

# Notice of an Application for an Amendment to a Planning Permit

|   |   |
|---|---|
| The land affected by the application is located at: | L2 PS426846 V8261 F130<br>75 Tynong-Bayles Road, Bayles VIC 3981  |
| The application is to:                              | Amend the Permit under Section 72 of the <i>Act</i> by: <ul style="list-style-type: none"><li>• Changing what the permit allows (including permission for buildings and works under Clauses 44.04-2 and 35.04-2);</li><li>• Deleting and amending various conditions on the permit; and</li><li>• Amending plans approved under the permit to retrospectively approve various buildings and works and approve new proposed buildings and works.</li></ul> |

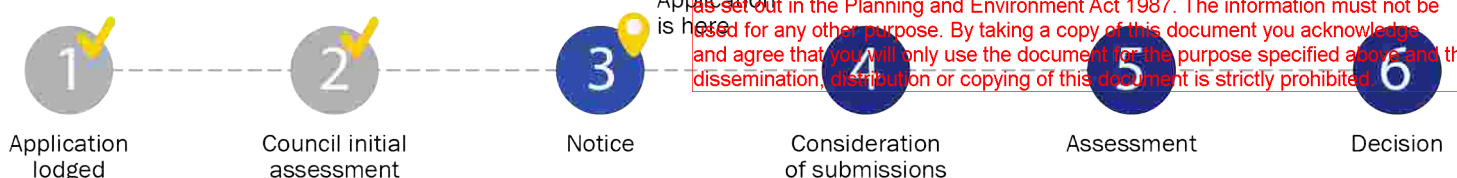
## APPLICATION DETAILS

|   |                               |
|---|-------------------------------|
| The applicant for the amendment to the permit is:   | Lakeside Building Consultants |
| Application number:   | T210374 - 2                   |
| You may look at the application and any documents that support the application at the office of the Responsible Authority:<br>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.<br>This can be done during office hours and is free of charge.<br>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code. |                               |



## HOW CAN I MAKE A SUBMISSION?

|   |  |   |
|---|--|---|
| This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:  |  | 20 June 2025  |
| <b>WHAT ARE MY OPTIONS?</b><br>Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority.<br>If you object, the Responsible Authority will notify you of the decision when it is issued. | An objection must: <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul> | The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application. |



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Planning Enquiries  
Phone: 1300 787 624  
Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

Clear Form

Office Use Only Application No.:

Date Lodged: / /

# Application to AMEND a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for 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 questions, please contact Council's planning department.

This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

Questions marked with an asterisk (\*) must be completed.

Click for further information.

## The Land

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

**Street Address \***

|                  |             |                            |
|------------------|-------------|----------------------------|
| Unit No.:        | St. No.: 75 | St. Name: Tynong Bayles Rd |
| Suburb/Locality: |             | Postcode:                  |

**Formal Land Description \***

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

|                       |                      |                                   |                                  |  |             |
|-----------------------|----------------------|-----------------------------------|----------------------------------|--|-------------|
| A                     | Lot No.: 2           | <input type="radio"/> Lodged Plan | <input type="radio"/> Title Plan | <input checked="" type="radio"/> Plan of Subdivision | No.: 426846 |
| OR                    |                      |                                   |                                  |  |             |
| B                     | Crown Allotment No.: |                                   | Section No.:                     |  |             |
| Parish/Township Name: |                      |                                   |                                  |  |             |

## Planning Permit Details

**What permit is being amended?\***

|                      |         |
|----------------------|---------|
| Planning Permit No.: | T210374 |
|----------------------|---------|

## The Amended Proposal

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

**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:  |   |
| <input checked="" type="checkbox"/> What the permit allows  | <input checked="" type="checkbox"/> Plans endorsed under the permit |
| <input type="checkbox"/> Current conditions of the permit   | <input type="checkbox"/> Other documents endorsed under the permit  |
| Details:  |   |
| Confirmation of works carried out since 2019<br>proposed new works for use of the land as vet services in general<br>construction of farm shed for agriculture use  |   |
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| 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

## 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 -): |
| \$ 19000                              | \$ 0                               | \$ 19000                  |

Insert 'NA' if no development is proposed by the permit.

You may be required to verify this estimate.

# Existing Conditions i

## Describe how the land is used and developed now \*

For example, 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.

vet services and farming

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

# Title Information i

## Encumbrances on title \*

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', for example, restrictive covenants.

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## Applicant and Owner Details

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

### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

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

### 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:  |          |                     |
| Title:   |          |                     |
| Organisation (if applicable): Lakeside Building Consultants  |          |                     |
| Postal Address: If it is a P.O. Box, enter the details here: |          |                     |
| Unit No.:  | St. No.: | St. Name: PO Box 49 |
| Suburb/Locality: Pakenham                                    | State:   | Postcode: 3810      |

#### Contact information for applicant OR contact person below

|                            |                                   |
|----------------------------|-----------------------------------|
| Business phone:            | Email: sonya@lakesidebuilding.com |
| Mobile phone: 0447 443 618 | Fax:                              |


#### Contact person's details\*

Same as applicant ☒

|  |             |           |
|--|-------------|-----------|
| Name:  |             |           |
| Title:   | First Name: | Surname:  |
| Organisation (if applicable):                                |             |           |
| Postal Address: If it is a P.O. Box, enter the details here: |             |           |
| Unit No.:  | St. No.:    | St. Name: |
| Suburb/Locality:   | State:      | Postcode: |

## Declaration

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 amended proposal and that the owner (if not myself) has been notified of the permit application.

|  |  |
|--|--|
| Signature:  | Date: 24/02/2025<br>day / month / year |
|--|--|

## Need help with the Application?

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

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

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

|                          |                           |                          |
|--------------------------|---------------------------|--------------------------|
| <input type="radio"/> No | <input type="radio"/> Yes | If 'Yes', with whom?:    |
|                          |                           | Date: day / month / year |

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## Checklist

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 above?



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

## Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

**Contact information:**

Telephone: 1300 787 624

Fax: (03) 5941 3784

Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

DX: 81006

**Deliver application in person, by post or by electronic lodgement.**

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# Application to amend a current planning application



|                         |                            |
|-------------------------|----------------------------|
| Application number:     | T210374-2                  |
| Address of subject site | 75 Bayles Tynong Rd Bayles |

| Pursuant to which section of the Planning and Environment Act 1987 is this amendment being made? |   |                                     |
|--|---|-------------------------------------|
| Section 50:  | Amendment to application at request of applicant before notice/advertising:             | <input checked="" type="checkbox"/> |
| Section 50A:   | Amendment to application at request of responsible authority before notice/advertising: | <input type="checkbox"/>            |
| Section 57A:   | Amendment to application after notice/advertising is given:                             | <input type="checkbox"/>            |

|                 |                               |
|-----------------|-------------------------------|
| Applicant:      | Lakeside Building Consultants |
| Phone:          | [REDACTED]                    |
| Email:          | sonya@lakesidebuilding.com.au |
| Postal Address: | P.O. Box 49 Pakenham          |

| What is the purpose of the amendment? Please list all changes:                       |
|--|
| To alter the preamble of the Sec 72 application to read                              |
| Confirmation of works carried out onsite since 2019                                  |
| proposed new works in the form of extension to Nurses Station (building 6)           |
| erection of a porch to the new same extension  |
| construction of a farm outbuilding to the north boundary                             |
| Exclusion of part of the land in SW corner comprising 1142m2 which is covered by the |
| CHMP - as this area is not used for either vet services or argricultural use         |
| this land is known as Lot 2 PS 426846 (part) and the SW 1142m2 is now excluded       |
| Land Description to read   |
| 75 Bayley-Tynong Road, Bayles VIC 3981<br>(Lot 2 on PS426846) (Part)                 |

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# Application to amend a current planning application



| Declaration   |  |            |
|---|--|------------|
| I declare that all the information in this application is true and correct and the owner (if not myself) has been advised of the planning permit application. |  |            |
| Print name:   |  |            |
| Signature:  |  | 11/04/2024 |

| Fees   |  |
|--|--|
| Amendment in accordance with Section 50 or 50A | Nil  |
| Amendment in accordance with Section 57A       | 40% of the fee applicable to the original permit class plus the difference in fees if the amendment changes the class of permit to that with a higher application fee. |

## Lodgement of application

Your application can then be sent via email, mail or submitted in person at Council's Civic Centre.

## Assistance

If any assistance in completing this form is required, we recommend you contact Council's Statutory Planning Team on 1300 787 624 before lodging an application. Insufficient or unclear information may delay the processing of your application.

**Note:** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of the planning process under the Planning and Environment Act 1987.

Cardinia Shire Council  
Civic Centre  
20 Siding Avenue, Officer

PO Box 7  
Pakenham 3810 (DX 81006 Pakenham)

Phone: 1300 787 624  
Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
Web: [cardinia.vic.gov.au](http://cardinia.vic.gov.au)

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National Relay Service (NRS)  
TTY: 133 677 (ask for 1300 787 624)  
Speak and Listen (speech-to-speech relay): 1300 555 727 (ask for 1300 787 624)

Translator Interpretation Service  
131 450 (ask for 1300 787 624)



## Lakeside Building Consultants

P.O. Box 49

Pakenham, Vic 3810

[sonya@lakesidebuilding.com.au](mailto:sonya@lakesidebuilding.com.au)

Phone: 0447 443 618

11 April 2025

Statutory Planning Office  
Cardinia Shire Council  
P.O. Box 7  
Pakenham 3810

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Dear Micheal

**REF:** 75 Bayley-Tynong Road, Bayles VIC 3981  
(Lot 2 on PS426846) (Part)  
Amendment of original application to allow for buildings and works for Equine Hospital and vet services  
Plus the agricultural shed proposed to the north end of the land  
T210374 – 2

I refer to the above property and the RFI dated 28 March and wish to make the following comments:

1 – CHMP – the site is covered by a CHMP for 1142m<sup>2</sup> in the SE corner – the attached Sec 50 allows for this part of the land to be excluded from the Vet Services area of the site and we seek to exclude this part of the land from the application. It is also noted that this Sec 72 does not seek the use of the land as this was approved under the original permit – there are no buildings or works in the area of the CHMP.

2. Operation of the Vet Clinic (as per the conditions 4-6 of T210374 however we assume that Condition 5 relates only the Vet Clinic and not the land as a whole – please confirm – that Cond 5 is for the Vet area only

5. *Except with the written consent of the Responsible Authority, animals must not be kept or hospitalised on the premises other than during surgery hours except in the event of an emergency.*

We otherwise confirm the conditions 4,5,6 subject to confirm of condition 5 being for vet services only

3. AHD levels all shown in detail on the land survey and reattached for reference

Fencing noted and added to site plan and verandah plan

Signage located at gate as per original approval with logo added – original of logo attached

There is a small sign of the front of the Vet services – located well onto the site does this need consent but full details attached

4 All outbuildings are coloured woodland Grey save for building 2 and 9 which are a lighter grey

All AHD levels are shown on the plan provided by the Land Surveyor (attached again for reference) and NGL and FFL shown on all elevations

5 All fencing is nominated on the plans and the farm itself has standard farm fencing post and wire

Around the house is a colourbond fence with a timber plinth board to protect the children

The pool steps are powder coated steel

6 A page has been provided for the signage at the gate and the beautiful carving outside the Vet Centre



Sizes are provided for the works

#### Comments

This application sees that most of the works revolves around the improvement to the existing buildings including repairs and new cladding where applicable or the painting of original cladding systems

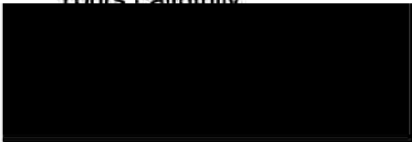
The new works shown in red allows for works not done at this time

CMHP – We have attached a VCAT decision to allows for us to exclude from the use of the land this area of 1142m2 in the south west corner of Lot 2 PS PS426846

We are waiting for further correspondence from Melb Water in relation to this application and once they come back to you (and hopefully us) any further notes that need to be added can be added

If you have any queries, please do not hesitate to contact this office.

Yours Faithfully



Director

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Horse exercise stretch



signage at gates



typical farm fencing on land



fencing aournd the house





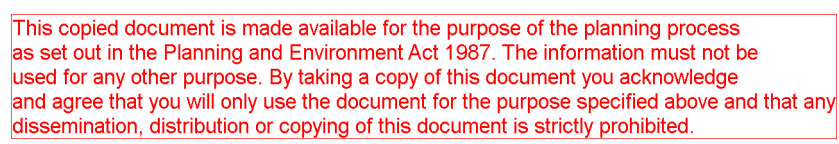


88 Ton lime spread over back paddocks  
All tracks were existing but have had crushed rock base installed

6 loads of chicken manure for paddocks

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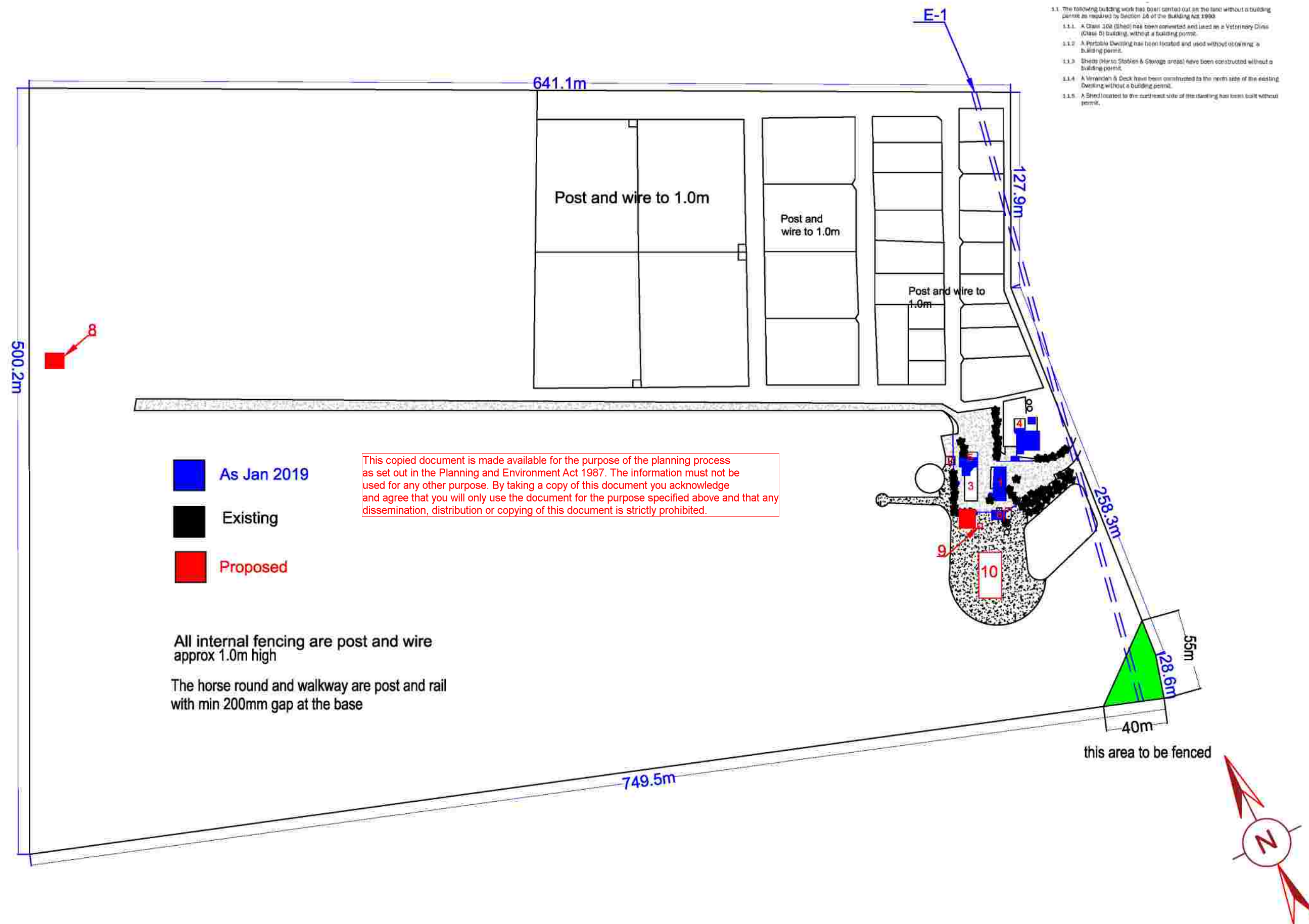


|     |              |      |  |  |   |   |
|-----|--------------|------|--|--|---|---|
| Rev | Modification | Date | <p><b>Underground Services</b></p> <p>Underground services are plotted using their visible surface markers. Additional uncharted services may exist.</p> <p>The relevant authority should be consulted to verify the locations of all surveyed services and check for the existence of any unsurveyed services prior to any design, excavation or construction upon the site.</p> <p><b>General Notations</b></p> <p>This plan is prepared for the purpose of site evaluation and planning. It should not be used for any other purpose.</p> | <p><b>Level, Co-ordinate &amp; Bearing Details</b></p> <p>Level on this plan are for: Australian Height Datum<br/>       datum: <math>520.750 \pm 0.00 \text{m}</math></p> <p>Co-ordinate origin for this drawing is: MGA2020 Zone 55 based upon: GNS3 GPS Observations</p> <p>Bearing datum is MGA2020 Zone 55 based upon: PS GNS3 GPS Observations</p> <p>Aerial Photo - MetroMap dated 25/02/2024</p> | <p><b>Certification by Licensed Surveyor</b></p> <p>I, Rodney Leigh Olsen of Perth &amp; Roads Pty Ltd, Stockmans Circuit, Parkman street on this plan correctly represents the information obtained by me from the sources indicated on this plan.</p> <p>Date: 29/06/2024</p> <p>Licensed Surveyor<br/>       Fielding Art 2004</p> | <p><b>FEATURE SURVEY PLAN</b></p> <p><b>75 TYNONG BAYLES ROAD, BAYLES</b></p> <p>Reference: 00114<br/>       Sheet: 1 of 1<br/>       Date of Survey: 22/06/2024</p> <p>DATE OF ISSUE: 29/06/2024</p> <p>LENGTHS ARE IN METRES</p> <p>2 0 2 4 6 8<br/>       1:200</p> <p>At Size<br/> <b>A0</b></p> <p>Field: RO1 Drawn: RO1 Checked: RO1</p> <p>DWG: 00114 Feature REVISION: 01</p> |
|-----|--------------|------|--|--|---|---|



Stormwater to be discharged  
via 90mm Dia UPVC pipe to  
System, in accordance with  
Council's Requirements

- 1.1 The following building work has been carried out on the land without a building permit as required by Section 10 of the Building Act 2003:
  - 1.1.1 A Class 10A (shed) has been converted and used as a Veterinary Clinic (Class 01 building), without a building permit.
  - 1.1.2 A Portable Dwellings has been located and used without obtaining a building permit.
  - 1.1.3 Sheds (near to Stables & Storage areas) have been constructed without a building permit.
  - 1.1.4 A Verandah & Deck have been constructed to the north side of the existing Dwelling without a building permit.
  - 1.1.5 A Shed located to the west end side of the dwelling has been built without permit.



|  |                     |                      |                                 |               |                                   |                          |                   |
|--|---------------------|----------------------|---------------------------------|---------------|-----------------------------------|--------------------------|-------------------|
| <b>PROJECT ADDRESS</b><br>75 Tynong-Bayles Road<br>Bayles Vic 3981 | <b>VOL</b><br>10473 | <b>FOL</b><br>711    | <b>PROPOSAL</b><br>Vet Services | <b>SITING</b> | <b>PLANNING</b><br>GWZ(1)<br>LSIO | <b>SCALE</b><br>1:2500   |                   |
|  | <b>LOT</b><br>2     | <b>PS</b><br>426846Q |                                 |               |                                   | <b>DATE</b><br>17/2/2025 | <b>ISSUE</b><br>B |



All building works to be completed in accordance with:  
Building Act 1993  
Regulations 2018, and Relevant  
Building Code of Australia

Stormwater to be discharged  
via 90mm Dia UPVC pipe to  
System, in accordance with  
Council's Requirements

North East Boundary

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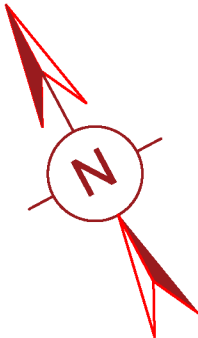
173m

10m

Shipping Containers

8

North West Boundary



PROJECT ADDRESS

75 Tynong-Bayles Road  
Bayles Vic 3981

VOL

10473

LOT

2

FOL

711

PS

426846Q

PROPOSAL

Shedding for  
agricultural use

SITING

173m to North East Boundary  
10m to North West Boundary

PLANNING

GWZ(1)  
LSIO

SCALE

1:1000

DATE

17/2/2025

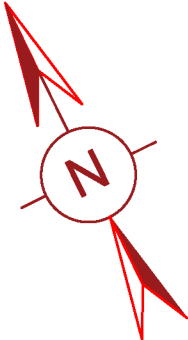
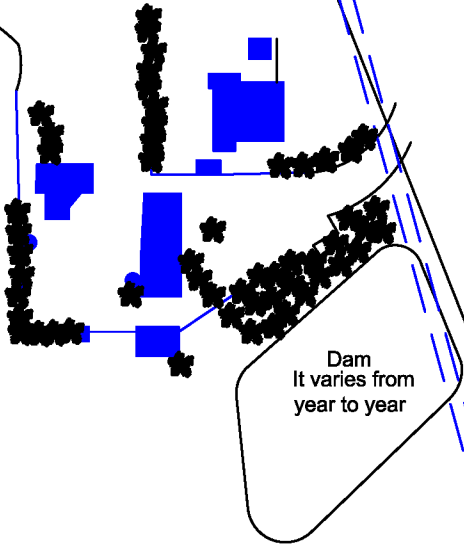
ISSUE

B

All building works to be completed in accordance with:  
Building Act 1993  
Regulations 2018, and Relevant  
Building Code of Australia

Stormwater to be discharged  
via 90mm Dia UPVC pipe to  
System, in accordance with  
Council's Requirements

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PROJECT ADDRESS

75 Tynong-Bayles Road  
Bayles Vic 3981

VOL

10473

FOL

711

PROPOSAL

Vet Services

SITING

to North Boundary  
to East Boundary  
to South Boundary  
to West Boundary

PLANNING

GWZ(1)  
LSIO

SCALE

1:1000

DATE

17/2/2025

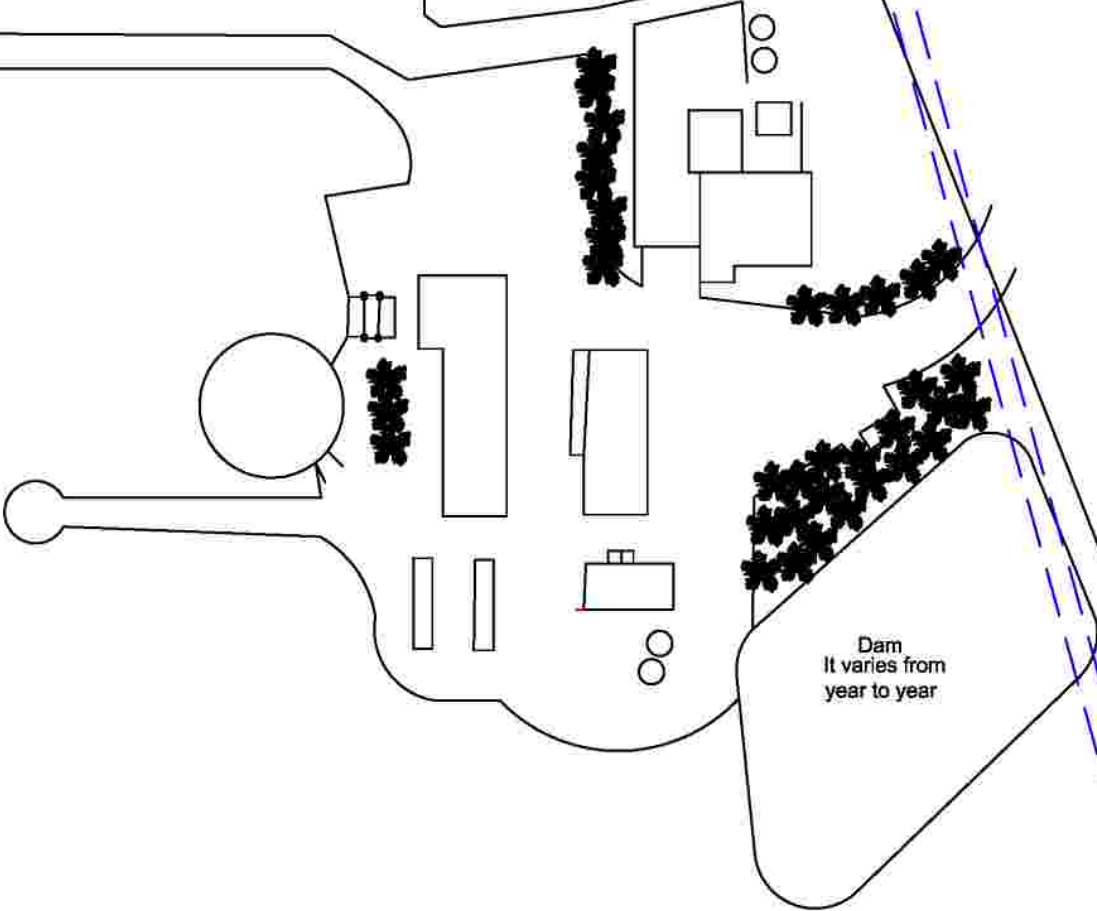
ISSUE

B

All building works to be completed in accordance with:  
Building Act 1993  
Regulations 2018, and Relevant  
Building Code of Australia

Stormwater to be discharged  
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Dam  
It varies from  
year to year



PROJECT ADDRESS

75 Tynong-Bayles Road  
Bayles Vic 3981

VOL

10473

FOL

711

PROPOSAL

Vet Services

SITING

to North Boundary  
to East Boundary  
to South Boundary  
to West Boundary

PLANNING

GWZ(1)  
LSIO

SCALE

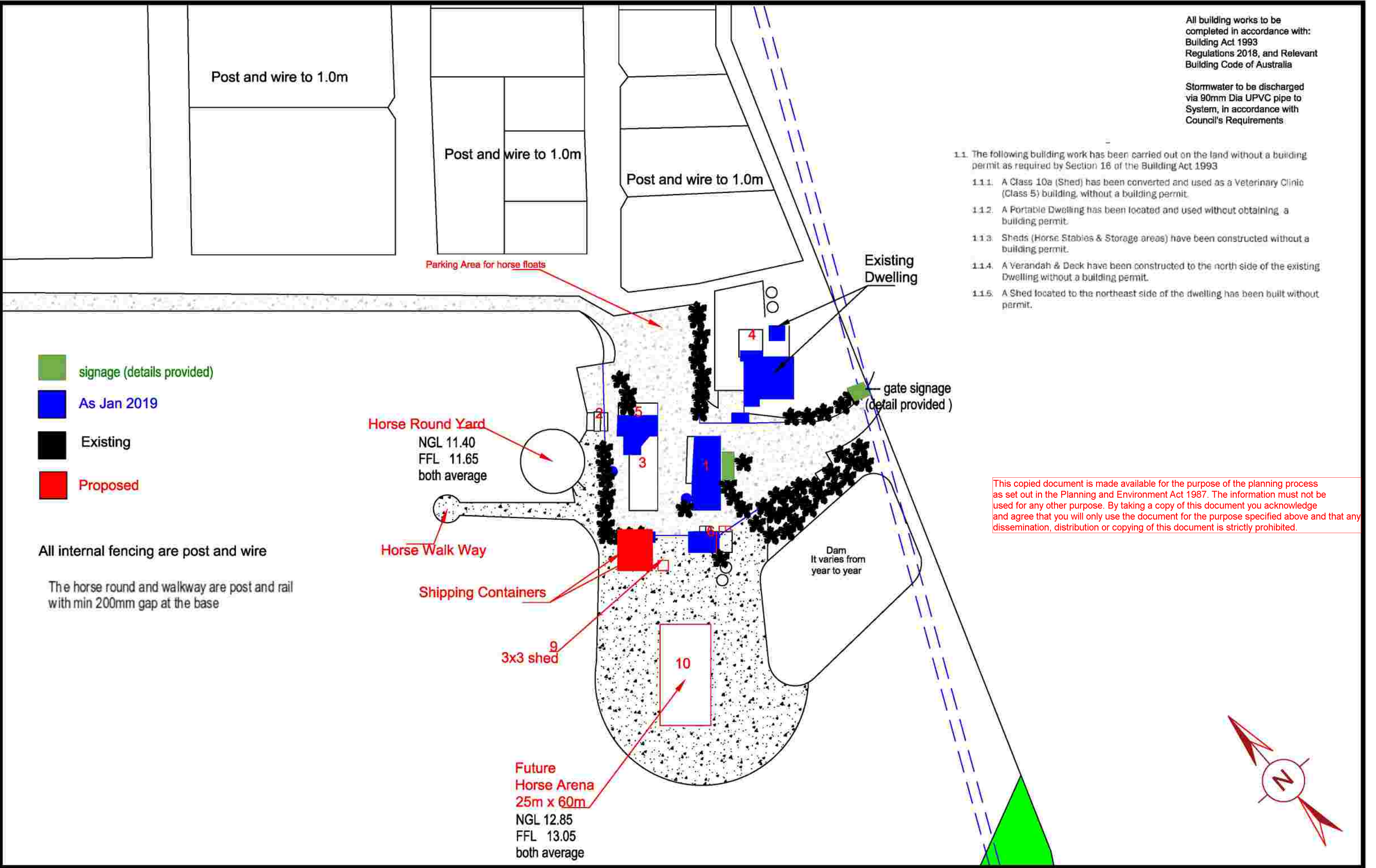
1:1000

DATE

17/2/2025

ISSUE

B



All building works to be completed in accordance with:  
Building Act 1993  
Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

- 1.1 The following building work has been carried out on the land without a building permit as required by Section 16 of the Building Act 1993
- 1.1.1 A Class 10a (Shed) has been converted and used as a Veterinary Clinic (Class 5) building, without a building permit.
  - 1.1.2 A Portable Dwelling has been located and used without obtaining a building permit.
  - 1.1.3 Sheds (Horse Stables & Storage areas) have been constructed without a building permit.
  - 1.1.4 A Verandah & Deck have been constructed to the north side of the existing Dwelling without a building permit.
  - 1.1.5 A Shed located to the northeast side of the dwelling has been built without permit.

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- signage (details provided)
- As Jan 2019
- Existing
- Proposed

All internal fencing are post and wire

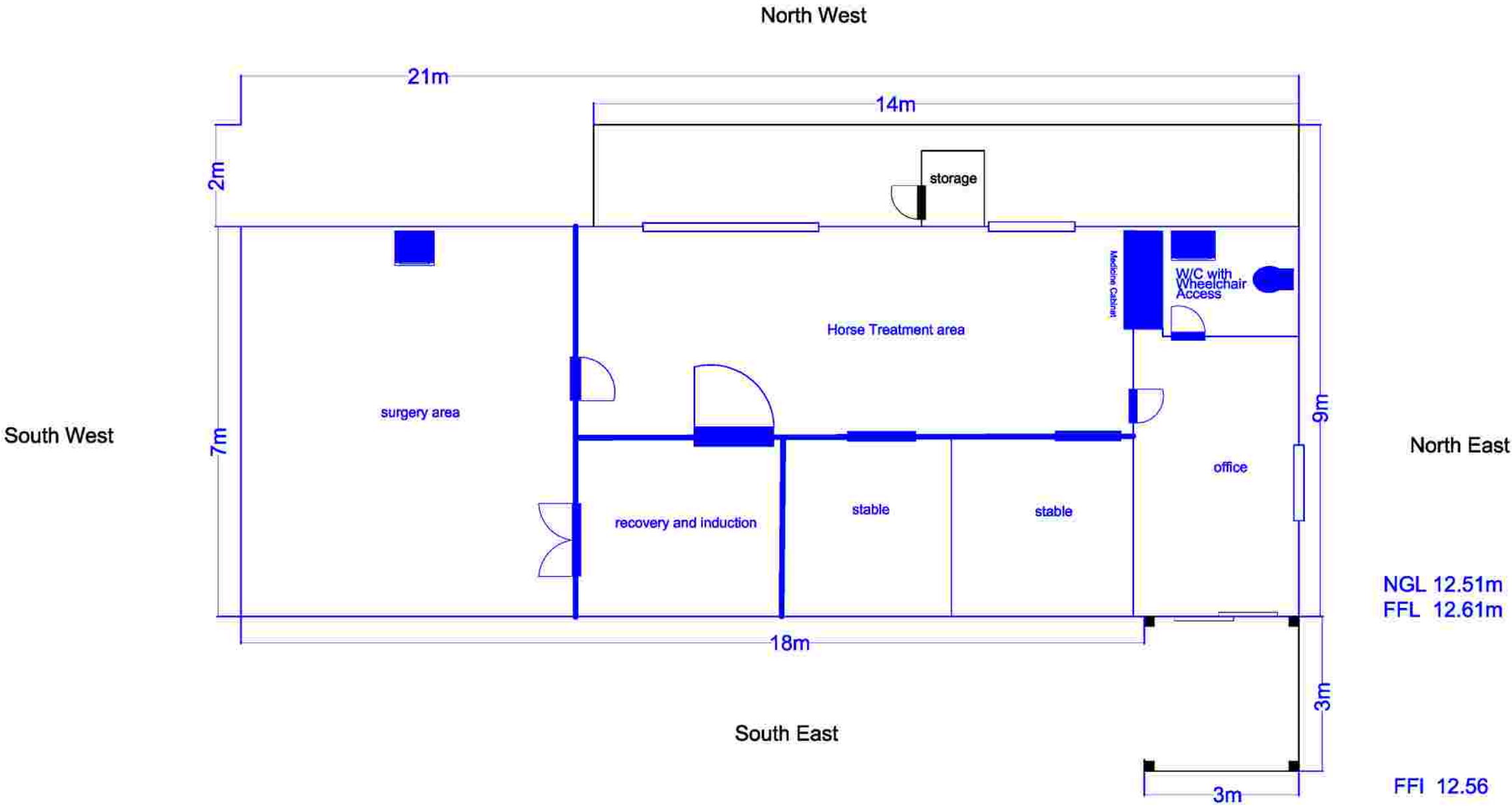
The horse round and walkway are post and rail with min 200mm gap at the base

|   |              |               |                              |  |                            |                   |            |
|---|--------------|---------------|------------------------------|--|----------------------------|-------------------|------------|
| PROJECT ADDRESS<br>75 Tynong-Bayles Road<br>Bayles Vic 3981 | VOL<br>10473 | FOL<br>711    | PROPOSAL<br><br>Vet Services | SITING<br>to North Boundary<br>to East Boundary<br>to South Boundary<br>to West Boundary | PLANNING<br>GWZ(1)<br>LSIO | SCALE<br>1:1000   |            |
|   | LOT<br>2     | PS<br>426846Q |                              |  |                            | DATE<br>17/2/2025 | ISSUE<br>C |



All building works to be completed in accordance with:  
Building Act 1993  
Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements



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Existing Site 1

|   |              |               |   |                                 |                            |                   |            |
|---|--------------|---------------|---|---------------------------------|----------------------------|-------------------|------------|
| PROJECT ADDRESS<br>75 Tynong-Bayles Road<br>Bayles Vic 3981 | VOL<br>10473 | FOL<br>711    | PROPOSAL<br>Vet / Surgery Center<br>Minor alterations | SITING<br>42m to front Boundary | PLANNING<br>GWZ(1)<br>LSIO | SCALE<br>1:50     |            |
|   | LOT<br>2     | PS<br>426846Q |   |                                 |                            | DATE<br>17/2/2025 | ISSUE<br>B |

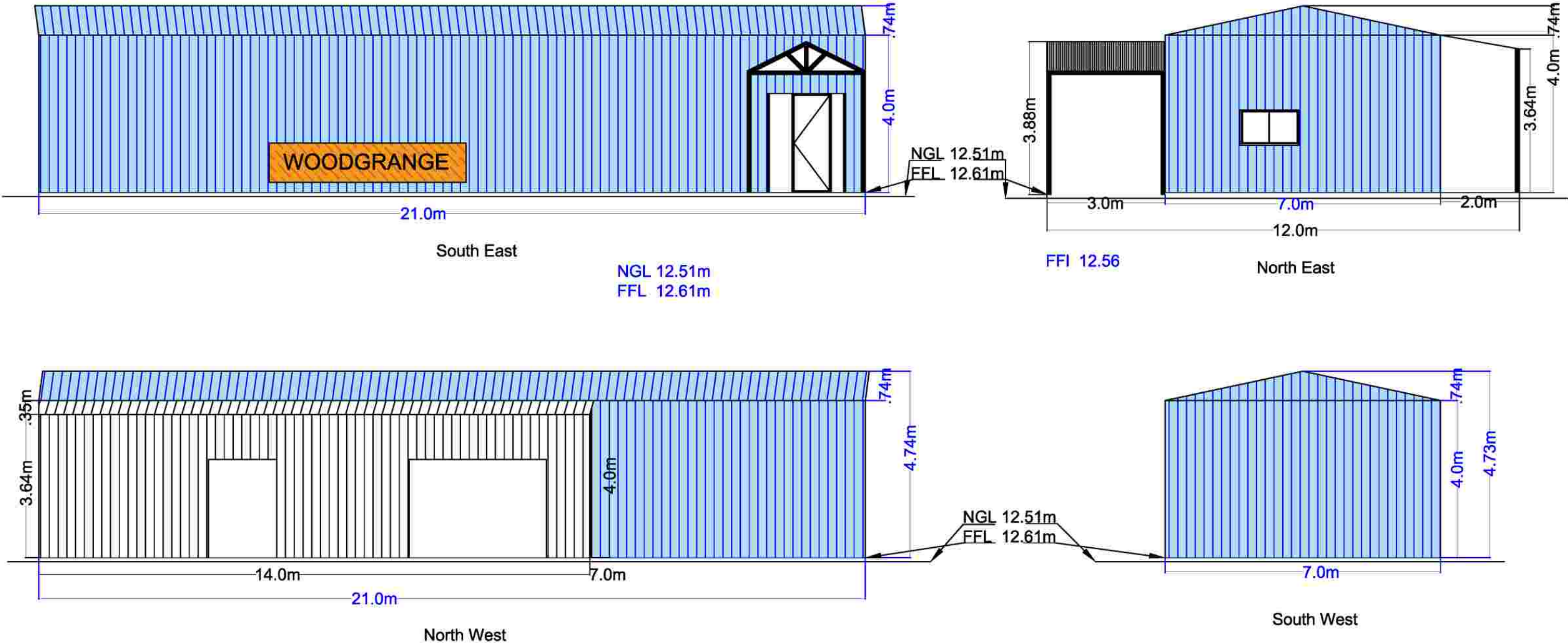


All building works to be completed in accordance with: Building Act 1993 Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

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All woodland Grey cladding with black trim



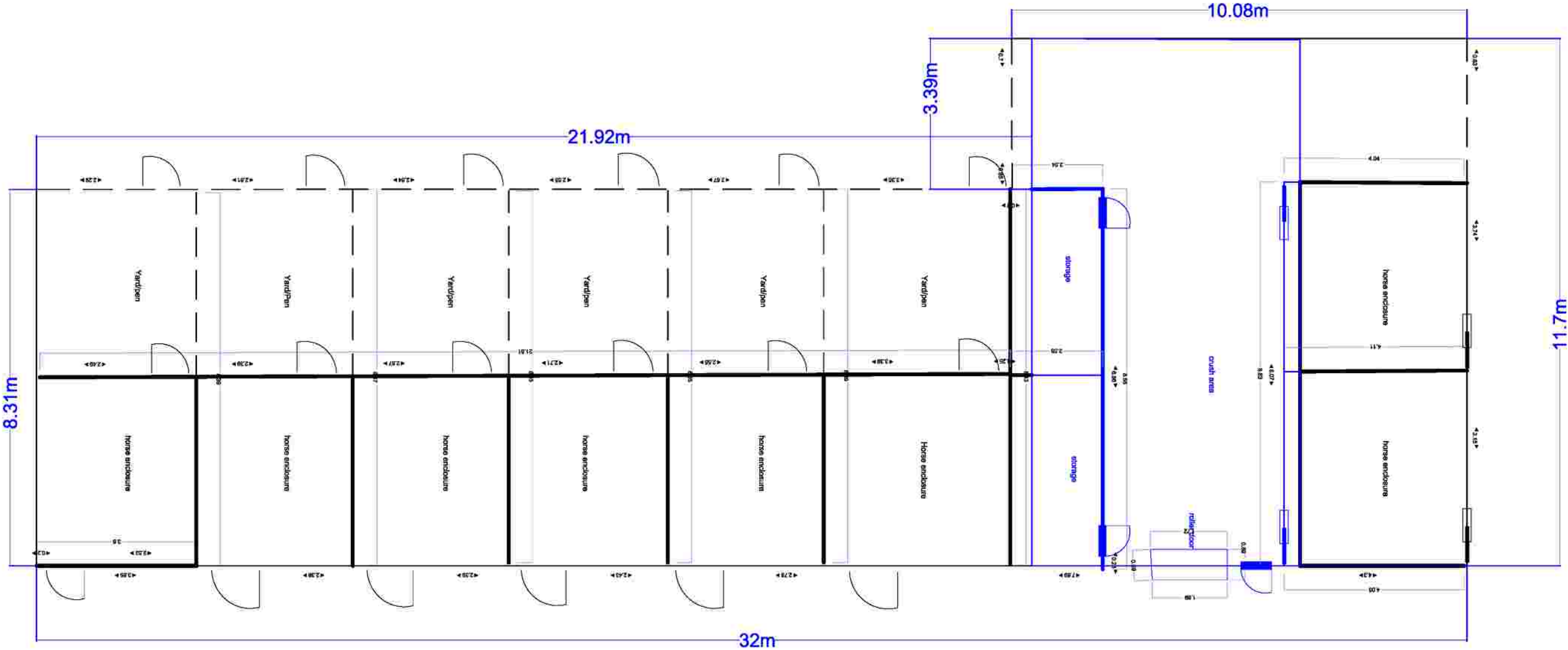
Existing Site 1

|   |              |               |   |                                 |                            |                   |            |
|---|--------------|---------------|---|---------------------------------|----------------------------|-------------------|------------|
| PROJECT ADDRESS<br>75 Tynong-Bayles Road<br>Bayles Vic 3981 | VOL<br>10473 | FOL<br>711    | PROPOSAL<br>Vet / Surgery Center<br>Minor alterations | SITING<br>42m to front Boundary | PLANNING<br>GWZ(1)<br>LSIO | SCALE<br>1:100    |            |
|   | LOT<br>2     | PS<br>426846Q |   |                                 |                            | DATE<br>17/2/2025 | ISSUE<br>B |

All building works to be completed in accordance with:  
Building Act 1993  
Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

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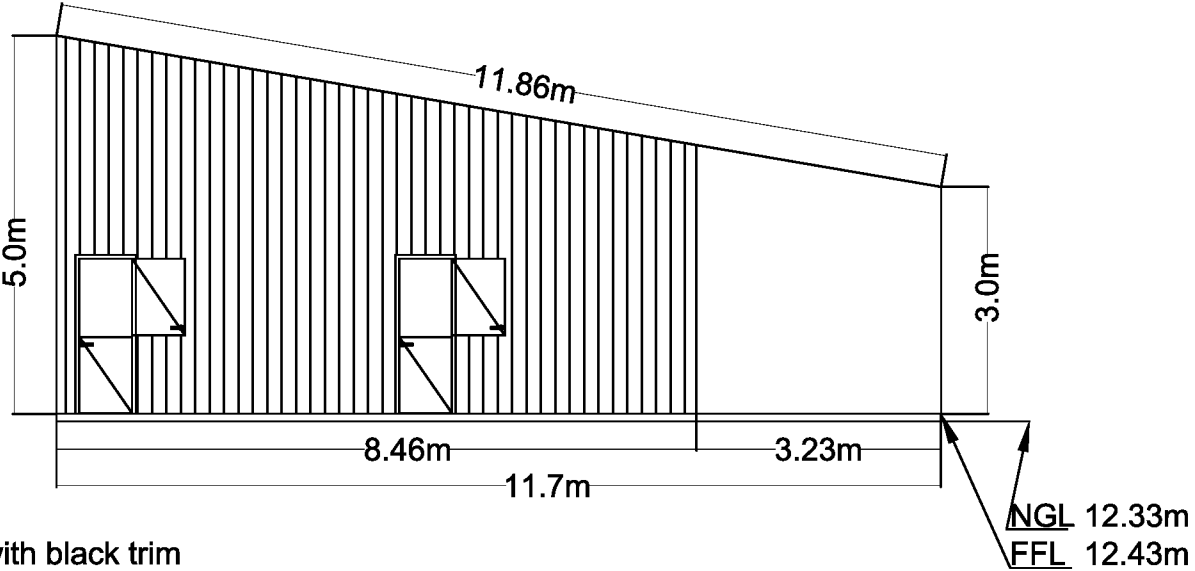
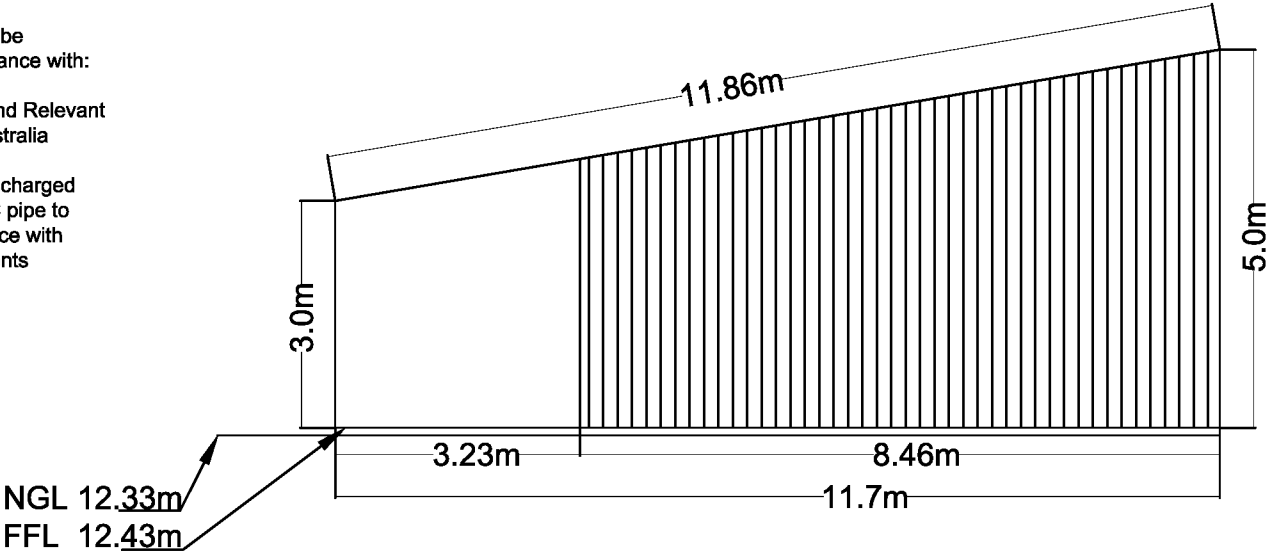
NGL 12.33  
FFL 12.43

Existing Site 3 / 5

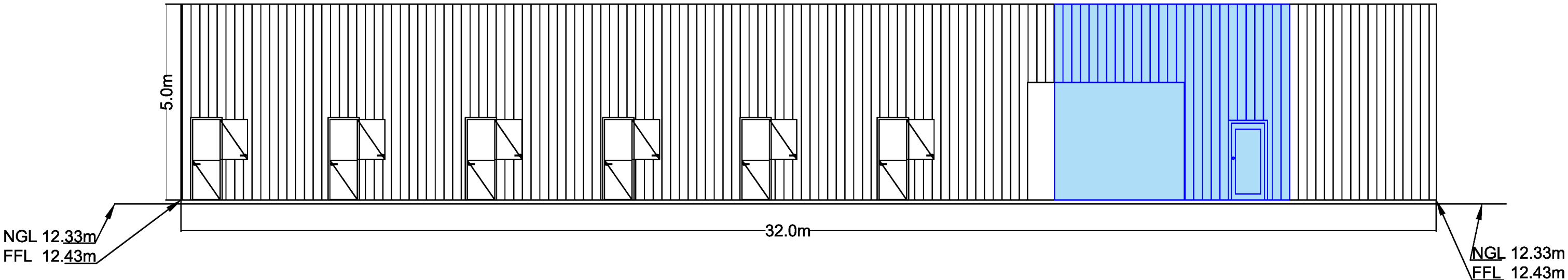
|   |              |               |                     |                                   |                            |                   |            |
|---|--------------|---------------|---------------------|-----------------------------------|----------------------------|-------------------|------------|
| PROJECT ADDRESS<br>75 Tynong-Bayles Road<br>Bayles Vic 3981 | VOL<br>10473 | FOL<br>711    | PROPOSAL<br>Stables | SITING<br>59.2m to front Boundary | PLANNING<br>GWZ(1)<br>LSIO | SCALE<br>1:100    |            |
|   | LOT<br>2     | PS<br>426846Q |                     |                                   |                            | DATE<br>17/2/2025 | ISSUE<br>B |

All building works to be completed in accordance with: Building Act 1993 Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements



All woodland Grey cladding with black trim



All woodland Grey cladding with black trim

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Elevations

## Existing Site 3 / 5

PROJECT ADDRESS

75 Tynong-Bayles Road  
Bayles Vic 3981

VOL

10473

FOL

711

PROPOSAL

Stables

SITING

59.2m to front Boundary

PLANNING

GWZ(1)  
LSIO

SCALE

1:100

DATE

17/2/2025

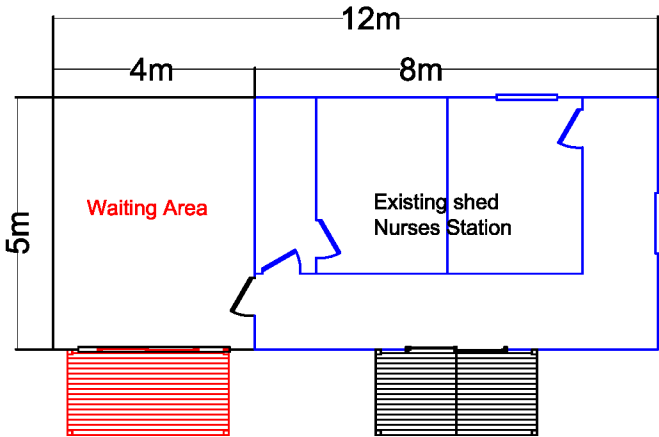
ISSUE

B

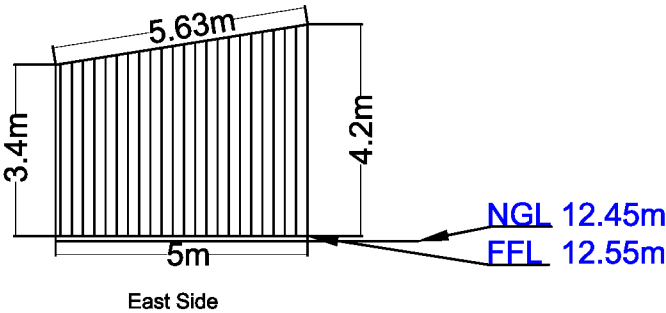
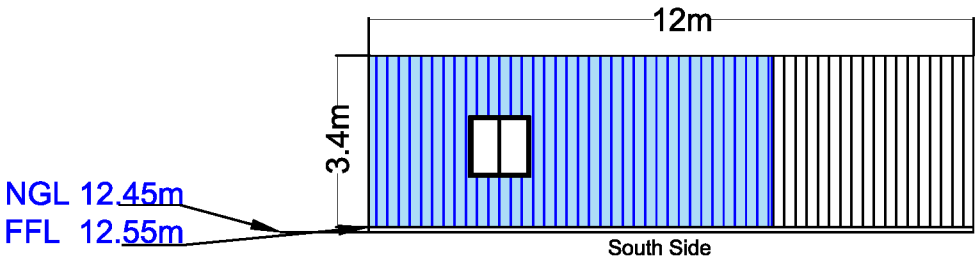
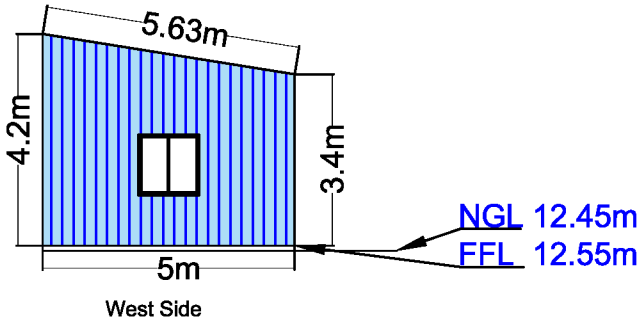
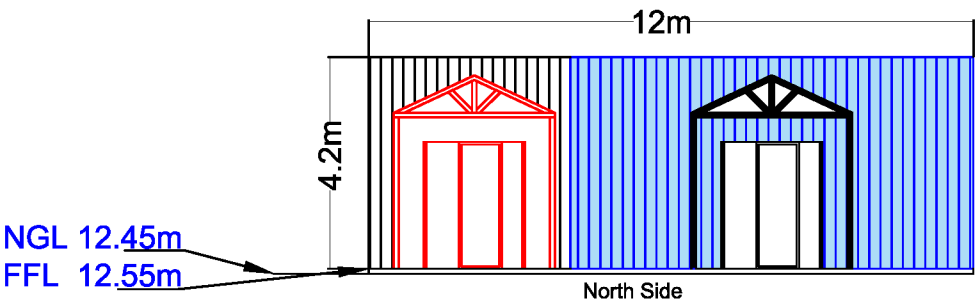
All building works to be completed in accordance with:  
Building Act 1993  
Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

All woodland Grey cladding with black trim



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Proposed

Site 6

NGL 12.45m  
FFL 12.55m

|   |              |               |   |                                   |                            |                   |            |
|---|--------------|---------------|---|-----------------------------------|----------------------------|-------------------|------------|
| PROJECT ADDRESS<br>75 Tynong-Bayles Road<br>Bayles Vic 3981 | VOL<br>10473 | FOL<br>711    | PROPOSAL<br>Nurses Station<br>Minor alterations | SITING<br>59.2m to front Boundary | PLANNING<br>GWZ(1)<br>LSIO | SCALE<br>1:150    |            |
|   | LOT<br>2     | PS<br>426846Q |   |                                   |                            | DATE<br>17/2/2025 | ISSUE<br>B |

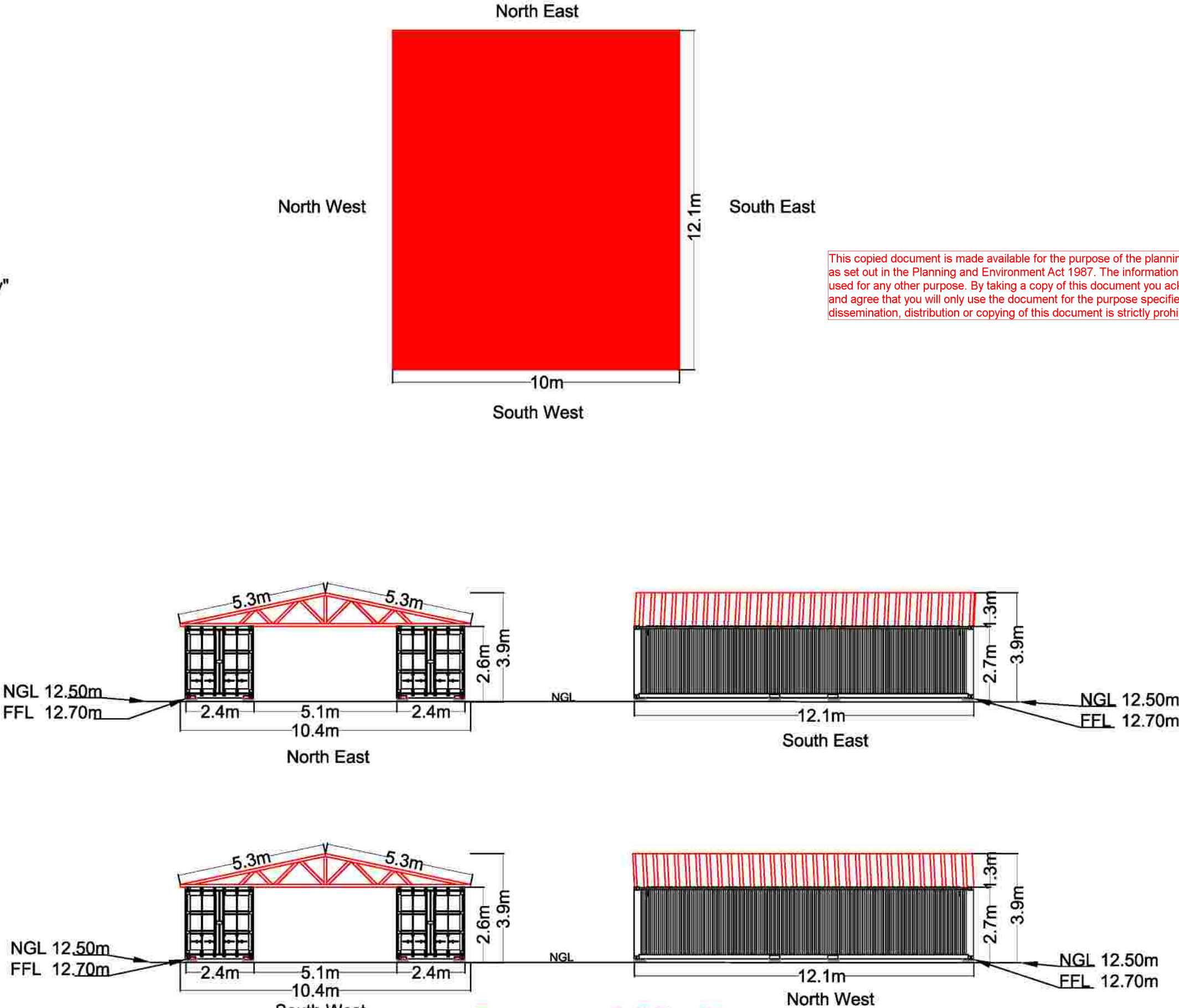


All building works to be completed in accordance with:  
Building Act 1993  
Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

Containers to be painted "woodland Grey"  
roof cover - Woodland Grey

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NGL 12.50m  
FFL 12.70m

PROJECT ADDRESS  
75 Tynong-Bayles Road  
Bayles Vic 3981

VOL  
10473  
LOT  
2

FOL  
711  
PS  
426846Q

PROPOSAL  
Shedding  
for Vet Services

SITING  
76m to front Boundary

PLANNING  
GWZ(1)  
LSIO

SCALE  
1:150  
DATE  
17/2/2025

ISSUE  
B

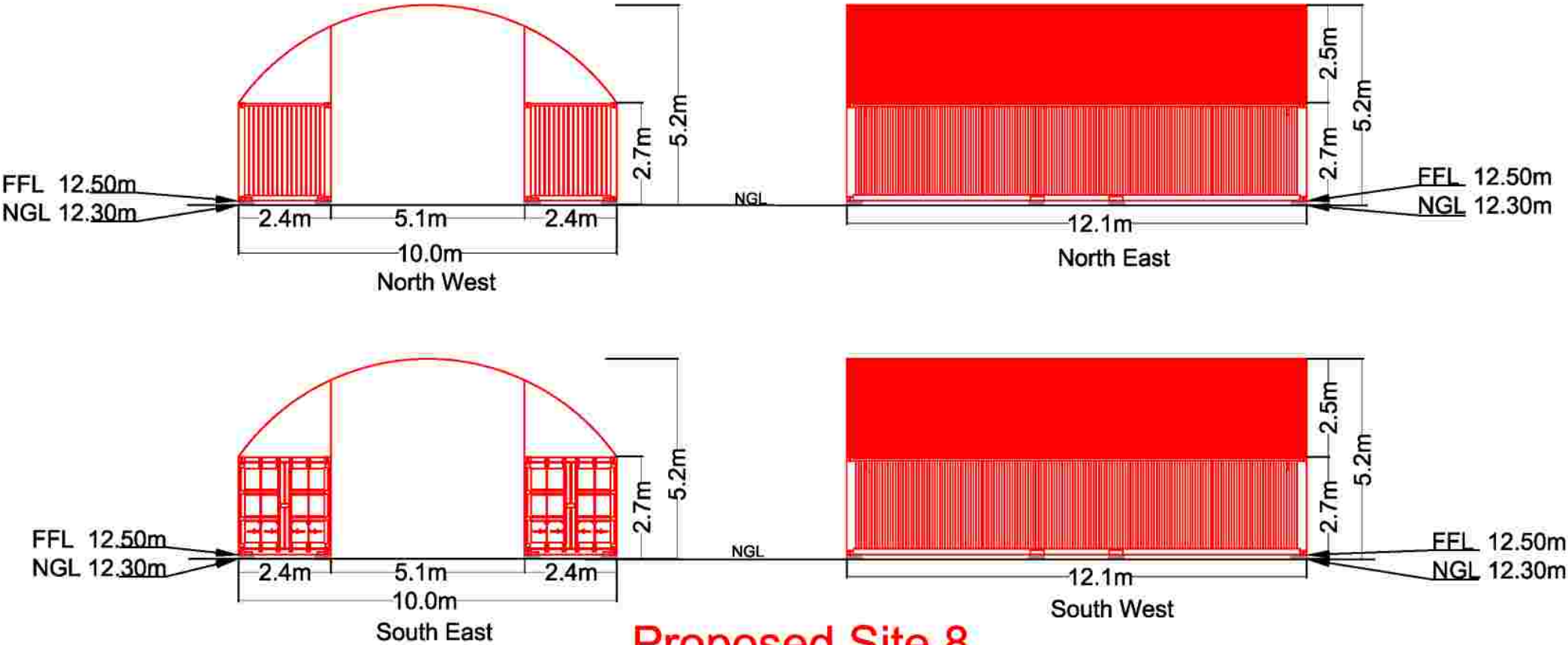


All building works to be completed in accordance with:  
Building Act 1993  
Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

Containers to be painted "woodland Grey"  
Dome cover "White"

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Proposed Site 8

|   |              |               |                      |   |                            |                   |            |
|---|--------------|---------------|----------------------|---|----------------------------|-------------------|------------|
| PROJECT ADDRESS<br>75 Tynong-Bayles Road<br>Bayles Vic 3981 | VOL<br>10473 | FOL<br>711    | PROPOSAL<br>Shedding | SITING<br>173m to North East Boundary<br>10m to North West Boundary | PLANNING<br>GWZ(1)<br>LSIO | SCALE<br>1:150    |            |
|   | LOT<br>2     | PS<br>426846Q |                      |   |                            | DATE<br>17/2/2025 | ISSUE<br>B |

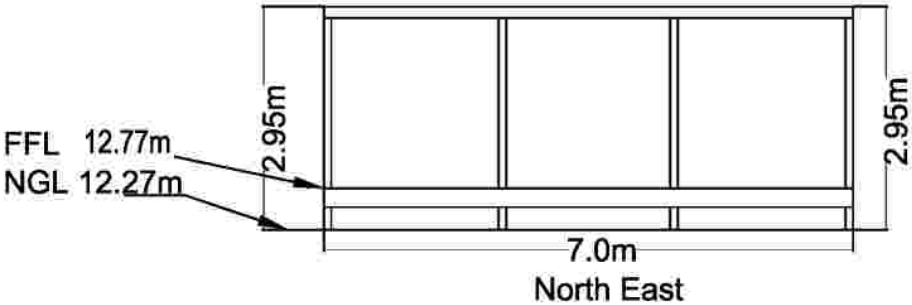
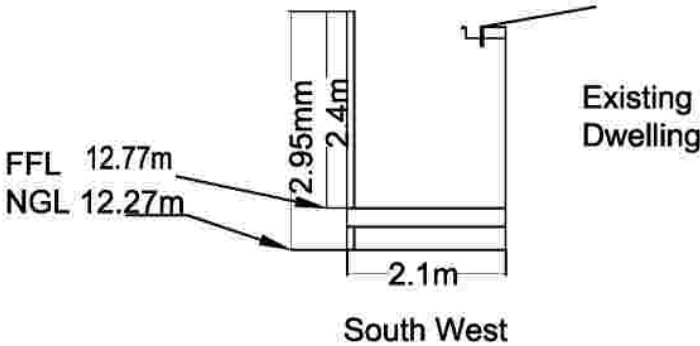
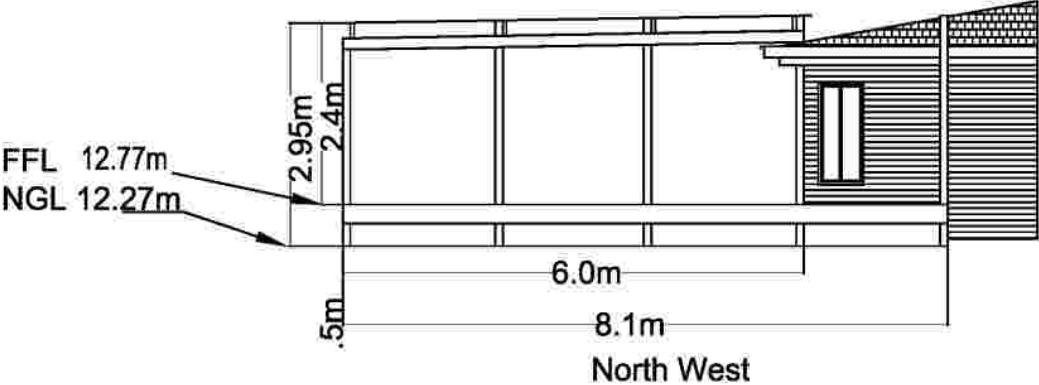
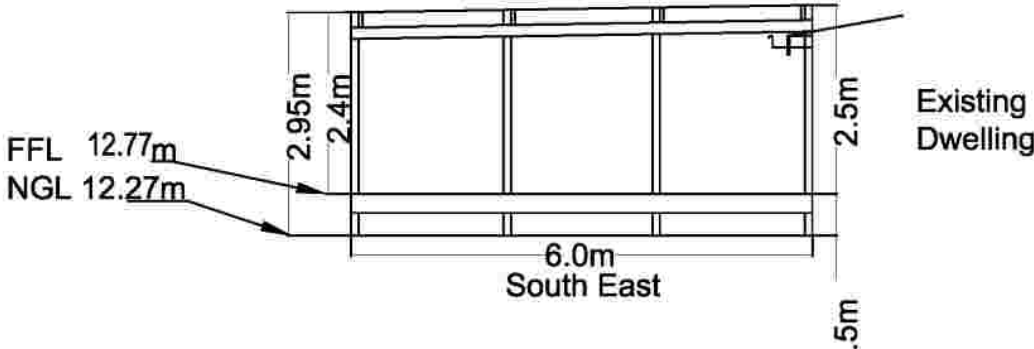
All building works to be completed in accordance with: Building Act 1993 Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements



Difference NGL to FFL 500mm

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Verandah

FFL 13.07m  
NGL 12.27m

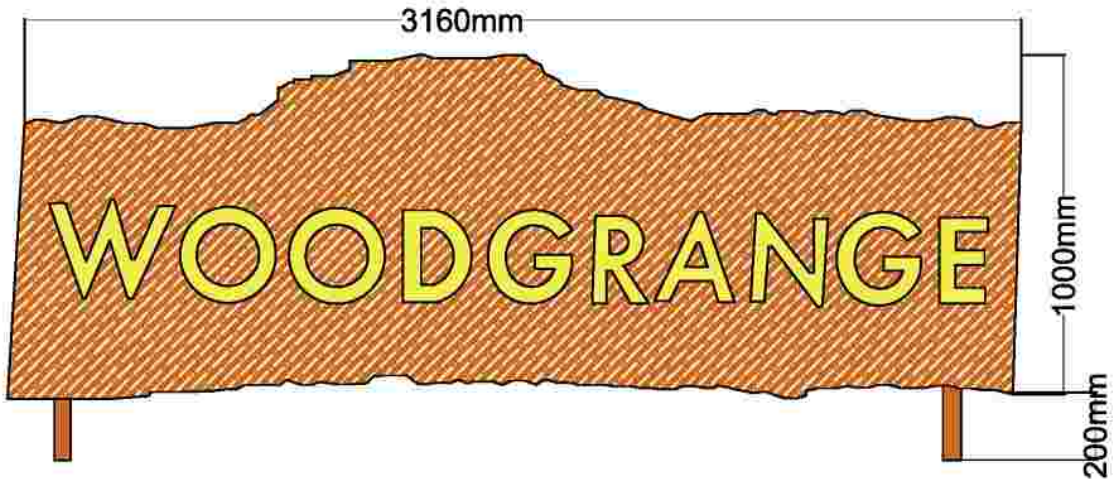
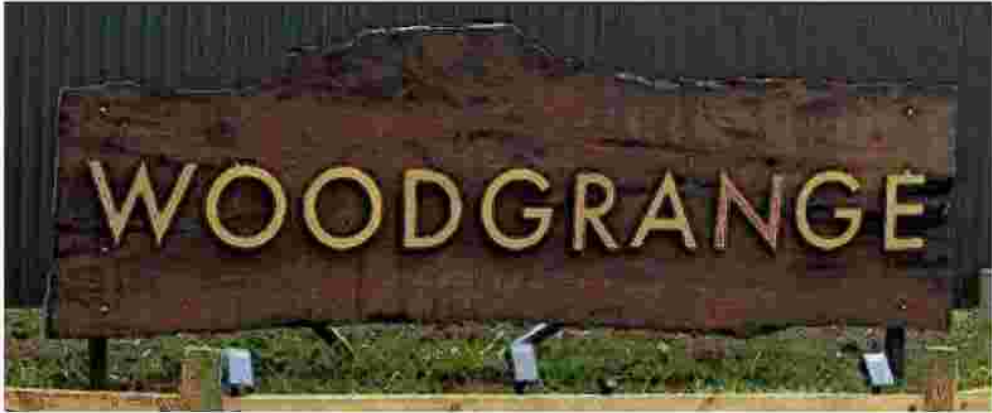
|   |              |               |                            |        |                            |                   |            |
|---|--------------|---------------|----------------------------|--------|----------------------------|-------------------|------------|
| PROJECT ADDRESS<br>75 Tynong-Bayles Road<br>Bayles Vic 3981 | VOL<br>10473 | FOL<br>711    | PROPOSAL<br>Dwelling works | SITING | PLANNING<br>GWZ(1)<br>LSIO | SCALE<br>1:100    |            |
|   | LOT<br>2     | PS<br>426846Q |                            |        |                            | DATE<br>17/2/2025 | ISSUE<br>B |



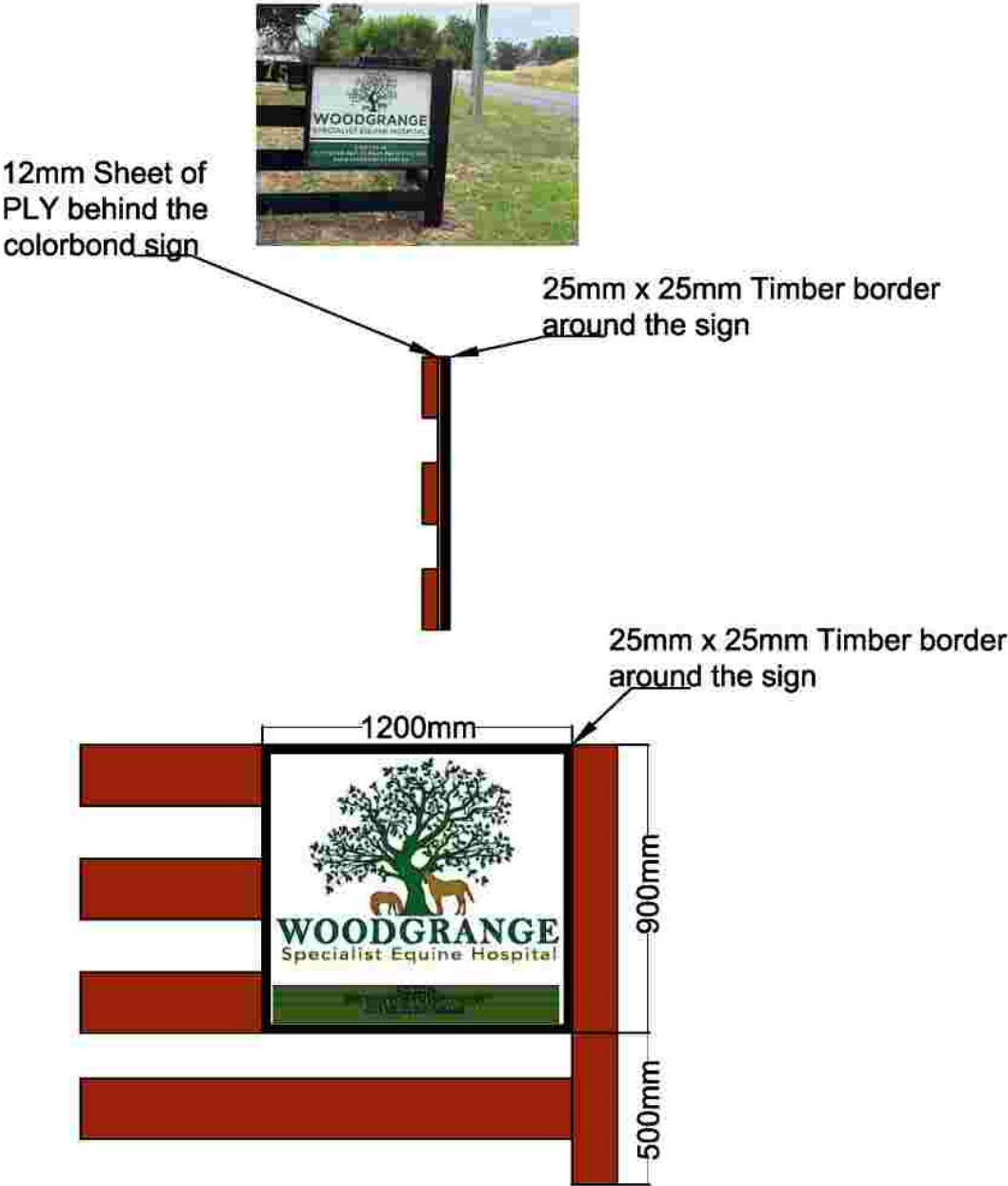
All building works to be completed in accordance with: Building Act 1993 Regulations 2018, and Relevant Building Code of Australia

Stormwater to be discharged via 90mm Dia UPVC pipe to System, in accordance with Council's Requirements

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WOODRANGE SIGN IS 200 OFF GROUND  
1M TALL  
3160 WIDE  
Located in front of Building 1 main Vet building



SIGN IS 500MM OF THE GROUND  
900 HIGH  
1200 LONG  
Located just inside the front gate on the right

|   |              |               |                         |   |                            |                    |       |
|---|--------------|---------------|-------------------------|---|----------------------------|--------------------|-------|
| PROJECT ADDRESS<br>75 Tynong-Bayles Road<br>Bayles Vic 3981 | VOL<br>10473 | FOL<br>711    | PROPOSAL<br><br>Signage | SITING<br>173m to North East Boundary<br>10m to North West Boundary | PLANNING<br>GWZ(1)<br>LSIO | SCALE              |       |
|   | LOT<br>2     | PS<br>426846Q |                         |   |                            | DATE<br>27/05/2025 | ISSUE |

## PLANNING PERMIT

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

**PLANNING PERMIT NUMBER:** T210374

**ADDRESS OF THE LAND:** L2 PS426846 V8261 F130, 75 Tynong-Bayles Road, Bayles VIC 3981

**THIS PERMIT ALLOWS:** Use of the land for a veterinary clinic (equine) and to construct and display a business identification sign, generally in accordance with the approved plans

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The layout of the uses on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. The use of the premises must not be changed without the written consent of the Responsible Authority.
3. The use must not detrimentally affect the amenity of the area, 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.Or in any other way, to the satisfaction of the Responsible Authority.
4. Except with the written consent of the Responsible Authority, the use may operate only between the hours of:
  - a. 9.00am to 6.00pm Monday to Friday.
  - b. Weekend or after hour operations in the event of an emergency.
5. Except with the written consent of the Responsible Authority, animals must not be kept or hospitalised on the premises other than during surgery hours except in the event of an emergency.
6. The veterinary clinic must not be used by more than two (2) practitioner/s at any one time except with the prior written consent of the Responsible Authority.
7. Before the use commences, all proposed areas set aside on the approved plan/s for access, circulation and car parking as shown on the approved plans must be surfaced with crushed rock or other approved all weather surfacing material, of adequate depth, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, the area must be maintained to the satisfaction of the Responsible Authority.
8. A minimum of ten (10) car spaces must be provided on the subject land for the use, including one (1) space clearly marked for use by disabled persons.
9. Before the use commences a sign to the satisfaction of the Responsible Authority must be provided directing drivers to the area/s set aside for car parking and must be located and maintained to the satisfaction of the Responsible Authority. The area of each sign must not exceed 0.3 square metres.
10. Before the use commences, provision must be made on the subject land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the Responsible Authority.

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**Date Issued:** 27 October 2021

**Signature for the Responsible Authority:**





## PLANNING PERMIT

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

**PLANNING PERMIT NUMBER:** T210374

**ADDRESS OF THE LAND:** L2 PS426846 V8261 F130, 75 Tynong-Bayles Road, Bayles VIC 3981

**THIS PERMIT ALLOWS:** Use of the land for a veterinary clinic (equine) and to construct and display a business identification sign, generally in accordance with the approved plans

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

11. All waste material not required for further on-site processing must be regularly removed from the subject land. All vehicles removing waste must be fully secured and contained to the satisfaction of the Responsible Authority so that no wastes are spilled or dust or odour is created to the satisfaction of the Responsible Authority.
12. Refuse or waste matter associated with the medical practice, including surgical waste, must be disposed of in a manner to the satisfaction of the Responsible Authority.
13. 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 affect on the environment or adjoining property owners.
14. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
15. Any upgrading of boundary or other fencing required to keep the horses/animals within the subject land must be carried out prior to the commencement of the use. The fencing must be maintained in a secure condition to the satisfaction of the Responsible Authority.
16. Enclosures must be maintained in a clean and sanitary condition at all times. An area of 1.5 metres in width around each enclosure must be kept clear of all dry grass, weeds, refuse or other materials capable of harbouring vermin to the satisfaction of the Responsible Authority.
17. Narcotics or drugs of addiction may not be kept in any part of the premises when a medical practitioner or registered nurse is not in attendance, unless secured in a manner to the satisfaction of the Responsible Authority.
18. Goods may not be sold from the dispensary other than medication prescribed by a practitioner operating from the subject land.

### Signage

19. The location and details of the business identification sign, including those on the supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
20. The sign/s must not be illuminated by external or internal light except with the written consent of the Responsible Authority.
21. The sign/s must be displayed and maintained to the satisfaction of the Responsible Authority.

### Environmental Health

22. Before the use commences, all sewage and sullage wastewater from the use must be retained within the property boundaries of the subject land to the satisfaction of the Responsible Authority.
23. Before the use commences, all new wastewater producing fixtures associated with the proposed use must be connected to the existing on-site wastewater treatment system to the satisfaction of the Responsible Authority.

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**Date Issued:** 27 October 2021

**Signature for the Responsible Authority:**



# PLANNING PERMIT

Form 4

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

**PLANNING PERMIT NUMBER:** T210374

**ADDRESS OF THE LAND:** L2 PS426846 V8261 F130, 75 Tynong-Bayles Road, Bayles VIC 3981

**THIS PERMIT ALLOWS:** Use of the land for a veterinary clinic (equine) and to construct and display a business identification sign, generally in accordance with the approved plans

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

---

24. Before the use starts, the area set aside for the waste water envelope and purposes of distribution and absorption of wastewater must be protected to prevent soil disturbance during construction of the proposed development to the satisfaction of the Responsible Authority.

## Previously Approved Plans and Permit

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---

**Date Issued:** 27 October 2021

**Signature for the Responsible Authority:**



# PLANNING PERMIT

Form 4

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

**PLANNING PERMIT NUMBER:** T210374

**ADDRESS OF THE LAND:** L2 PS426846 V8261 F130, 75 Tynong-Bayles Road, Bayles VIC 3981

**THIS PERMIT ALLOWS:** Use of the land for a veterinary clinic (equine) and to construct and display a business identification sign, generally in accordance with the approved plans

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### Expiry:

25. This permit for the use of land expires if—

- a. the use does not start within **two (2) years** after the issue of the permit; or
- b. the use is discontinued for a period of **two (2) years**.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

26. This permit for the construction and display of signage expires **fifteen (15) years** after the date it is issued. On expiry of the permit, the sign and structures built specifically to support it must be removed.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

### Notes:

- Approval to install or alter an onsite wastewater treatment system must also be obtained from Council's Health Department.
- Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development complies with the Building Act and Building Regulations.

### Melbourne Water Advice

- The requested property falls within the Koo Wee Rup Flood Protection District, designated under Zone 3. As such the property is liable to flooding from local drainage and from minor overflows of the main levee bank system, and the flood level for this property is approximated at 150mm to Natural Surface Level.
- For general development enquiries contact our Customer Service Centre on 131722.

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## Previously Approved Plans and Permit

Date Issued: 27 October 2021

Signature for the Responsible Authority

## 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 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.

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### WHAT ABOUT APPEALS?

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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.

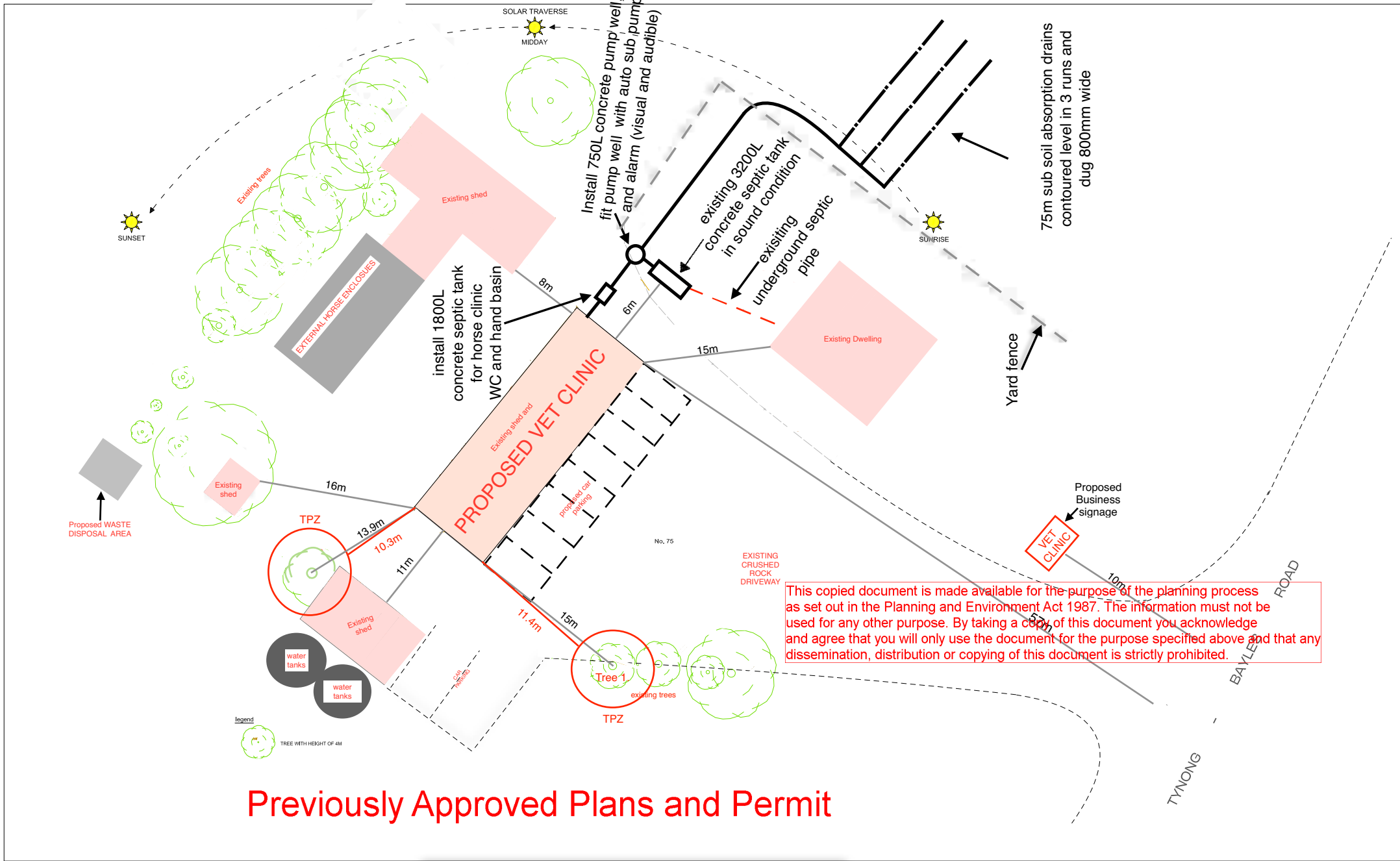
An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any unauthorised copying of this document is strictly prohibited.

Victoria Civil and Administrative Tribunal, Planning List

55 King Street, MELBOURNE, VIC 3000

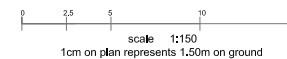
Ph (03) 9628 9777 Fax: (03) 9628 9789



# Previously Approved Plans and Permit

|            |            |
|------------|------------|
| surveyors  | d.gale     |
| drafterman | a.slacey   |
| checked    | a.slacey   |
| levels     | AHD ± 20mm |
| contours   | 0.2m       |

AHD to GNSS OBSERVATIONS at time of survey  
ORIGINAL SHEET SIZE A1 - SHEET 1 OF 1

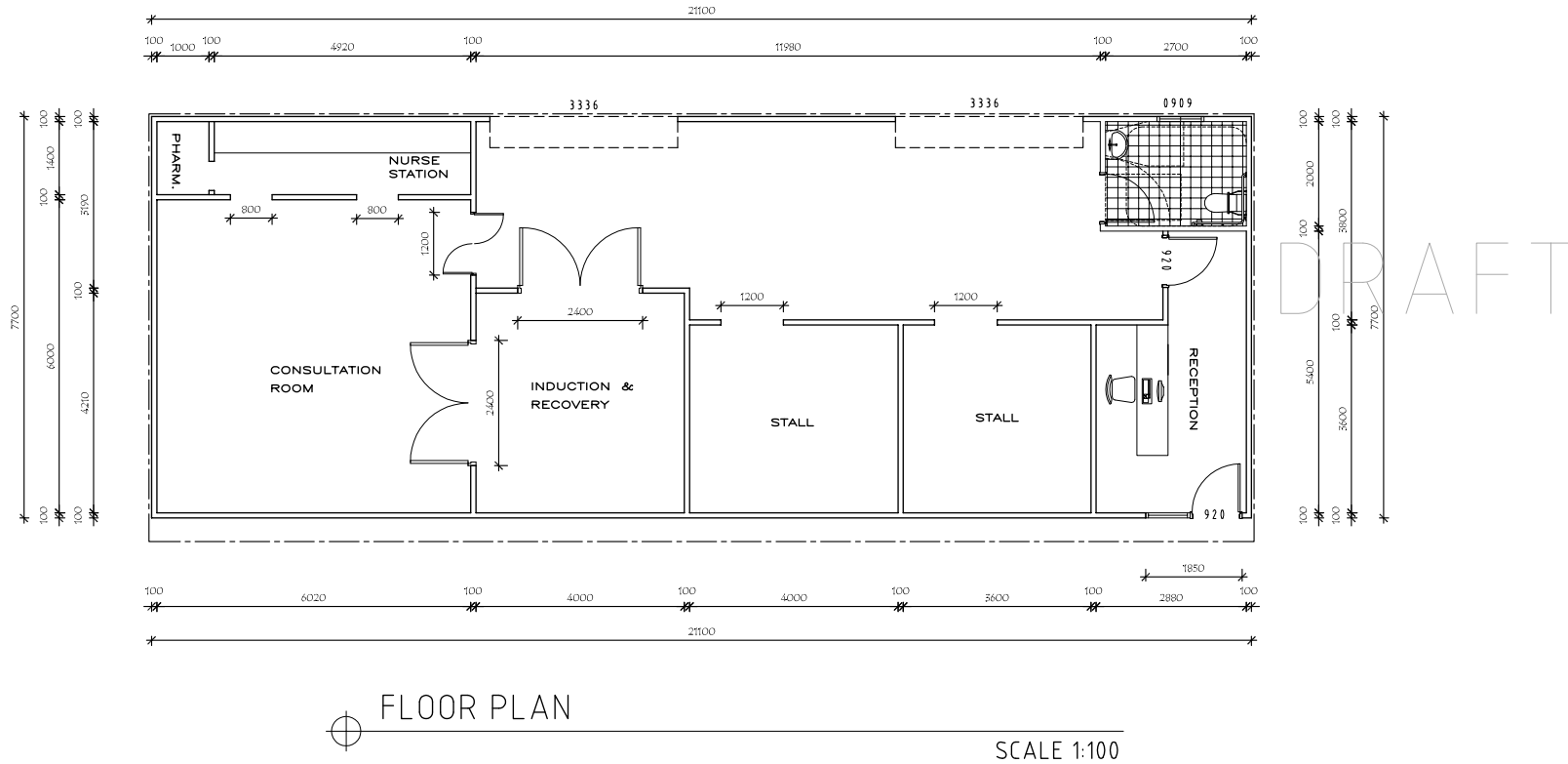


PLAN OF SURVEY  
75 TYNONG-BAYLES ROAD, BAYLES

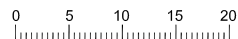
REFERENCE: 565401  
DATE: 05/05/2021  
CLIENT: JOHN RUSSELL



# Previously Approved Plans and Permit



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## AMENDMENTS

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THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA (SAS CODES AND RELEVANT BYLAWS).

THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PLACING AND CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE GIVEN OVER BUILT DIMENSIONS.

THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE LOCAL COUNCIL FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

DESIGN INTENT ONLY, NOT FOR CONSTRUCTION.

**Corona Projects**

PO BOX 1749 BOND JUNCTION NSW 1355  
PHONE: 0419 438 956  
EMAIL: info@coronaprojects.com

**DRAWING:**  
FLOOR PLAN

**SCALE:**  
1:100 @ A3

**PROJECT:**  
VET CLINIC

**ADDRESS:**  
75 TYNONG-BAYLES RD  
BAYLES

**SHEET No:**  
02

**DATE:**  
MAY  
2021

Business Signage:

We wish to add to the permit application for the erection of a business sign.

The proposed business signage may be located at the front gate where it will be visible but not cause any distraction or obstruction. (added to the site plan)

The sign may be setback 10 metres from Tynong-Bayles road

There is no existing signage on the property.

There is no known signage displayed on abutting properties.

The nearest traffic control sign is 500m from the proposed site.

As the sign is setback 10m from the road it does not in any way interfere with view lines of the road.

We propose a pole (pylon style) sign style 1m high and 2m wide supported by 2 wooden posts 1m above ground level (making the sign 2m high at its highest point.)

The entire depth of the sign including the posts and the sign material would not exceed 20cm.

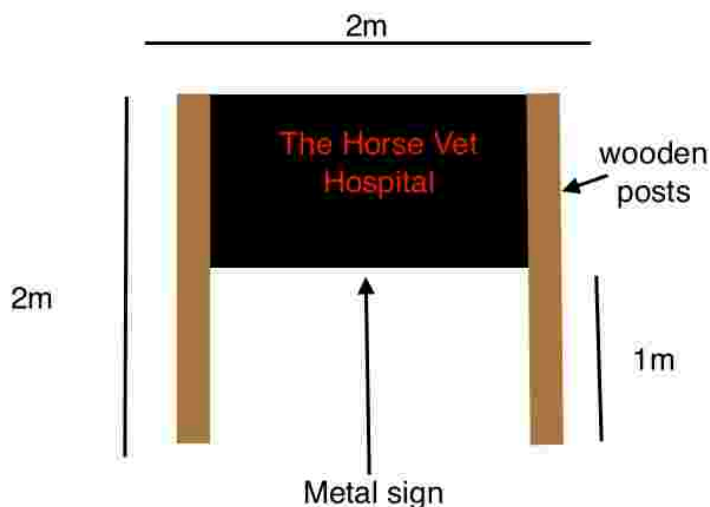
On site works would include a post driver to seat the wooden posts into the ground and some light tools to fix the sign to the posts with wood screws.

We do not intend to illuminate the sign.

The colour of the sign will be Black with Red lettering with standard Times New Roman styling.

The 2m x 1m sign may be made from metal and fixed to 2 wooden posts.

Example:



## Previously Approved Plans and Permit