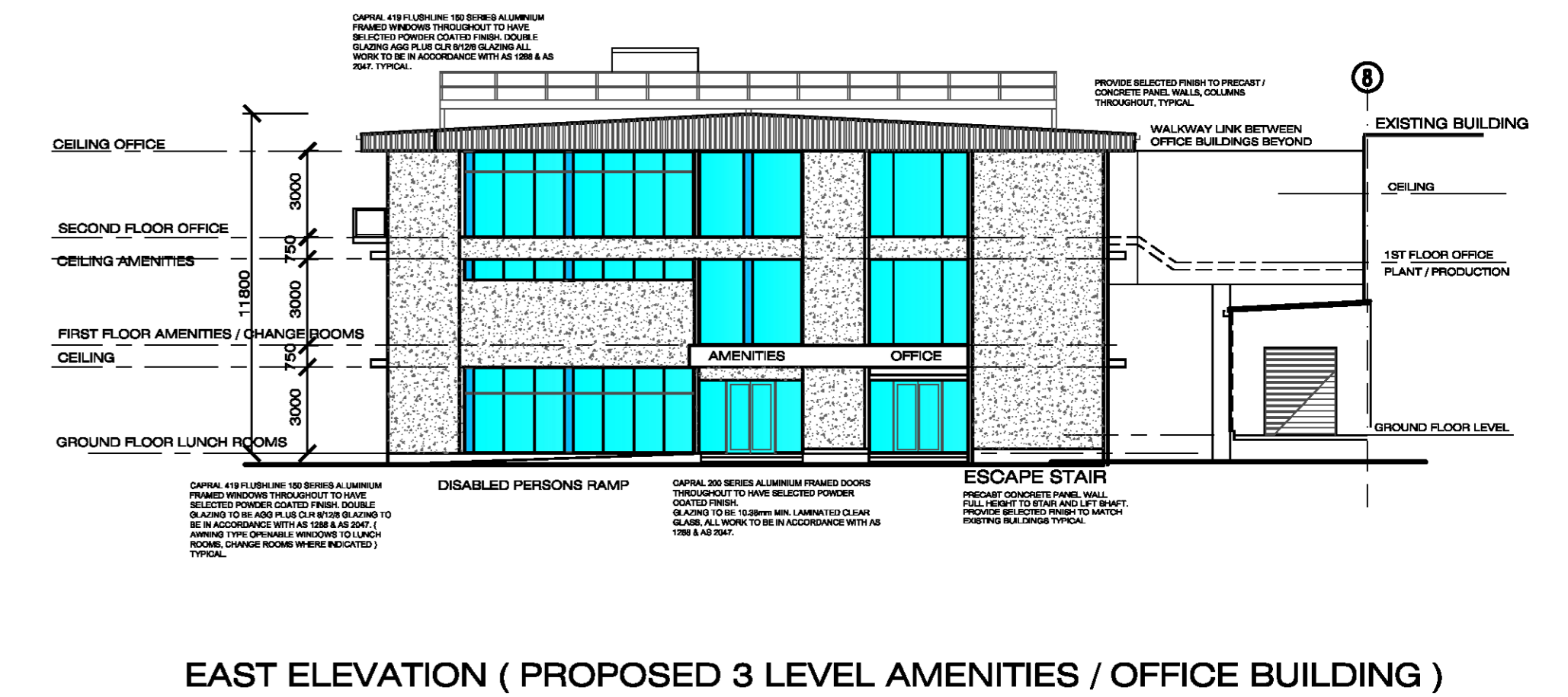
PROPOSED OVERALL PLAN, ALTERATIONS & ADDITIONS TO EXISTING ABATTOIR AT 9-15 THOMAS RD, 52-58 PIPE RD & 60-66 PIPE RD LAVERTON NORTH

PART PLANS BONING ROOM, CHILLERS & CARPARKS





PREVIOUS APPROVED AMENITIES BUILDING PLANNING PERMIT



PREVIOUS APPROVED CHILLER BUILDING PLANNING PERMIT

DRAWING FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION.

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

MATERIAL & COLOR SCHEDULE	
	PROVIDE NEW 100mm THICK STRESSED BROWN PANEL WALL LINING, SELECTED POWDER COATED ALUMINUM FINISH (CLASSIC ORAM) TO EXTERNAL CHASE RISING TO METAL FRAME AS PER MANUFACTURES AND
	0.35mm THICK TRIM-WALL COLOR-GROUND WALL CLADDING, SHEETING TO HAVE SELECTED COLOR FINISH (PALE EUCALYPT) GLAZING TO BE FIXED TO STEEL FRAMING AS DETAILED ON STRUCTURAL DRAWINGS AND PER MANUFACTURES REQUIREMENTS, TYPICAL.
	GLAZING TO OFFICE TO BE 6mm TINTED (TINTED BLUE) PROVIDE ALUMINUM NATURAL ANODIZED FRAMES ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH AS 1288, CAPRAL SERIES 416 FLUSH-RSE SINGLE GLAZED POWDER COATED ALUMINUM FRAMES OR EQUIVALENT.

PROPOSED OVERALL PLAN, ALTERATIONS & ADDITIONS TO EXISTING ABATTOIR AT 9-15 THOMAS RD, 52-58 PIPE RD & 60-66 PIPE RD LAVERTON NORTH

ELEVATIONS AND SECTIONS

