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BY:.....



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Urbis Jhd Pty Ltd
Level 12
120 Collins Street
MELBOURNE VIC 3000

11 May 2007

PI: 283867
PP: 861/2006
Your Ref:

Dear Sir/Madam

Re: **Planning Permit Application No.: 861/2006**
Address: 40 Wharf Road, Corio
Proposal: Construction of nine (9) tanks to be used for the storage of bio-diesel

I refer to the Planning Permit described above and wish to advise that the Permit has been amended pursuant to Section 71(a) of the Planning and Environment Act 1987.

Please find enclosed a copy of the Amended Planning Permit attached.

Should you require any further information please contact the undersigned on 5227 0476.

Yours sincerely

A handwritten signature in black ink, appearing to read "M. McBride", written over a circular stamp.

MELISSA MCBRIDE
STATUTORY PLANNING CO-ORDINATOR

STATUTORY PLANNING
131 MYERS STREET, GEELONG

PLANNING PERMIT

Permit No. 861/2006
 Planning Scheme Greater Geelong Planning Scheme
 Responsible Authority Greater Geelong City Council

ADDRESS OF THE LAND 40 WHARF ROAD, CORIO

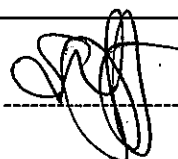
THE PERMIT ALLOWS CONSTRUCTION OF NINE (9) TANKS TO BE USED FOR THE STORAGE OF BIO-DIESEL IN ACCORDANCE WITH THE ENDORSED PLANS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
 2. Prior to the commencement of the development herein permitted, a landscaping plan (2 copies) shall be submitted to the responsible authority and when endorsed shall form part of this permit. Such plan shall show the following to the satisfaction of the responsible authority:
 - (a) All surface treatments
 - (b) The botanic and/or common name, height and width at maturity and location of all vegetation to be used to provide a satisfactory landscaping buffer around the tanks to be constructed on the south side of the major drainage line through the subject site.
 3. The landscaping plan referred to in Condition 2 above shall be prepared by a qualified landscape architect who is a member of the Australian Institute of Landscape Architects or a person with a suitable background in horticultural signs or an allied field.
 4. Before the tanks herein approved are used, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
- Note: The City may accept a bond for landscaping works in the event that ongoing water restrictions prevent establishment of the landscaping as specified.
5. The area set aside for landscaping shall be used for no other purpose.
 6. Once the development has stated it must be continued and completed to the satisfaction of the Responsible Authority.

Date Issued: 1 March 2007

Signature of the Responsible Authority: _____



CONDITIONS OF PLANNING PERMIT NUMBER 861/2006 CONTINUED

7. Siting including all buildings, works and landscaping shall be maintained in a neat, tidy and safe condition in accordance with the endorsed plans to the satisfaction of the Responsible Authority.
8. The site shall be drained to the satisfaction of the Responsible Authority and no stormwater, sullage, sewerage or polluted drainage shall drain or discharge from the land to adjoining properties.

The legal point of discharge for this site shall be determined by the City of Greater Geelong upon the provision of detailed site levels for the subject site.

All internal property drainage must be designed and constructed to satisfy ASNZS3500.

The applicant shall prepare engineer designed drainage plans at their expense and these plans must show pit and pipe sizes and invert levels, finished surface and existing surface levels and connections to Council's drainage networks. These plans shall be submitted and approved by the Responsible Authority and when approved shall form part of this permit. These plans must be approved prior to the commencement of the development.

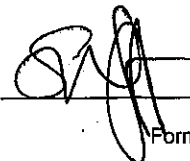
Runoff from all hard stand areas shall be treated to achieve current best practice in relation to pollutant removal targets and best practice in respect to bunding of the storage tanks herein approved to minimise the potential risk of any pollutants making their way into the stormwater drainage system servicing this site or the receiving waters of Corio Bay. A suitably experienced civil consulting engineer must design the drainage and treatment facilities, and plans must be presented to the Responsible Authority for approval prior to any site works. When approved, the plans shall form part of this permit.

During construction measures shall be taken to ensure that no polluted end/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses. Plans detailing such measures are to be forwarded to the Responsible Authority for approval prior to any construction.

9. **Construction Management Plan**
Prior to commencement of any construction on this site a detailed Construction Management Plan shall be submitted to and approved by the Responsible Authority. This plan shall detail the following:-
 - a) A Staging Plan for all construction phases including indicative dates for commencement and completion.
 - b) Intended access for construction vehicles.
 - c) Engineering assessment of assets that will be impacted on by construction and recommended techniques to minimise any adverse impact.
 - d) Details of actions to be implemented in the event of damage to abutting assets.
 - e) Details of where construction personnel shall park.
 - f) Hours/days of construction
 - g) Phone numbers of onsite personnel or other supervisory staff to be contactable in the event of issues arising onsite.
 - h) Details of site cleanliness and site clean up regimes.

Date Issued: 1 March 2007

Signature of the
Responsible Authority:



CONDITIONS OF PLANNING PERMIT NUMBER 861/2006 CONTINUED

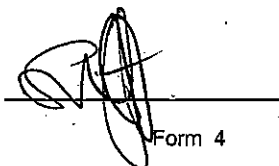
When approved this Construction Management Plan shall form part of this permit as it relates to this development.

10. Noise emissions from the buildings and works and equipment as herein approved must comply with the State Environment Protection Authority (Control of Noise from Commerce, Industry and Trade) N-1.
11. All external lighting to light the buildings and works and equipment as herein approved must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land or road reserves.
12. Work Safe Conditions
 - a. The proposed development must comply with the relevant requirements of the Dangerous Goods Act and its subordinate legislation, particularly the Dangerous Goods (Storage and Handling) Regulations 2000. In practice this means that the proposal must be in accordance with AS 1940 "The storage and handling of flammable and combustible liquids". This condition indicates, but is not limited to, the applicant (Duty Holder) ensuring that:
 - i) Potential sources of ignition are excluded from the proposed storage area and that any Hazardous areas and zones are defined in accordance with the AS/NZS 2430.2 series of Standards.
 - ii) Electrical equipment installed in the defined hazardous areas is to meet the requirements of AS2381.1 Electrical equipment for explosive gas atmospheres – Selection, installation and maintenance Part 1: General Requirements.
 - iii) The applicant must request the advice of the emergency services authority in relation to the fire protection system and the emergency plan for the facility (Regulations 436 and 436 of the Dangerous Goods (Storage and Handling Regulations 2000). This condition includes the applicant undertaking discussions with neighbouring facilities to ensure that each party is aware of the potential hazards that exist as well as the potential offsite impact that may occur in the event of an emergency incident.
 - iv) Bunding capacity is in accordance with Section 5.8 of AS 1940.
 - b) The proposed development must comply with the relevant requirements of the Occupational Health and Safety Act 2004 and its subordinate legislation, particularly the Major Hazards. In practice this means ensuring the facilities management of change processes are instigated, and that revision of the major hazards safety case is undertaken in accordance to R3056 and R404 of the major Hazards Regulations.
13. This permit will expire if one of the following circumstances apply:-
 - a) The development is not started within 2 years of the date of this permit.
 - b) The development is not completed within 4 years of the date of this permit.

The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within 3 months afterwards.

Date Issued: 1 March 2007

Signature of the
Responsible Authority:



CONDITIONS OF PLANNING PERMIT NUMBER 861/2006 CONTINUED

Note: In accordance with the protocol entered into between the City of Greater Geelong and the Wathaurong Aboriginal Co-operative – given the sensitivity of this site adjacent to Corio Bay – the permit holder is required to liaise with the Wathaurong Aboriginal Co-operative to ensure that there is appropriate compliance with all relevant State and Federal legislation in respect to Aboriginal Cultural Heritage.


CFA NOTE

That all the requirements of the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 and relevant Codes and Australian Standards relating to the storage, management and fire protection of such products.

11 May 2007

This permit has been amended pursuant to Section 71 of the Planning & Environment Act 1987 due to a clerical error. The description has been altered from four (4) tanks to nine (9) tanks.

Date Issued: 1 March 2007

Signature of the
Responsible Authority: 

INFORMATION TO ACCOMPANY

PLANNING PERMITS

Prior to commencement of the use or development authorised by the attached Planning Permit, further consents may be required from the Council and/or other authorities.

These consents could include the following:

1. **Building Permits**

This refers to the actual construction of a building. Most building works require a permit. A Building Permit may be required for a change in use of a building, even though no building alterations are proposed. If you have any queries, please contact the Building Department.

2. **Health and Food Acts**

Council's Health Department should be contacted where the land use involves food premises, eating houses, caravan parks, camping areas, hairdressers, offensive trades (e.g. wrecking yards), large scale developments requiring waste water treatment, subdivisions, boarding and lodging houses, apartment houses or public buildings (e.g. club or amusement centres).

3. **Building Over Easements**

Council's Building Surveyor has delegated authority to issue consents for construction over easements. If you have any enquiries, contact the Building Department.

4. **Other Authorities**

Initial contact with the Council could determine whether the consent of other authorities might be needed, e.g. Environment Protection Authority, Health Department, Powercor, Department of Labour and Liquor Licensing Commission.

It is important that no building works or use of the land commence prior to obtaining all the necessary permits or consents. Failure to comply may be an offence and could lead to litigation.

Planning, Building, Drainage and Health enquiries for the City of Greater Geelong Council may be made at the Myers Street Office, Ground Floor, 131 Myers Street, Geelong, during the hours of 8.00 am - 5.00 pm.