

## PLANNING PERMIT

<b>Permit No.:</b>	PA2302677
<b>Planning scheme:</b>	Greater Shepparton Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	280-300 Verney Road, Shepparton North Formally known as: <ul style="list-style-type: none"><li>• Lot 1 on PS849465T</li><li>• Lot 2 on PS849465T</li><li>• Lot 3 on PS849465T</li></ul>

### THE PERMIT ALLOWS:

<b>Planning scheme clause No.</b>	<b>Description of what is allowed</b>
	<i>Buildings and works to replace, upgrade and install infrastructure at the existing terminal station</i>
35.07-4	Construct a building or construct or carry out works associated with a section 2 use (Utility Installation)
36.01-2	Construct a building or construct or carry out works associated with a section 2 use (Utility Installation)

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

#### Commencement

2. This permit will operate from the issued date of this permit.
3. Within one week of development starting, WorkSafe Victoria and the Department of Transport and Planning must be notified in writing.

#### Amended development plans

4. Before the development starts, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn

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to scale with dimensions, be generally in accordance with the submitted plans drawn by Beca, dated December 2023 but amended to show the following details:

- a. Minimum two (2) setbacks from the proposed control building, container storage and transformer 2 enclosure to relevant title boundaries to be shown on the site plan.
- b. Dimensions (i.e., length and width) and maximum height of the proposed container storage to be detailed on the site plan.

#### **Development in accordance with plans**

5. The development must be generally in accordance with the endorsed plans. The endorsed plans must not be altered or modified without the prior written consent of the responsible authority.

#### **Construction Environment Management Plan**

6. Before the development starts, a Construction Environmental Management Plan (CEMP) must be approved and endorsed by the responsible authority.  
The CEMP must include:
  - a. Measures to avoid and minimise amenity and environmental impacts during construction of the facility.
  - b. Procedures to manage construction noise and vibration in accordance with the requirements of the Civil construction, building and demolition guide (EPA Publication 1834).
  - c. Procedures to manage mud and debris on the surrounding road network which may occur during construction.
  - d. Procedures to remove temporary works, plant, equipment, buildings and staging areas, and reinstate the affected parts of the land, when construction is complete.
  - e. The person(s) responsible for implementation and compliance of each of the CEMP requirements, including details of a site contact / site manager.
7. All persons undertaking works on-site must be fully briefed on all aspects and requirements of the endorsed CEMP. All works constructed or carried out must be in accordance with the endorsed CEMP, to the satisfaction of the responsible authority.

#### **Greater Shepparton City Council**

8. Before any of the works allowed by this permit can be started, excluding demolition and site preparation works, a properly prepared drainage plan with computations must be submitted to and approved by the Greater Shepparton City Council. The plan must give details of how the works on the land are to be drained and must include:
  - a. Underground pipe drains conveying stormwater to the existing water storage and treatment dam.
  - b. Measures to enhance stormwater discharge quality from the site and protect downstream waterways.
  - c. The expected stormwater discharge quality emanating from the development (output from MUSIC)
  - d. A maximum discharge rate from the new buildings of (1.2) l/sec/ha. Drainage retention expected to be provided by tanks.

9. Before the commencement of the use of the buildings, the applicant must construct and complete drainage and other civil works, in accordance with endorsed plans and specifications approved by the Greater Shepparton City Council and in accordance with the Infrastructure Design Manual. Drainage and other civil works to be constructed must include:

- a. Drainage in accordance with the endorsed Drainage Discharge plan; and
- b. Provision of stormwater treatment features or as otherwise agreed to in writing by the Greater Shepparton City Council.

to the satisfaction of the Greater Shepparton City Council.

### Complaints Register

10. Before the development starts, a Complaints Register must be established, which records:

- a. The complainant's name and address (if provided), including (for noise complaints) any applicable property reference number contained in the memo to the acoustic assessment titled [Updated noise modelling – October 2023, Document No. Mm 002, dated 24 October 2023, prepared by Marshall Day Acoustics Pty Ltd].
- b. A receipt number for each complaint, which must be communicated to the complainant.
- c. The time and date of the incident, and operational conditions at the time of the incident.
- d. A description of the complainant's concerns.
- e. The process for investigating the complaint, and the outcome of the investigation, including the actions taken to resolve the complaint.

11. All complaints received must be recorded in the Complaints Register.

12. A complete copy of the Complaints Register must be provided, along with a reference map of complaint locations, to the responsible authority upon request.

### Expiry

13. This permit will expire if one of the following applies:

- a. The development is not started within **3 years** of the date of this permit.
- b. The development is not completed within **6 years** of the date of this permit.

The responsible authority may extend the time if a request is made in writing before the permit expires or within six months afterwards.

### USEFUL INFORMATION:

(the following information does not form part of this permit)

- A. This permit is not an EPA permission/approval. Before the development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise



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under the Environment Protection Act 2017 are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the Environment Protection Regulations 2021.

- B. The granting of this permit does not obviate the necessity for compliance with the requirements under the EPA Publication 1826.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (EPA Publication 1826.4).



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**IMPORTANT INFORMATION ABOUT THIS PERMIT**

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**WHAT HAS BEEN DECIDED?**

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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**.)

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**CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?**

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The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

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**WHEN DOES A PERMIT BEGIN?**

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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 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?**

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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 five 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 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.

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**WHAT ABOUT REVIEWS?**

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- 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 the relevant 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.
- A copy of 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: 26 February 2024 Signature for the responsible authority:

