
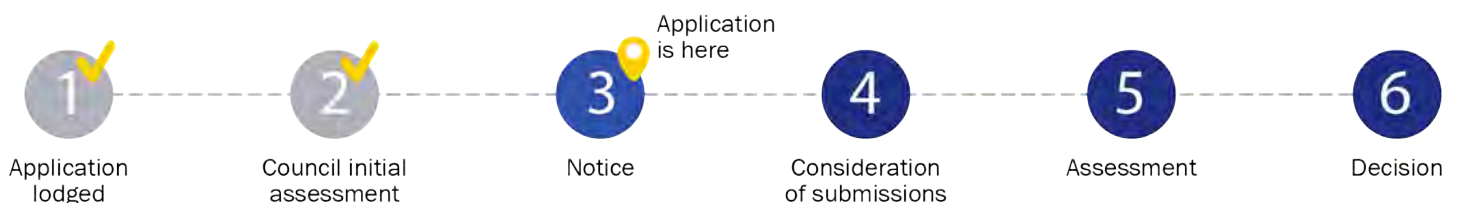


Notice of Application for a Planning Permit

The land affected by the application is located at:	L20 PS741575 V12203 F303 62 Sette Circuit, Pakenham VIC 3810
The application is for a permit to:	Use and Development of land for Moter vehicle Sales(Truck Hire)

APPLICATION DETAILS	
The applicant for the permit is:	Beacon Town Planning
Application number:	T230640
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council’s website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	

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:		19 July 2024
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>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.</p>



This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Application Summary

Portal Reference A42332MA

Basic Information

Proposed Use Warehouse development for truck hire and truck hire servicing and maintenance.
Current Use Vacant.
Cost of Works \$1,400,000
Site Address 62 Sette Circuit Pakenham 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Yes, one or more encumbrances are breached

This proposal must include all details of request to change restrictive covenant, section 173 or other obligation to be considered.

Contacts

Type	Name	Address	Contact Details
Applicant	Eric Sette Architects	8 Gloucester Court, Bulleen VIC 3105	W: 03-9852-1058 M: 0403-275-764 E: ryder@ericsette.com
Owner			
Preferred Contact	Eric Sette Architects	8 Gloucester Court, Bulleen VIC 3105	W: 03-9852-1058 M: 0403-275-764 E: ryder@ericsette.com

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 13 More than \$1,000,000 but not more than \$5,000,000	\$3,665.00	100%	\$3,665.00
	Total		\$3,665.00

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

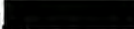
Date	Type	Filename
19-12-2023	A Copy of Title	00712940510012023121903500001.pdf
19-12-2023	Encumbrance	AF9731675.pdf
19-12-2023	Encumbrance	AM525956E.pdf
19-12-2023	Encumbrance	AT390554M.pdf
19-12-2023	A proposed floor plan	Lot 20 Sette Circuit Pakenham - 20231219.pdf
19-12-2023	Additional Document	00712940510142023121914500001.pdf

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

Lodged By

Site User	 Eric Sette Architects	23 Sun Orchid Cct, St Helena VIC 3088	W: 03-9432-2428 M: 0403-275-764 E: ryder@ericsette.com
Submission Date	19 December 2023 - 05:15:PM		

Declaration

By ticking this checkbox,  declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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

VOLUME 12203 FOLIO 303

Security no : 124111413161R
Produced 19/12/2023 02:50 PM

LAND DESCRIPTION

Lot 20 on Plan of Subdivision 741575M.
PARENT TITLE Volume 11920 Folio 035
Created by instrument PS741575M 21/04/2020

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AF973167S 16/07/2008

AGREEMENT Section 173 Planning and Environment Act 1987
AM525956E 03/02/2016

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020
AT390554M 01/07/2020

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

DIAGRAM LOCATION

SEE PS741575M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

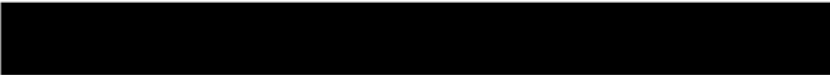
-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 62 SETTE CIRCUIT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS741575M
Number of Pages (excluding this cover sheet)	6
Document Assembled	19/12/2023 14:50

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

PLAN OF SUBDIVISION	EDITION 1	PS 741575M
----------------------------	-----------	-------------------

<p>LOCATION OF LAND</p> <p>PARISH: NAR NAR GOON</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: 32 (Part)</p> <p>CROWN PORTION: -</p> <p>TITLE REFERENCE: Volume 11920 Folio 035</p> <p>LAST PLAN REFERENCE: PS 701419D Lot B</p> <p>POSTAL ADDRESS: 1160 Healesville Koo Wee Rup Road, (at time of subdivision) PAKENHAM, Vic., 3810</p> <p>MGA CO-ORDINATES: E: 367800 ZONE: 55 (of approx centre of land in plan) N: 5782500 GDA 94</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S16/218 Planning Permit Reference: T050298-2 SPEAR Reference Number: S093222B</p> <p>Certification</p> <p>This plan is certified under section 6 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 been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Simone Norbury for Cardinia Shire Council on 16/05/2019</p> <p>Statement of Compliance issued: 16/03/2020</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance</p>
---	---

VESTING OF ROADS AND/OR RESERVES	NOTATIONS																
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>R1</td> <td>CARDINIA SHIRE COUNCIL</td> </tr> <tr> <td>RESERVE No. 5</td> <td>Ausnet Electricity Services Pty. Ltd.</td> </tr> <tr> <td>RESERVE No. 6</td> <td>Ausnet Electricity Services Pty. Ltd.</td> </tr> <tr> <td>RESERVE No. 7</td> <td>Ausnet Electricity Services Pty. Ltd.</td> </tr> <tr> <td>RESERVE No. 8</td> <td>Ausnet Electricity Services Pty. Ltd.</td> </tr> <tr> <td>RESERVE No. 9</td> <td>Ausnet Electricity Services Pty. Ltd.</td> </tr> <tr> <td>RESERVE No.10</td> <td>Ausnet Electricity Services Pty. Ltd.</td> </tr> </tbody> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	R1	CARDINIA SHIRE COUNCIL	RESERVE No. 5	Ausnet Electricity Services Pty. Ltd.	RESERVE No. 6	Ausnet Electricity Services Pty. Ltd.	RESERVE No. 7	Ausnet Electricity Services Pty. Ltd.	RESERVE No. 8	Ausnet Electricity Services Pty. Ltd.	RESERVE No. 9	Ausnet Electricity Services Pty. Ltd.	RESERVE No.10	Ausnet Electricity Services Pty. Ltd.	
IDENTIFIER	COUNCIL/BODY/PERSON																
R1	CARDINIA SHIRE COUNCIL																
RESERVE No. 5	Ausnet Electricity Services Pty. Ltd.																
RESERVE No. 6	Ausnet Electricity Services Pty. Ltd.																
RESERVE No. 7	Ausnet Electricity Services Pty. Ltd.																
RESERVE No. 8	Ausnet Electricity Services Pty. Ltd.																
RESERVE No. 9	Ausnet Electricity Services Pty. Ltd.																
RESERVE No.10	Ausnet Electricity Services Pty. Ltd.																

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

DEPTH LIMITATION

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s).
In Proclaimed Survey Area No.

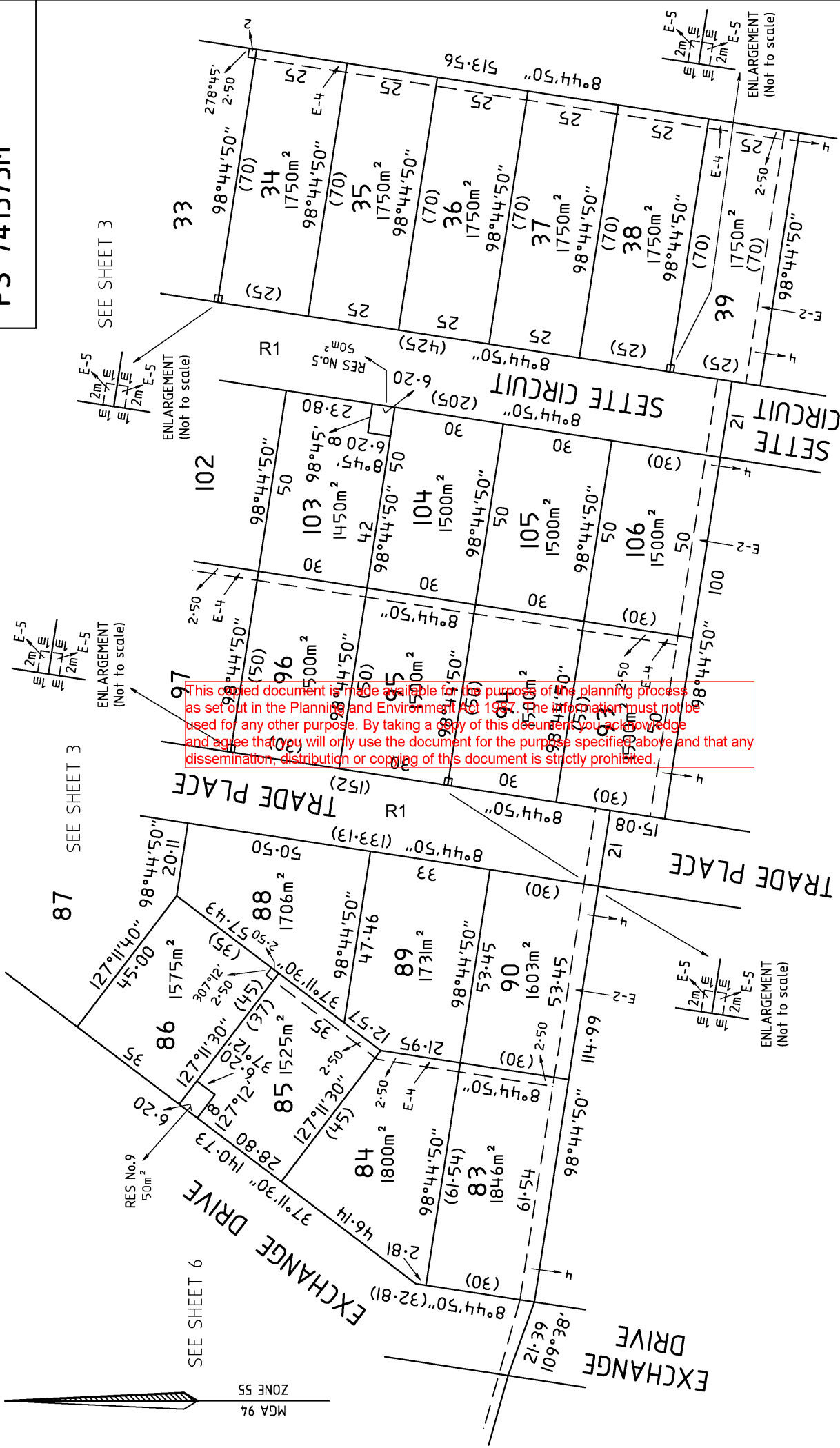
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

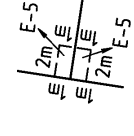
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	GAS AND PIPELINE	See plan	INST.2700841	GAS & FUEL CORPORATION OF VICTORIA
E-2	DRAINAGE	See plan	PS 701419D	CARDINIA SHIRE COUNCIL
E-4	DRAINAGE	See plan	THIS PLAN	CARDINIA SHIRE COUNCIL
E-5	POWER LINE	See plan	THIS PLAN (Sec 88 of the Electricity Industry Act 2000)	Ausnet Electricity Services Pty. Ltd.

<p>M. J. PARSONS AND ASSOCIATES LAND SURVEYORS P. O. Box 932, ELTHAM, Vic., 3095 Tel: 03 9712 0692 Mob: 0412 388 274 Email: m.j.parsons@optusnet.com.au</p>	<p>SURVEYORS FILE REF: 5155F</p> <p>Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03), 17/08/2018, SPEAR Ref: S093222B</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 1 OF 6</p>	<p>PLAN REGISTERED TIME: 02:26pm DATE: 21/04/2020 H.L. Assistant Registrar of Titles</p>
---	---	--	--

PS 741575M



This copied document is made available for the purpose of the planning process 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 purposes specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

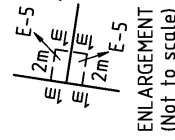


SEE SHEET 3

SEE SHEET 3



SEE SHEET 3



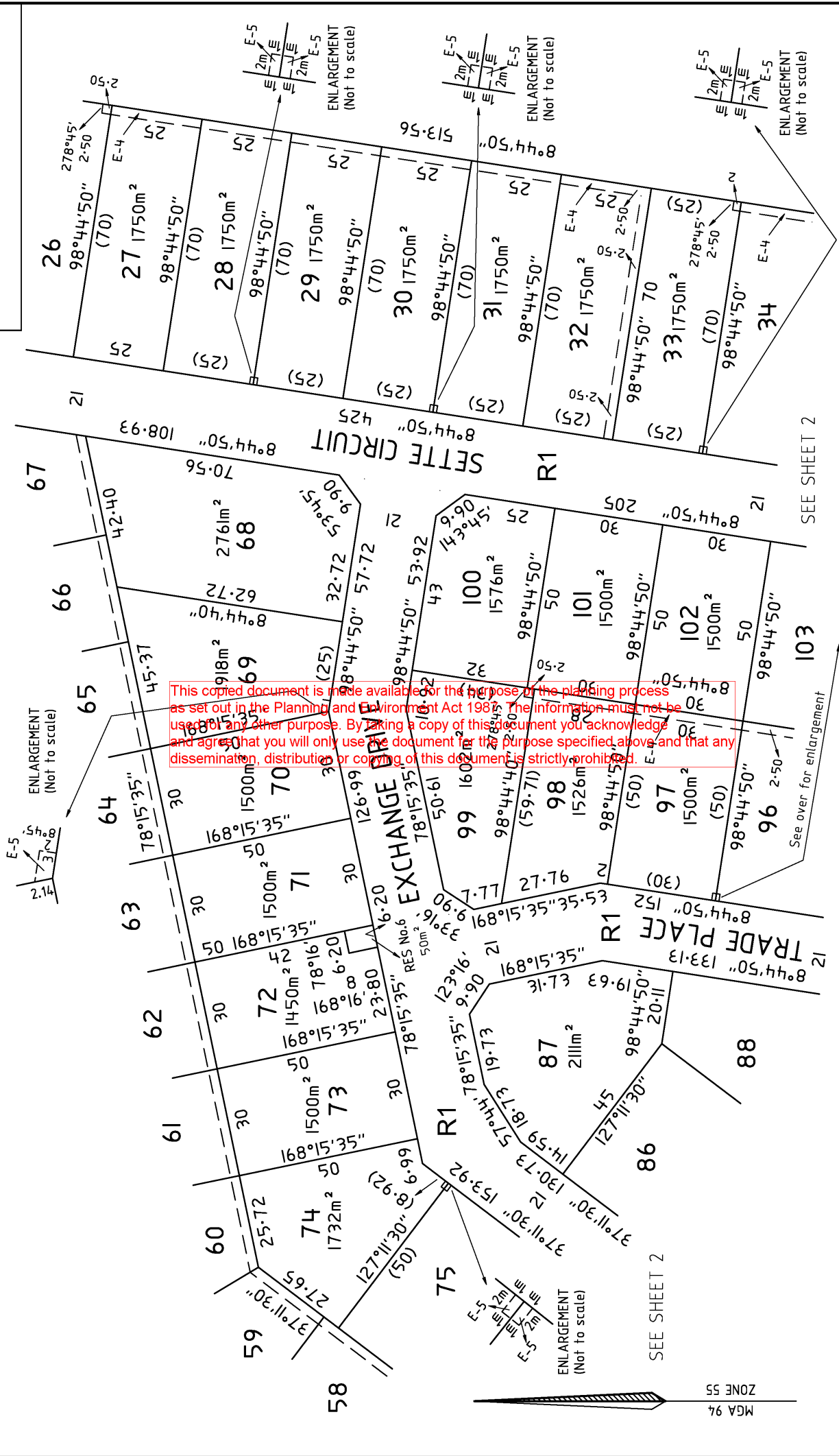
<p>SCALE 1:1000</p> <p>LENGTHS ARE IN METRES</p> <p>0 5 10 20 30 40</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 2</p>
<p>Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 17/08/2018, SPEAR Ref: S093222B</p>	<p>Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 16/05/2019, SPEAR Ref: S093222B</p>

M. J. PARSONS AND ASSOCIATES
LAND SURVEYORS
 P. O. Box 932, ELTHAM, Vic., 3085
 Tel: 03 9712 0682 Mob: 0412 388 274
 Email: m.j.parsons@optusnet.com.au

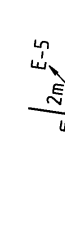
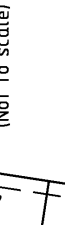
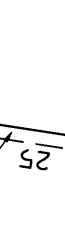
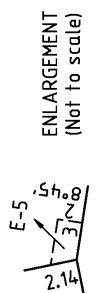
Amended by: maxwell james parsons, Licensed Surveyor 20/04/2020.

PS 741575M

SEE SHEET 4



This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



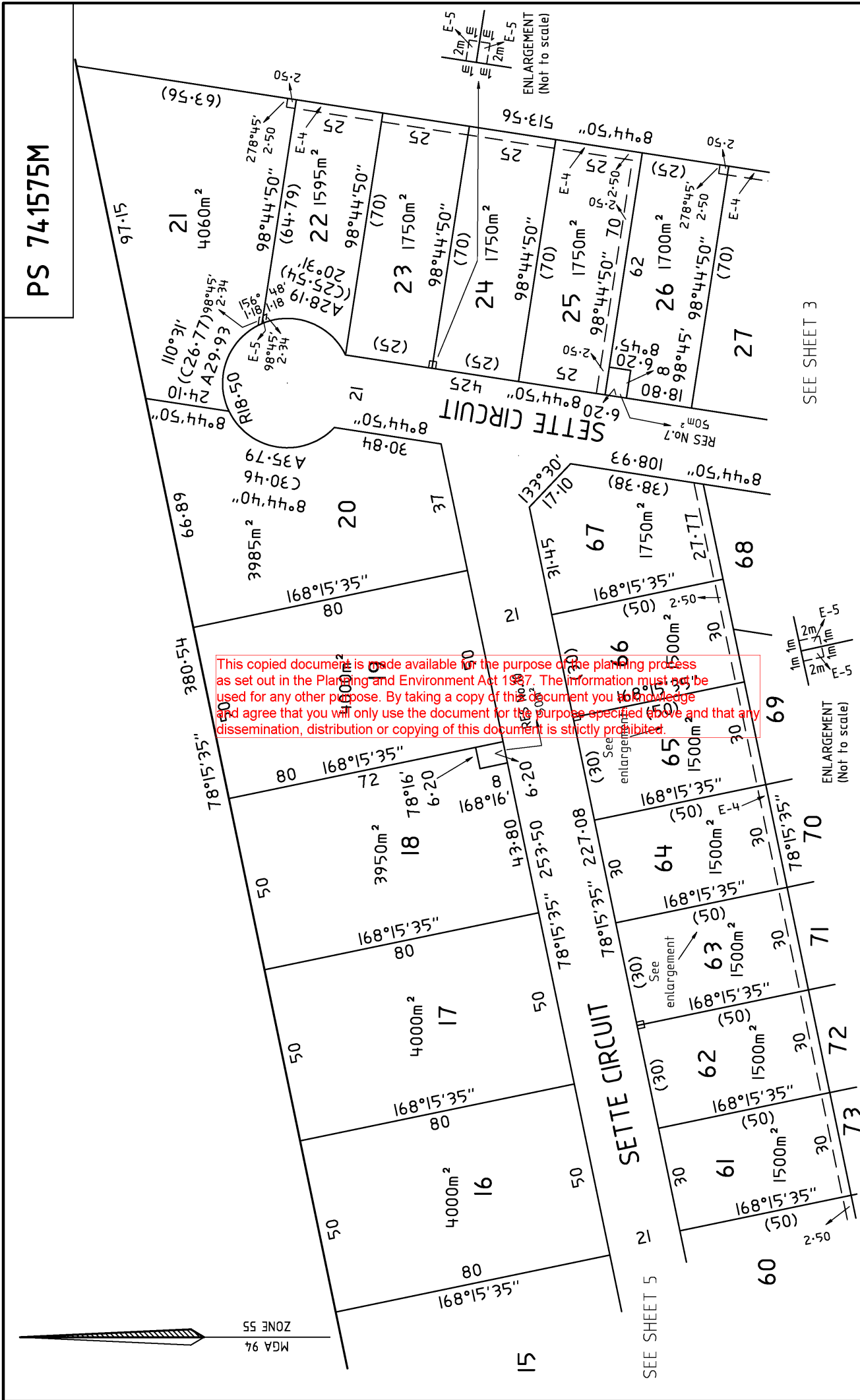
SCALE 1:1000	10 5 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
-----------------	---	----------------------------	---------

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03).
17/08/2018, SPEAR Ref: S093222B

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03).
16/05/2019, SPEAR Ref: S093222B

M. J. PARSONS AND ASSOCIATES
LAND SURVEYORS
P. O. Box 932, ELTHAM, Vic., 3085
Tel: 03 9712 0682 Mob: 0412 388 274
Email: m.j.parsons@optusnet.com.au

PS 741575M

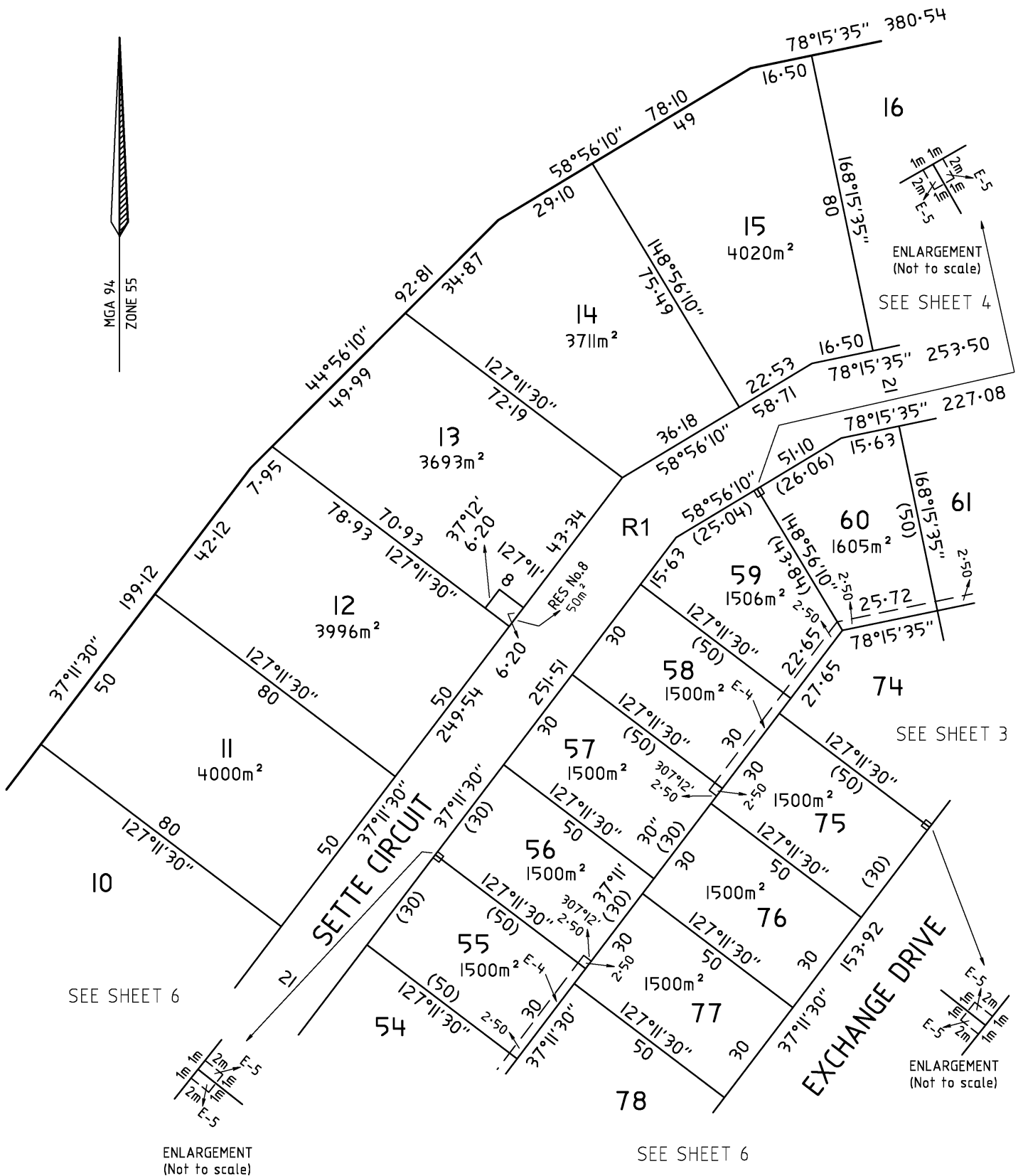


This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

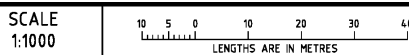
<p>SCALE 1:1000</p> <p>0 5 10 20 30 40 LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 4</p>
<p>Digitally signed by: maxwell james parsons, Licensed Surveyor, Cardinia Shire Council, 16/05/2019, SPEAR Ref: S093222B</p>	<p>Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03), 17/08/2018, SPEAR Ref: S093222B</p>
<p>M. J. PARSONS AND ASSOCIATES LAND SURVEYORS P. O. Box 932, ELTHAM, Vic., 3085 Tel: 03 9712 0682 Mob: 0412 388 274 Email: m.j.parsons@optusnet.com.au</p> <p>Amended by: maxwell james parsons, Licensed Surveyor 20/04/2020.</p>	

PS 741575M

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



M. J. PARSONS AND ASSOCIATES
LAND SURVEYORS
 P. O. Box 932, ELTHAM, Vic., 3095
 Tel: 03 9712 0692 Mob: 0412 388 274
 Email: m.j.parsons@optusnet.com.au

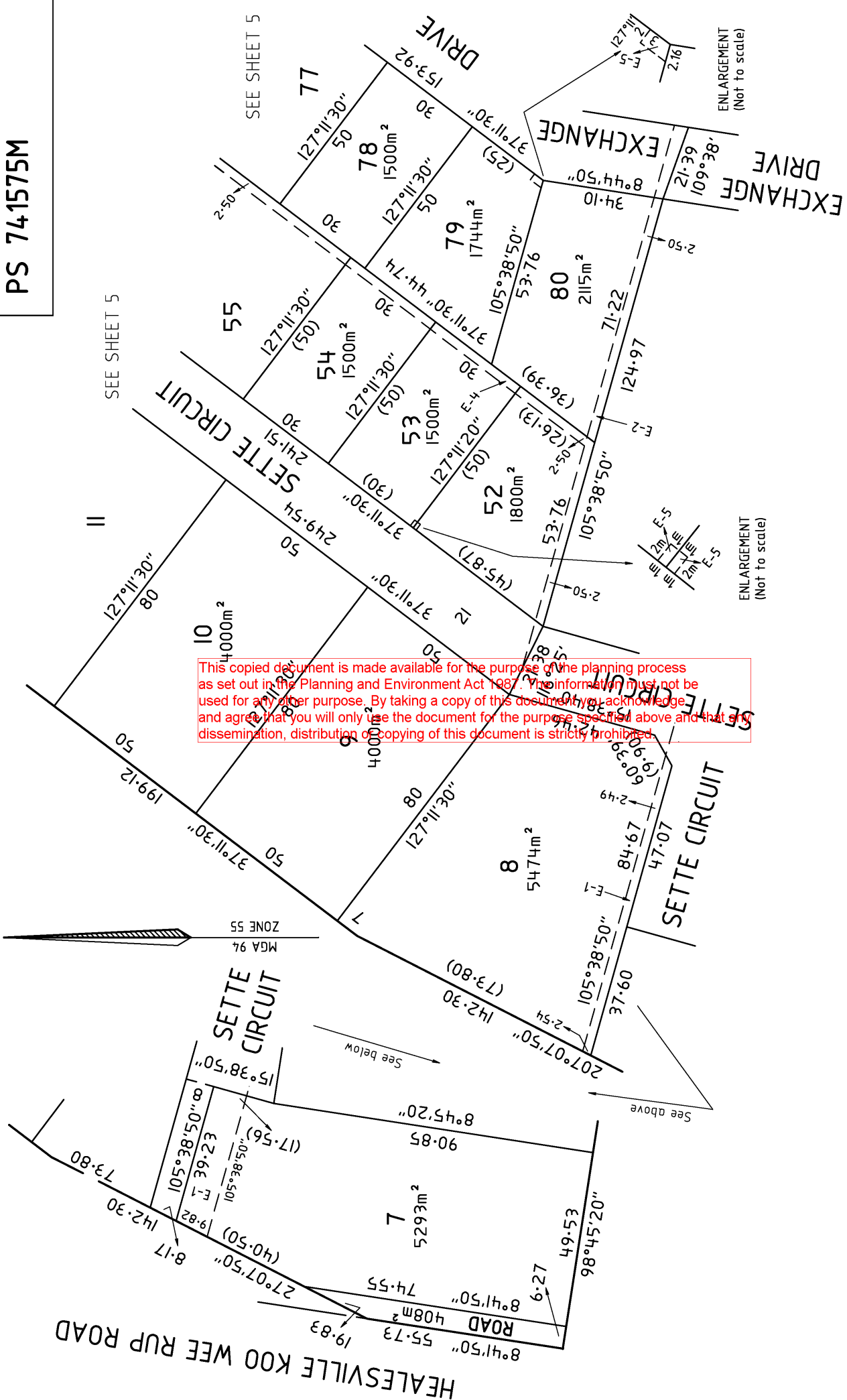


ORIGINAL SHEET SIZE: A3 SHEET 5

Digitally signed by: maxwell james parsons, Licensed Surveyor,
 Surveyor's Plan Version (03),
 17/08/2018, SPEAR Ref: S093222B

Digitally signed by:
 Cardinia Shire Council,
 16/05/2019,
 SPEAR Ref: S093222B

PS 741575M



This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

HEALESVILLE KOO WEE RUP ROAD

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

ENLARGEMENT
(Not to scale)

ENLARGEMENT
(Not to scale)

<p>SCALE 1:1000</p> <p>0 5 10 20 30 40 LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 6</p>	<p>M. J. PARSONS AND ASSOCIATES LAND SURVEYORS P. O. Box 932, ELTHAM, Vic., 3085 Tel: 03 9712 0682 Mob: 0412 388 274 Email: m.j.parsons@optusnet.com.au</p>
<p>Digitally signed by: maxwell james parsons, Licensed Surveyor's Plan Version (03). 17/08/2018, SPEAR Ref: S093222B</p>		<p>Digitally signed by: Cardinia Shire Council, 16/05/2019, SPEAR Ref: S093222B</p>

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

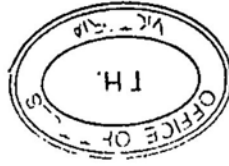
Document Type	Instrument
Document Identification	AF973167S
Number of Pages (excluding this cover sheet)	13
Document Assembled	20/09/2021 09:46

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



AF973167S

16/07/2008 \$99.90 173



APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING AND RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

Lodged at the Land Titles Office by:

Name:



Phone:

9817-2633

Address

P.O. Box 22, North Balwyn Vic 3104

Ref: Customer Code:

101735

The Authority having made an agreement referred to in section 181(I) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

Land: 1160 Kooweerup Road, Pakenham

Certificate of Title Volume 9944 Folio 050

Authority: Cardinia Shire Council, Municipal Officer, Henty Way, Pakenham Vic 3810

Section and Act under which agreement made: S173 of the Planning and Environment Act.

A copy of the Agreement is attached to this Application

Signature for the Authority

Name of Officer

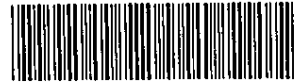
Date



This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AF973167S

16/07/2008 \$99.90 173



DATED

9th July

2008

CARDINIA SHIRE COUNCIL

and

SETTE BROTHERS PTY. LTD. (A.C.N.004756647)

**Agreement under Section 173 of the Planning and
Environment Act 1987**

Land: 1160 Kooweerup Road, Pakenham.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AF973167S

16/07/2008 \$99.90

173



TABLE OF CONTENTS

	PAGE
RECITALS	1
1. DEFINITIONS	2
2. /INTERPRETATION	3
3. AGREEMENT UNDER SECTION 173 OF THE ACT	4
4. EFFECT OF AGREEMENT	4
5. SUCCESSORS IN TITLE	4
6. COVENANTS OF OWNER	4
6.1 Specific Obligations	4
6.2 Further Actions	5
6.3 Costs	6
7. DEFAULT OF OWNER	6
8. COUNCIL'S POWERS	6
8.1 Default Notice	6
8.2 Completion of Works	7
9. INTEREST AND CHARGES	7
10. NOTICES	8
11. FURTHER ASSURANCE	8
12. INDEMNITY	8
13. NO WAIVER	8
14. SEVERABILITY	9
15. NO FETTERING OF COUNCIL'S POWERS	9
16. MORATORIUM	9
17. COUNTERPARTS	9
18. GOVERNING LAW	9
19. COMMENCEMENT OF AGREEMENT	9
EXECUTION PAGE	10

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AF973167S

16/07/2008 \$99.90 173



THIS AGREEMENT UNDER SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987 is made on 2007

BETWEEN

**Cardinia Shire Council
Municipal Offices,
Henty Way
Pakenham Vic 3810**

(Council)

AND

**Sette Brothers Pty. Ltd.
(A.C.N.004756647)
11 Read Street
Templestowe Vic 3106**

(Owner)

RECITALS:

- A. The Council is the responsible authority for the administration of the Cardinia Shire Council Planning Scheme pursuant to the provisions of the Planning and Environment Act 1987.
- B. The Owner is entitled to be the registered proprietor of the Land.
- C. On 20 July 2007 Council issued Planning Permit T.050298 (Planning Permit) allowing the subdivision of the land into one hundred and eight lots and the acquisition and creation of a carriageway easement on part Lot H LP.511176 Exchange Drive, Pakenham generally in accordance with the endorsed plans. Condition 4 of Planning Permit requires the Owners to enter into this Agreement to provide for the matters set out in that condition. A copy of the Planning Permit is available for inspection at Council Offices during normal business hours upon giving the Council reasonable notice.
- D. Condition 4 of Planning Permit provides:-
 - 4. The permit holder must enter into a Section 173 Agreement with the responsible authority for the provision of the following matters. The form and content of the agreement must be to the satisfaction of the responsible authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder. Prior to the issue of statement of compliance, the permit holder must provide a dealing number to the responsible authority to demonstrate that the agreement on the following matters has been lodged with the Land Titles Office:
 - i. implementation of the salinity management plan under condition 3(iv) that states:-
 - 3(iv) The applicant must produce a salinity management plan to the satisfaction of responsible authority that clearly states how the applicant will meet the recommendation to mitigate salinity impacts on-site as described by the report by Chadwick Group titled 'ENV306', dated 26 July 2005. The management plan must include the following elements:

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



2

- a. drainage and water infiltration design;
 - b. appropriate siting and placement of development features.
 - c. appropriate building materials and techniques;
 - d. appropriate building codes and guidelines.
- ii. the registered proprietor or proprietors for the time being of any of the lots 6 to 21 (both inclusive) must not:-
- a. construct any building outside the area shown hatched on the plan of subdivision unless having first obtained the written permission of the responsible authority.
 - b. use the area shown cross hatched on the plan of subdivision except for the purpose of vehicular parking, road access, tree planting and a five metre wide landscaped strip adjacent to the Pakenham Bypass and interchange, unless having first obtained the written permission of the responsible authority.

E. The parties enter into this Agreement:

- (a) to give effect to the requirements of the Planning Permits ; and
- (b) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Land.

OPERATIVE PROVISIONS:

1. DEFINITIONS

In this Agreement the terms and words set out in this clause shall have the following meanings unless otherwise indicated by the context:

- 1.1. “Act” means the Planning and Environment Act 1987
- 1.2. “Agreement” means this Agreement and any agreement executed by the parties expressed to be supplemental to this Agreement.
- 1.3. “Land” means Certificate of Title Volume 9944 Folio 050 at 1160 Kooweerup Road, Pakenham.
- 1.4. “Owner” means the person or persons entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Land or any part of it and includes a Mortgagee-in-Possession.
- 1.5. “Party or parties” means the Owner and Council under this Agreement as appropriate.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AF973167S



- 1.6. **“Permit”** means T050298 issued by the Council on 20 July 2007 referred to in recital C of this Agreement..
- 1.7. **“Endorsed Plan”** means the plans endorsed with the stamp of Council from time to time as the Plans which form part of the Planning Permits. A copy of the Endorsed Plans are available for inspection at Council during normal business hours upon giving the Council reasonable notice.
- 1.8. **“Mortgage”** means any mortgage as, from time to time, is registered on the Land.
- 1.9. **“Mortgagee”** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Land or any part of it.
- 1.10. **“Scheme”** means the Cardinia Shire Council Planning Scheme and any other Planning Scheme that applies to the Land.
- 1.11. **“Works”** means the works to be carried out pursuant to the Development Permit.

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

- 2.1. The singular includes the plural and the plural includes the singular.
- 2.2. A reference to a gender includes a reference to each other gender.
- 2.3. A reference to a person includes a reference to a firm, corporation or other corporate body and that person’s successors in law.
- 2.4. If the owner is more than one person this Agreement binds them jointly and each of them severally.
- 2.5. A reference to legislation includes a modification or re-enactment of it, a legislative provision substituted for it or amendment of it, and a regulation or statutory instrument issued under it.
- 2.6. All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement.
- 2.7. The recitals to this Agreement are and will be deemed to form part of the Agreement.
- 2.8. A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AF973167S



2.9. The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Land.

3. AGREEMENT UNDER SECTION 173 OF THE ACT

The Council and the Owner agree that without limiting or restricting their respective powers to enter into this Agreement and insofar as it can be so treated, this Agreement is made pursuant to Section 173 of the Act and the obligations of the Owner under the Agreement are obligations to be performed by the Owner as conditions subject to which the subject Land may be used and developed pursuant to the Planning Permit.

4. EFFECT OF AGREEMENT

This Agreement shall be deemed to come into force and effect as from the date of commencement of the Agreement and the benefit and burden of this Agreement shall run with and be annexed to the Land.

5. SUCCESSORS IN TITLE

Without limiting the operation or effect which this Agreement has, the Owner shall until such time as a memorandum of this Agreement is registered on the title to the Land ensure that the Owner successor in title:

- 5.1. give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 5.2. execute under seal a deed agreeing to be bound by the terms of this Agreement and upon such execution this Agreement shall continue as if executed by such successors as well as by the parties to this Agreement as if the successor's name appeared in each clause in which the name of the Owner appears and in addition to the name of the Owner.

6. COVENANTS OF OWNER

6.1 Specific Obligations

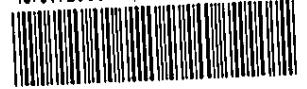
6.1.1. Compliance with other permits

The Owner agrees that regardless of any rights conferred by the Planning Scheme, except with the consent of Council, the Subdivision of the Land must be in accordance with:

- 6.1.1.1. the Subdivision Permit. A copy of the Subdivision Permit is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.
- 6.1.1.2. the plans from time to time endorsed pursuant to the Subdivision Permit.

AF973167S

16/07/2008 \$99.90 173



6.1.2. Development must be to approval of Council

The Owner agrees that if the Subdivision Permit expires after this Agreement commences, the Subdivision of the Land must be to the satisfaction of Council.

6.1.3. Things Council can take into account

The Owner agrees that in deciding whether to give its consent under this Agreement Council may consider any relevant design guide.

6.1.4. No changes without further Council consent

The Owner agrees that after the completion of the subdivision, no buildings or any works comprising the subdivision may be altered or extended without the further written consent of Council.

6.1.5. Without limiting the operation or effect from this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in which they may be affected by this Agreement.

6.2. Further Actions

The Owner agree that it will:

6.2.1. do all things necessary including the signing of any further agreements, undertakings, covenants and consents, approvals or other documents necessary for the purpose of ensuring that the Owner carries out the Owner covenants, agreements and obligations under this Agreement and to enable the Council to enforce the performance by the Owner of such covenants and undertakings; and

6.2.2. consent to the Council making application to the Registrar of the Land Titles Office to make a recording of this Agreement in the Register on the Certificates of Title of the Land in accordance with Section 181 of the Act and do all things necessary to enable the Council to do so including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that Section.

6.2.3. not sell, transfer, dispose of, assign mortgage or otherwise part with possession of the Land or any part thereof without first disclosing to any intended purchaser, transferee, assignee or mortgagee the existence and nature of this Agreement.

6.2.4. ensure that a copy of this Agreement is attached to any part of the Land together with a special condition in the following form:

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AF973167S



“Attention is drawn to the provisions of an agreement entered into under Section 173 of the Planning and Environment Act and which has been registered at the Office of Titles and the provisions of which run with the Land. A copy of such agreement is attached to and forms part of this contract”.

6.3. Costs

The Owner shall forthwith pay on demand to the Council the Council’s costs and expenses including legal expenses of and incidental to:

- 6.3.1** the negotiation, preparation, execution registration and enforcement of this Agreement including all moneys, costs (including charges for consultants, architects and legal advice and assistance) charges and expenses for which the Council may pay, incur or expend, in consequence of any default in the performance and observance of any covenant, proviso, condition or agreement herein contained or implied and on the Owner part to be performed and observed or under or in exercise or enforcement or attempted exercise or enforcement of any right, power or remedy herein contained;
- 6.3.2** administration and supervision costs of the Council properly and reasonably incurred in relation to this Agreement except for administration and supervision which the Council is obliged to undertake pursuant to its statutory duties; and
- 6.3.3** any request by the Owner for the Council’s consent or approval where such consent or approval is required under any covenant, proviso, condition or agreement herein contained or implied immediately the Council shall have expended or incurred the same.

7. DEFAULT OF OWNER

In the event of the Owner defaulting or failing to perform any of the Owner obligations under this Agreement, the Council may without prejudice to any other remedies rectify such default and the cost of any works undertaken by the Council to rectify any default shall be borne by the Owner and any such costs shall be capable of being recovered by the Council in any Court of competent jurisdiction as a civil debt recoverable summarily.

8. COUNCIL’S POWERS

8.1. Default Notice

- 8.1.1.** Should the Owner fail or neglect to carry out or complete the works the Council may cause to be served on the Owner a notice in writing (“the notice”) specifying the works in respect of which the owner is in default.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AF973167S



7

- 8.1.2. Should the default continue for a period of 14 days after the service of the notice the Council may enter upon the land and cause the works to be constructed or completed.
- 8.1.3. The notice may set out the cost as estimated by the Council of constructing or completing the construction of the Works. If the Owner do not comply with the notice to remedy the default the Council may cause to be served on the Owner a demand in writing (“the demand”) for the amount of the costs specified in the notice.
- 8.1.4. The costs specified in the demand shall be paid forthwith by the Owner to the Council.

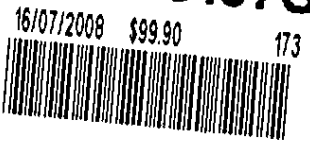
8.2. Completion of Works

- 8.2.1. As soon as practicable after the completion of the work the Council shall certify the actual costs of the works to the Council. The certificate of the Council shall be final, binding and conclusive as between the parties to this Agreement. The difference between the actual cost and the estimated cost paid to the Council pursuant to this Clause shall be paid by the Owner to the Council or by the Council to the Owner as the case may require.
- 8.2.2. If the notice does not require the Owner to pay the estimated costs, the actual costs of any works carried out by or on behalf of the Council pursuant to this Clause of this Agreement shall be paid on demand by the Owner to the Council.
- 8.2.3. The Owner covenants and agrees that the Owner will indemnify and keep indemnified the Council from and against all costs, expenses, losses or damages whatsoever which they may sustain, incur or suffer or be or become liable for or in respect of any suit, action, proceeding, judgement or claim brought by any person whatsoever arising from or referable to the carrying out of works referred to in this Clause.

9. INTEREST AND CHARGE

- 9.1. If any of the monies payable pursuant to this Agreement are not paid by the due date, the amount then due and unpaid shall attract interest from the relevant due date until the date when such money is paid at the rate of interest from time to time which the Council may be authorised by legislation to charge as interest on any unpaid rates and charges.
- 9.2. For better securing compliance with this Agreement, the Owner hereby charges in favour of the Council all the Owner’s estate and interest both legal and equitable in the Land to the extent of the obligations imposed on the Owner under this Agreement provided always that nothing in this sub-clause shall prevent the Owner from mortgaging the subject land by way of registered mortgage or otherwise for the purposes of raising funds to facilitate the development of the Land.

AF973167S



10. NOTICES

10.1. A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served

10.1.1. by delivering it personally to that party;

10.1.2. by sending it by registered prepaid post personally signed by the owner;

or

10.1.3. by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or registered prepaid post personally signed by the owner.

10.2. And notice or other communication is deemed served:

10.2.1. if delivered, on the next following business day;

10.2.2. if posted, by registered mail and personally signed for by the Owners; or

10.2.3. if sent by facsimile, at the time recorded by the facsimile machine of the party receiving the transmission provided always that if the time recorded is after business hours, the time will be deemed to be 9.00am on the business day following the transmission.

11. FURTHER ASSURANCE

Each of the parties to this Agreement shall respectively sign and execute all further documents and deeds and do all acts and things as shall reasonably be required to effect the terms and conditions contained in this Agreement.

12. INDEMNITY

The Owner covenant and agree that the Owner will indemnify and keep indemnified the Council and the Council's agents in relation to all costs, expenses, losses or damages whatsoever which the Council or its agents may sustain, incur or suffer or be or become liable for in respect of any suit, action, proceeding, judgment or claim brought by any person whatsoever arising from or referable to the matters referred to in this Agreement or any breach of this Agreement.

13. NO WAIVER

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

AF973167S

16/07/2008 \$99.90 173



14. SEVERABILITY

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this Agreement shall remain operative.

15. NO FETTERING OF COUNCIL'S POWERS

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of the Council to make or impose requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision or consolidation applicable to the lands.

16. MORATORIUM

To the fullest to which it may from time to time be lawful so to do the provisions of all statutes (including moratorium statutes) whether now existing or hereafter to come into force and operating directly or indirectly to lessen or otherwise modify or vary or affect in favour of any party the obligation of that party or stay, postpone or otherwise prevent or prejudicially affect the exercise by a party of all or any to the rights, powers and remedies conferred on the party by this Agreement are hereby expressly negated and excluded from this Agreement.

17. COUNTERPARTS

This Agreement may be executed in any number of counterparts each of which when so executed shall be deemed to be an original and such counterparts shall together constitute but one agreement.

18. GOVERNING LAW

This Agreement takes effect, is governed by and shall be construed in accordance with the laws from time to time in force in the State of Victoria.

19. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

20. The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

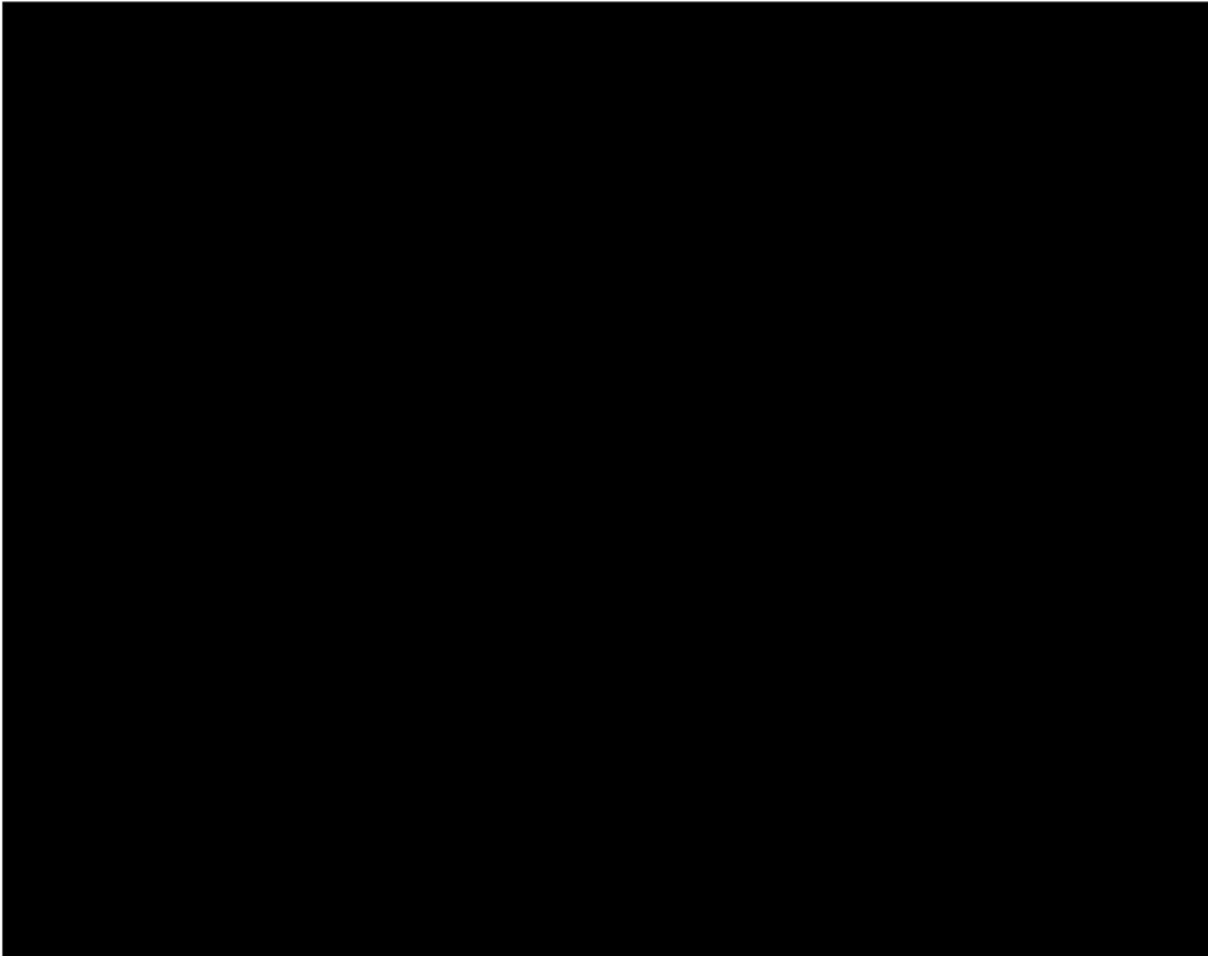
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

AF973167S

16/07/2008 \$99.90 173



EXECUTION PAGE



This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Instrument
Document Identification	AM525956E
Number of Pages (excluding this cover sheet)	12
Document Assembled	20/09/2021 09:46

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

44

Form 13

Section 181

Privacy Collecti
The information
by the Registrar
authority and is
maintaining pub
and indexes.

AM525956E

03/02/2016 \$119.70 173



APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

Lodged at the Lan



Name:

Phone:

Address:

Ref: Customer Code:

10609

The Authority having made an agreement referred to in Section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

9944

9

Land: Volume ~~9940~~ Folio 050

Authority: CARDINIA SHIRE COUNCIL of Henty Way, Pakenham, Vic. 3810

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act 1987

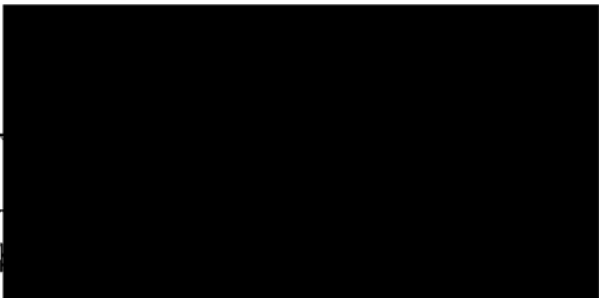
A copy of the Agreement is attached to this Application.

Signature for the Authority:

[Handwritten signature]

Name of Officer:

Date:



This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AM525956E

03/02/2016 \$119.70 173



Agreement under Section 173 of the
Planning and Environment Act 1987 between

CARDINIA SHIRE COUNCIL

And

ROADS CORPORATION

And

SETTE BROTHERS PTY LTD

Subject Land:

NO. 1160 KOO WEE RUP ROAD, PAKENHAM
Certificate of Title Volume 9940 Folio 050

2017662_5VC

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AM525956E

03/02/2016 \$119.70 173



Table of Contents

1.	DEFINITIONS AND INTERPRETATION	4
1.1	Definitions	4
1.2	Interpretation	5
1.3	Headings	5
2.	CONFIRMATION OF RECITALS	5
3.	SPECIFIC OBLIGATIONS OF THE OWNER:	6
4.	FURTHER OBLIGATIONS OF THE OWNER	6
4.1	Notice and Registration	6
4.2	Further actions	6
4.3	Costs	6
5.	EFFECT OF THE AGREEMENT AND REGISTRATION	7
5.1	Agreement under Section 173 of the Act	7
5.2	Covenants to run with the Subject Land	7
6.	OWNER'S WARRANTIES	7
7.	SUCCESSORS IN TITLE	7
8.	GENERAL MATTERS	7
8.1	Notices	8
8.2	Service of Notices	8
8.3	No Waiver	8
8.4	Severability	8
8.5	No Fettering of Council's Powers	9
8.6	No Fettering of VicRoads' Powers	9
9.	COMMENCEMENT OF AGREEMENT	9
10.	AMENDMENT OF AGREEMENT	9
11.	ENDING OF AGREEMENT	9
12.	GOVERNING LAW	10

2017662_51C

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AM525956E

03/02/2016 \$119.70 173



**THIS AGREEMENT UNDER SECTION 173
OF THE PLANNING AND ENVIRONMENT ACT 1987**

Is made on the 11 day of December 2015

BETWEEN

CARDINIA SHIRE COUNCIL
of Henty Way, Pakenham Vic 3810

("Council")

AND

ROADS CORPORATION
of 60, Denmark Street, Kew Vic 3101

("VicRoads")

AND

SETTE BROTHERS PTY LTD
(A.C.N. 004 756 647)
of 11 Read Street, Templestowe Vic 3106

("Owner")

In relation to land described in Certificate of Title Volume 9940 Folio 050 and located at 1160 Koo Wee Rup Road, Pakenham ("**Subject Land**")

RECITALS

- A. Cardinia Shire Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. VicRoads means the Roads Corporation, being the body established under section 15 of the *Transport Act 1983* and continued under the *Transport Integration Act 2010*, and includes any successor to that body.
- C. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- D. On **20 July 2007** Council issued Planning Permit No. **T050298** allowing the subdivision of the Subject Land into one hundred and eight lots and the acquisition and creation of a carriageway easement on part Lot H PS511176M Exchange Drive, Pakenham generally in accordance with the endorsed plans ("**Planning Permit**"). On 21 December 2009, 18 November 2009 and 15 August 2014, the Planning Permit was amended.
- E. Condition 47 of the Planning Permit requires the Owner to enter into this Agreement to provide that no compensation will be payable as a result of the possible future closure

2017662_51C

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AM525956E



of Livestock Way at the intersection of Healesville-Koo Wee Rup Road when required by VicRoads, provided suitable alternative access is provided to the local road network;

A copy of the Planning Permit, as amended, may be inspected at the Council Offices during normal business hours upon giving the Council reasonable notice.

- F. The parties enter into this Agreement:
- (a) to give effect to the requirements of Condition 47 of the Planning Permit; and
 - (b) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

THE PARTIES AGREE

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the Planning and Environment Act 1987;

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this Agreement;

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it;

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession;

Party or parties means the Owner, Council and VicRoads under this Agreement as appropriate;

Planning Permit means the Amended Planning Permit No.T050298-2 referred to in recital D of this Agreement;

Planning Scheme means the Cardinia Planning Scheme and any other planning scheme that applies to the Subject Land;

AM525956E

03/02/2016 \$119.70 173



Subject Land means the land situated at 1160 Koo Wee Rup Road, Pakenham being Lot 1 on LP 137522 and being the land referred to in Certificate of Title Volume 9944 Folio 050.

1.2 Interpretation

In this Agreement unless the context admits otherwise:

- a. The singular includes the plural and vice versa.
- b. A reference to gender includes a reference to each other gender.
- c. A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- d. If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- e. A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- f. A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- g. The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- h. The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land and every part thereof.

1.3 Headings

In this Agreement, headings are for convenience only and do not affect interpretation.

2. CONFIRMATION OF RECITALS

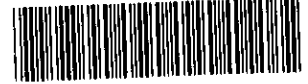
Each of the parties to this Agreement confirms the recitals that relate to that party.

2017662_51C

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AM525956E

03/02/2016 \$119.70 173



3. SPECIFIC OBLIGATIONS OF THE OWNER:

The Owner acknowledges and agrees that no compensation will be payable to the Owner or its successors in Title as a result of the possible future closure of Livestock Way at the intersection of Healesville-Koo Wee Rup Road, when required by VicRoads, provided suitable alternative access is provided to the local road network.

4. FURTHER OBLIGATIONS OF THE OWNER

4.1 Notice and Registration

- a. The Owner covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns;
- b. the Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

4.2 Further actions

The Owner further covenants and agrees that:

- a. the Owner will do all things necessary to give effect to this Agreement;
- b. the Owner will comply with the requirements of all statutory authorities in relation to the development of the Subject Land;
- c. the Owner will comply with all statutory regulations local laws and planning controls in relation to the Subject Land.

4.3 Costs

The Owner further covenants and agrees that the Owner will pay the Council and VicRoads' costs (including legal costs) of:

2017662_5\C

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AM525956E



- a. The preparation, negotiation and execution of this Section 173 Agreement (inclusive of GST and disbursements);
- b. The registration of this Agreement on the title under Section 181 of the Act.

5. EFFECT OF THE AGREEMENT AND REGISTRATION

5.1 Agreement under Section 173 of the Act

The parties agree that without limiting or restricting their respective power to enter into this Agreement and, insofar as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

5.2 Covenants to run with the Subject Land

The parties agree and declare that the obligations imposed on the Owner under this Agreement are intended to take effect as covenants which shall be annexed to and run at law and equity with the whole or any part of the Subject Land and bind the Owner, its successors, transferees and permitted assigns and the registered proprietor or proprietors for the time being of the Subject Land.

6. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

7. SUCCESSORS IN TITLE

Without limiting the operation or effect which this Agreement has, the Owner must ensure that until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- a. give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- b. execute a deed agreeing to be bound by the terms of this Agreement.

8. GENERAL MATTERS

2017662_5AC

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AM525956E

03/02/2016 \$119.70 173



8.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- a. by delivering it personally to that party;
- b. by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- c. by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

8.2 Service of Notices

A notice or other communication is deemed served:

- a. if delivered, on the next following business day;
- b. if posted, on the expiration of two business days after the date of posting; or
- c. if sent by facsimile, on the next following business day unless the receiving party has requested transmission before the end of that business day.

8.3 No Waiver

Any time or other indulgence granted by Council or VicRoads to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council or VicRoads against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council or VicRoads in relation to the terms of this Agreement.

8.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

AM525956E



8.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

8.6 No Fettering of VicRoads' Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of VicRoads to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans applicable to the Subject Land or relating to any use or development of the Subject Land.

9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

10. AMENDMENT OF AGREEMENT

This Agreement may be amended in accordance with section 178 of the Act:

- a. by agreement between the Council and all persons who are bound by any covenant in the Agreement; or
- b. otherwise in accordance with Division 2 of Part 9 of the Act.

11. ENDING OF AGREEMENT

- a. This Agreement may be terminated by agreement between the Council and the Owner in accordance with section 177 of the Act or otherwise in accordance with Division 2 of Part 9 of the PE Act.
- b. As soon as reasonably practicable after the Agreement has ended the Council will, at the request and at the cost of the Owner, make application to the Registrar of Titles under section 183(2) of the Act to cancel the recording of this Agreement on the Register.

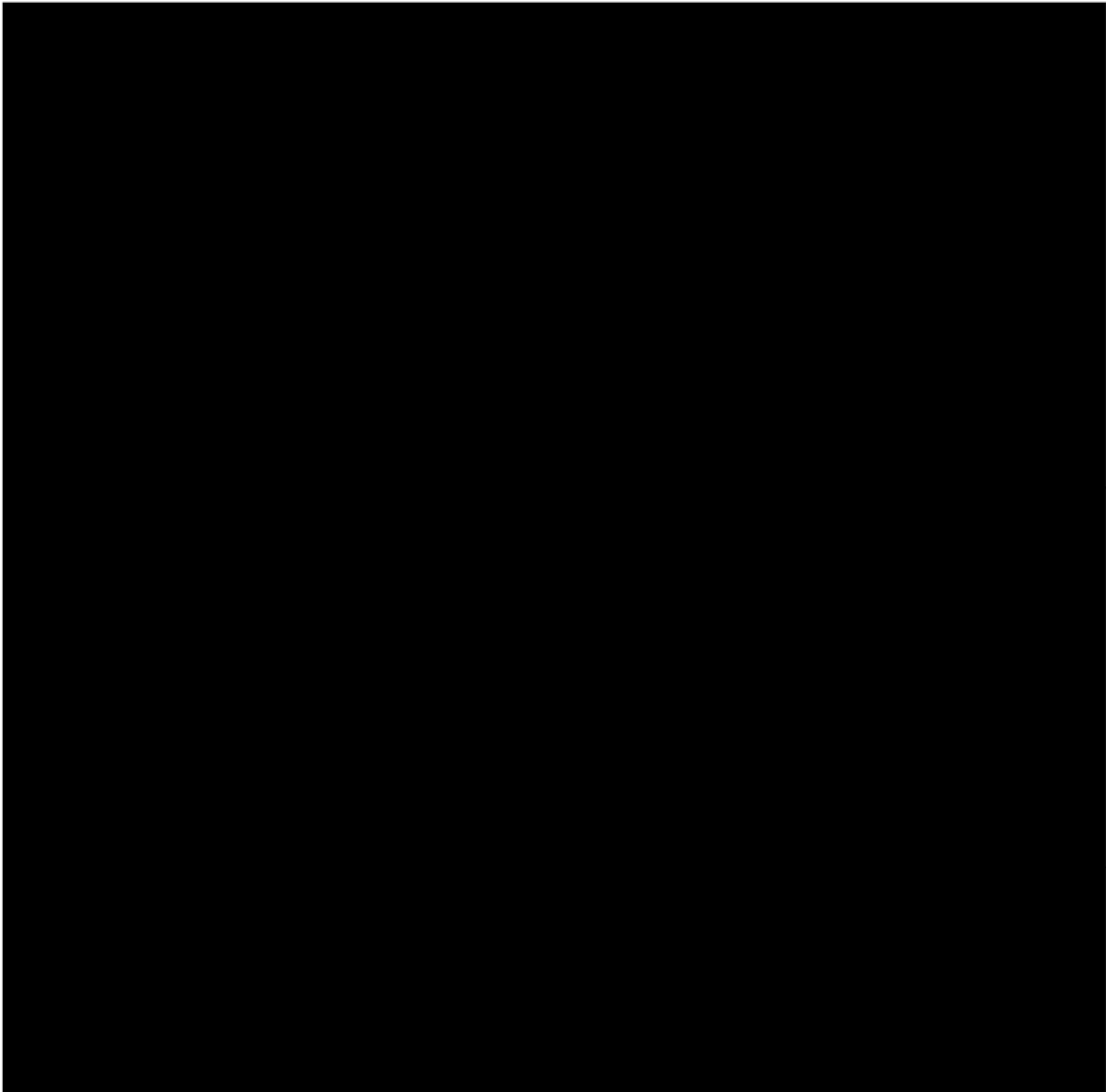
AM525956E

03/02/2016 \$119.70 173



12. GOVERNING LAW

This Agreement takes effect, is governed by and shall be construed in accordance with the laws from time to time in force in the State of Victoria.



2017662_51C

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AM525956E

03/02/2016 \$119.70 173



Agreement under Section 173 of the
Planning & Environment Act 1987 between

CARDINIA SHIRE COUNCIL

And

ROADS CORPORATION

And

SETTE BROTHERS PTY LTD

Subject Land:

NO. 1160 KOO WEE RUP ROAD, PAKENHAM

Certificate of Title Volume 9940 Folio 050

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

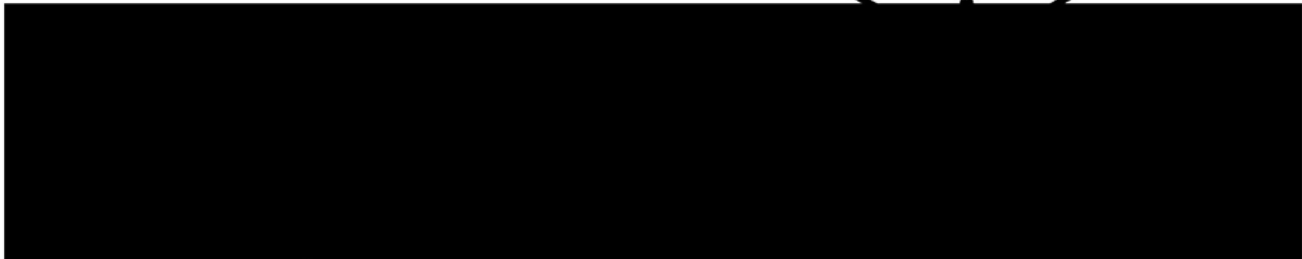
12. GOVERNING LAW

Cont.

EXECUTED by ROADS CORPORATION

ABN 61 760 960 480 by being signed by the persons

Who are authorised to sign for the Company:



In the presence of:

Name: [Redacted]
Title: [Redacted]

[Redacted] 

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Instrument
Document Identification	AT390554M
Number of Pages (excluding this cover sheet)	5
Document Assembled	25/02/2022 14:47

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Application to record an instrument

Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020

Lodged by

Name

Address

Reference

Customer code: 237655

The Secretary of the Department of Environment, Land, Water and Planning applies for the recording of a notification in the Register that an environmental mitigation levy may be payable.

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

AT390554M

Land: (volume and folio)

SEE ATTACHMENT

Applicant: (full name and address, including postcode)

*SECRETARY, DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING
8 NICHOLSON ST. EAST MELBOURNE 3002*

Signing:

Executed on behalf of

Signer Name

Signature

SECRETARY, DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING

*DIRECTOR, REGULATORY STRATEGY AND DESIGN,
DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING
PURSUANT TO INSTRUMENT OF DELEGATION DATED 15 JULY 2020*

35271702A

MSA1

Page 1 of 1

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

AT390554M

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
9189/248	12085/875	12093/580	12156/202	12171/673	12186/132	12205/331
9271/449	12085/886	12093/925	12156/280	12172/382	12186/136	12205/338
10003/325	12085/888	12093/926	12156/282	12172/386	12186/138	12205/343
10040/053	12085/911	12093/929	12156/291	12172/401	12186/294	12205/348
11172/675	12085/924	12093/935	12156/294	12172/407	12186/311	12205/355
11172/686	12085/931	12093/941	12156/300	12172/468	12186/336	12205/636
11906/917	12085/969	12093/949	12160/856	12172/489	12186/347	12205/639
11906/923	12085/975	12095/267	12160/880	12172/499	12187/457	12205/644
11906/931	12085/990	12095/268	12161/236	12172/595	12187/464	12205/645
11906/945	12085/992	12095/287	12161/238	12172/611	12188/016	12205/647
11906/952	12085/999	12095/288	12161/582	12172/628	12188/023	12205/648
11967/447	12086/243	12095/299	12161/586	12172/629	12188/032	12205/657
11967/448	12086/252	12095/301	12161/602	12172/634	12188/043	12205/658
11967/450	12086/257	12095/306	12161/603	12172/644	12188/068	12205/725
11967/468	12086/262	12095/380	12162/456	12172/645	12188/069	12205/732
11967/612	12086/265	12095/381	12162/468	12175/158	12188/079	12205/741
11967/618	12086/330	12095/385	12162/544	12176/372	12188/847	12205/755
11970/504	12086/333	12095/396	12162/566	12176/385	12188/869	12205/757
11970/522	12086/343	12097/847	12162/811	12176/548	12188/877	12205/761
11987/148	12086/353	12097/851	12162/812	12177/391	12188/910	12205/762
11987/160	12086/354	12097/858	12162/814	12177/407	12188/916	12205/768
11987/174	12086/358	12097/859	12162/816	12177/430	12188/922	12206/091
11987/175	12086/364	12097/860	12162/824	12177/448	12190/009	12206/101
11987/187	12086/861	12098/062	12162/924	12177/449	12191/168	12206/110
11987/200	12086/863	12098/361	12163/097	12177/479	12191/174	12206/126
11988/920	12086/866	12098/362	12163/103	12177/483	12191/180	12206/129
11988/964	12086/872	12098/368	12163/105	12177/492	12191/188	12206/541
12016/258	12086/879	12098/370	12163/107	12177/493	12192/084	12206/542
12016/263	12086/881	12098/376	12163/117	12177/494	12192/100	12206/550
12016/274	12086/894	12098/383	12163/120	12177/504	12192/111	12206/575
12016/275	12086/916	12099/056	12163/123	12177/505	12192/113	12206/583
12016/281	12086/920	12099/075	12163/125	12177/511	12192/117	12206/591
12016/283	12086/925	12099/089	12163/262	12177/583	12192/120	12206/594
12016/289	12086/939	12099/093	12163/265	12177/586	12192/457	12206/606
12035/807	12086/942	12099/094	12163/275	12177/591	12192/549	12206/611
12035/820	12086/947	12099/095	12163/288	12178/516	12192/754	12206/636
12035/824	12086/952	12099/267	12163/304	12178/519	12192/762	12206/637
12035/826	12086/967	12099/285	12163/306	12178/540	12192/765	12206/644
12035/848	12087/857	12099/297	12163/307	12178/555	12195/085	12206/921
12035/849	12087/861	12099/301	12163/310	12178/563	12195/088	12206/927
12035/859	12087/864	12099/306	12163/311	12178/567	12195/091	12206/943
12035/864	12087/885	12099/315	12163/312	12178/578	12195/093	12206/953
12048/360	12087/886	12099/879	12163/325	12178/586	12195/094	12207/256
12051/410	12087/914	12099/880	12163/332	12178/609	12195/097	12207/262
12051/414	12087/924	12099/881	12163/349	12178/615	12195/102	12207/343

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AT390554M

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
12051/417	12087/928	12099/946	12163/358	12178/620	12195/109	12207/345
12051/418	12087/930	12102/350	12163/998	12178/634	12195/119	12207/353
12051/429	12088/290	12102/360	12164/065	12178/654	12195/122	12207/368
12051/996	12088/300	12102/362	12164/067	12178/667	12195/125	12207/372
12052/001	12088/312	12102/369	12164/068	12178/677	12195/126	12207/620
12052/007	12088/657	12102/385	12164/069	12178/747	12195/131	12208/321
12052/018	12088/667	12102/387	12164/070	12178/751	12195/141	12208/323
12052/028	12088/669	12102/396	12164/074	12178/756	12195/148	12208/324
12052/403	12088/672	12102/397	12164/075	12178/769	12195/155	12208/327
12052/404	12088/677	12102/451	12164/097	12178/774	12195/159	12208/333
12052/426	12088/681	12103/625	12164/098	12178/782	12195/275	12208/345
12067/284	12088/682	12104/325	12164/305	12178/819	12195/279	12208/360
12067/285	12088/690	12104/328	12164/488	12178/821	12195/280	12208/374
12067/287	12088/720	12104/333	12164/489	12178/825	12195/285	12208/752
12067/299	12088/784	12104/355	12164/514	12178/849	12195/286	12208/771
12067/303	12088/799	12104/366	12164/522	12179/767	12195/287	12208/774
12067/307	12088/802	12104/372	12164/523	12179/777	12195/303	12208/777
12067/309	12088/808	12104/380	12164/530	12179/886	12195/307	12208/789
12067/343	12088/820	12104/403	12164/546	12179/888	12195/324	12208/791
12067/346	12088/826	12104/408	12164/549	12179/897	12195/340	12208/796
12068/137	12088/832	12104/410	12164/557	12180/320	12195/345	12208/804
12068/896	12088/839	12104/411	12164/567	12180/341	12195/351	12208/806
12070/771	12088/844	12104/412	12165/326	12180/357	12195/359	12210/022
12070/773	12089/143	12104/414	12166/083	12180/365	12195/368	12212/083
12070/782	12089/149	12104/415	12166/101	12180/377	12195/808	12212/084
12070/783	12089/159	12104/416	12166/102	12180/405	12195/811	12212/089
12070/785	12089/233	12104/417	12166/103	12180/406	12195/826	12212/094
12070/789	12089/236	12104/439	12166/119	12180/443	12195/830	12212/114
12070/799	12089/253	12104/440	12166/126	12180/445	12195/832	12212/117
12070/814	12089/345	12140/053	12166/131	12180/454	12195/846	12212/122
12072/465	12089/351	12140/056	12166/145	12180/456	12196/150	12212/139
12072/481	12089/352	12140/058	12166/147	12180/462	12196/153	12212/143
12072/494	12089/356	12140/063	12166/153	12180/465	12196/158	12213/082
12072/524	12089/368	12140/066	12166/180	12180/473	12196/165	12213/099
12072/533	12089/447	12140/072	12166/202	12180/475	12196/167	12213/107
12072/565	12089/460	12140/087	12167/204	12180/654	12196/172	12214/026
12072/595	12089/642	12140/088	12167/226	12180/662	12196/179	12214/036
12072/602	12089/643	12141/603	12167/416	12180/663	12196/286	12214/038
12072/613	12089/706	12141/604	12167/425	12180/671	12196/290	12214/120
12072/619	12089/715	12141/613	12167/432	12180/678	12196/314	12214/141
12072/621	12089/836	12142/955	12167/435	12180/680	12196/317	12214/142
12072/631	12090/413	12142/956	12167/964	12180/692	12196/342	12216/408
12072/641	12090/414	12142/967	12167/974	12180/694	12196/720	12216/409
12072/645	12090/434	12142/972	12167/982	12180/705	12197/251	12216/420
12072/657	12090/445	12145/936	12167/984	12180/707	12197/273	12216/518

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AT390554M

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
12072/664	12090/448	12146/701	12167/985	12180/717	12197/281	12216/521
12072/667	12090/457	12146/704	12167/993	12180/779	12197/292	12216/526
12072/670	12090/460	12146/749	12168/133	12180/782	12197/303	12216/749
12073/080	12090/600	12146/754	12168/136	12181/118	12197/305	12216/782
12073/081	12090/606	12146/763	12168/146	12181/708	12197/481	12217/888
12073/083	12090/616	12146/769	12168/154	12181/711	12197/498	12217/893
12073/086	12090/632	12146/791	12168/158	12181/712	12197/511	12217/896
12077/643	12090/633	12147/186	12168/168	12181/715	12197/822	12217/904
12079/197	12090/643	12147/197	12168/170	12181/726	12197/825	12217/906
12079/199	12090/698	12147/211	12168/173	12181/727	12197/826	12217/911
12079/200	12090/702	12147/212	12170/173	12181/733	12197/839	12217/913
12079/203	12090/710	12147/216	12170/178	12182/283	12197/848	12218/190
12079/211	12090/714	12147/597	12170/181	12182/307	12197/855	12218/199
12079/217	12090/720	12147/601	12170/182	12182/312	12197/856	12218/212
12079/228	12090/723	12147/605	12170/186	12182/339	12197/862	12218/213
12079/234	12090/731	12147/607	12170/192	12182/340	12197/863	12218/214
12080/790	12090/734	12147/611	12170/194	12182/347	12197/867	12218/218
12080/796	12090/743	12147/618	12170/200	12182/644	12197/880	12218/224
12080/805	12090/745	12148/126	12170/209	12182/645	12197/882	12218/975
12081/109	12090/765	12148/133	12170/219	12182/646	12197/898	12219/215
12081/122	12090/766	12148/138	12170/228	12182/771	12201/291	12219/217
12082/113	12090/887	12148/140	12170/233	12183/008	12201/957	12219/234
12082/115	12090/894	12148/343	12170/238	12183/019	12202/325	12219/239
12082/135	12092/004	12150/177	12170/243	12183/026	12202/330	12219/242
12082/150	12092/098	12150/181	12170/244	12183/042	12202/347	12219/249
12082/531	12092/099	12150/183	12170/251	12183/699	12202/352	12219/570
12082/779	12092/100	12152/462	12170/252	12183/706	12202/357	12219/659
12082/790	12092/106	12152/470	12170/406	12183/714	12202/361	12219/665
12082/801	12092/114	12152/471	12170/413	12183/715	12202/362	12219/669
12083/110	12092/154	12152/519	12170/821	12183/716	12202/364	12220/628
12083/124	12092/155	12152/583	12170/844	12183/736	12202/406	12220/631
12083/958	12092/157	12152/602	12170/852	12183/743	12202/411	12220/636
12083/959	12092/182	12152/606	12170/856	12183/749	12203/303	12220/653
12083/970	12092/185	12152/609	12170/858	12183/752	12203/310	12220/659
12083/971	12092/192	12153/398	12170/861	12183/766	12203/325	12220/664
12083/972	12092/205	12153/409	12170/872	12183/773	12203/338	12220/665
12083/977	12092/217	12153/414	12170/875	12183/788	12203/346	12221/459
12083/978	12092/471	12153/422	12170/879	12183/793	12203/347	12221/466
12084/976	12093/292	12153/424	12170/882	12183/797	12203/349	12221/473
12084/977	12093/297	12154/058	12170/886	12184/874	12203/350	12221/485
12084/978	12093/301	12154/063	12170/899	12184/882	12203/353	12221/496
12084/991	12093/344	12154/667	12170/970	12184/887	12203/355	12221/914
12085/011	12093/362	12154/672	12170/986	12184/889	12203/356	12221/921
12085/014	12093/365	12154/679	12170/988	12184/895	12203/357	12221/925
12085/024	12093/376	12154/680	12170/993	12184/900	12203/364	12221/927

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

AT390554M

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
12085/050	12093/378	12154/688	12170/994	12185/640	12204/628	12221/936
12085/052	12093/389	12154/699	12171/000	12185/658	12204/632	12221/942
12085/056	12093/391	12154/700	12171/004	12185/661	12204/639	12224/365
12085/514	12093/532	12154/705	12171/647	12185/677	12204/640	12224/374
12085/559	12093/542	12154/764	12171/649	12185/681	12204/646	12224/377
12085/561	12093/548	12154/772	12171/658	12186/105	12204/659	12224/382
12085/764	12093/568	12154/773	12171/670	12186/109	12204/664	12224/396
12085/804	12093/569	12154/774	12171/672	12186/115	12205/164	

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



ePlanning

Application Summary

Portal Reference: D2246629
Reference No: T230640

Basic Information

Cost of Works: \$1,400,000
Site Address: 62 Sette Circuit Pakenham VIC 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Yes, one or more encumbrances are breached

This proposal must include all details of request to change restrictive covenant, section 173 or other obligation to be considered.

Documents Uploaded

Date	Type	Filename
13-05-2024	Additional Document	240513_Sette Crt Truck Hire_Planning Report.final.pdf
13-05-2024	Additional Document	Appendix 1B Title_00712940510142023121914500001.pdf
13-05-2024	Additional Document	Appendix 1A Title_00712940510012023121903500001.pdf
13-05-2024	Additional Document	Appendix 2_Design Plans updated_Lot 20 Sette Circuit Pakenham - 20240509.pdf
13-05-2024	Additional Document	Appendix 3_230775_62 Sette Circuit Pakenham_Final_TIA_240507a.pdf
13-05-2024	Additional Document	Appendix 4_oWMP - 62 Sette CCt Pakenham 240422.pdf

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

Lodged By

Site User: [Redacted] Beacon Town Planning, 15 Nott Street, Port Melbourne VIC 3207
W: 0409-412-141
M: 0409-412-141
E: jennie@beacontp.com.au
Submission Date: 13 May 2024 - 01:09:PM

Declaration

By ticking this checkbox, [Redacted] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810
Email: mail@cardinia.vic.gov.au

Monday to Friday
8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810
Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



Low Impact Development
Consulting

Waste Management Plan & Operations Guide

Industrial Development

62 Sette Circuit Pakenham

Prepared for: Eric Sette Architects

Prepared by: ZZ – Low Impact Development Consulting

Date: 22/04/2024

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

e: info@lidconsulting.com.au
p: 03 9016 9486
a: Level 6, 114 Flinders St, Melbourne 3000
w: www.lidconsulting.com.au



Version	Date	Description	Prepared by	Checked by
1.0	22/04/2024	WM Issue	ZZ	PM

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Disclaimer

This report is copyright and has been written exclusively for the subject project discussed throughout. No part of this document may be reproduced or transcribed without the express agreement of LID Consulting Pty Ltd. The content of this report remains the intellectual property of LID Consulting.

The content of this document represents the entirety of work output or recommendations offered by LID Consulting for this particular project. This content supersedes all other verbal discussions undertaken by LID Consulting representatives in relation to this project.

Commercial waste calculations are based on rates provided by government organisations and adopted and used as an industry standard. Bin numbers and spatial requirements have been calculated in accordance with these guidelines. The end user requirements may vary from this depending on the business use, type and operational practice.


This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Contents

1	Waste Summary	1
1.1	Proposed Development.....	1
1.2	4-Bin Waste Streaming System (Victoria)	1
1.3	Waste Collection Summary	1
1.4	Bin Store(s) & Collection Plan	3
2	Waste Management Functionality.....	4
2.1	Planning, Policy, and Drawing parameters	4
2.2	Collection Solution Logic	4
2.3	Proposed Commercial Waste Solution	4
2.4	Management Responsibilities.....	5
2.5	Occupational Health & Safety.....	6
2.6	Bin Store Area Design	6
2.7	Bin Store Area Access.....	6
2.8	Bin Types & Bin Sizes	6
	Mobile Wheelie Bins (MGBs)	6
	Internal Bins – Commercial	7
2.9	What Goes in Each Bin	8
2.10	Signage, Education & Safety	8
2.11	Waste Vehicle Requirements	8
2.12	Traffic Management.....	9
2.13	Collection Times	9
2.14	Noise management	9
2.15	Response to Increasing Waste	9
2.16	Reducing Odour	10
2.17	Litter Spread.....	10
2.18	Council Recycling Centre.....	10
3	Waste Minimisation & Streaming Details.....	11
3.1	Circular Economy	11
3.2	Waste Minimisation	11
3.3	Waste Streaming & Contamination.....	12
3.4	Preliminary Waste Streaming	12
3.5	Bulky Hard Waste Collection	12
3.6	E-Waste & Battery Recycling	13
3.7	Motor Oil/Fluid Waste	13
	Appendix 1 - Preliminary Risk Review	14
	Appendix 2 - Supplementary information	15
	Good recycling practices – incl ARL	15

Waste Contractors.....	16
Other Useful Links	16
Appendix 3 - Waste rates & calculations	17
Appendix 4 - Better Practice Waste Recycling	18

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

 LID acknowledges and pays respect to the Australian Aboriginal and Torres Strait Islander people, to their ancestors and elders, past, present and emerging, as the traditional custodians of the lands upon which we work and live. We recognise Aboriginal and Torres Strait Islander people's deep cultural and spiritual relationships to the water, land and sea, and their rich contribution to society.

1 Waste Summary

1.1 Proposed Development

Address: 62 Sette Circuit Pakenham
Type: Industrial development
Building: One warehouse and office building

The proposed development comprises of a warehouse building with ancillary offices. The site has three crossovers to allow vehicular access from Sette Cct. Waste bins are located within the warehouse, for on-site private collections.

Waste minimisation practices are strongly encouraged to reduce the standard rates of waste. For example, installing electric hand dryers will reduce landfill from bathroom use.

1.2 4-Bin Waste Streaming System (Victoria)

Victoria will implement a 4-bin colour coded waste and recycling system statewide in all residential settings by 2027.

It is important that new developments look to incorporate space for these waste streams now in the planning phase. This Waste Management Plan has made allowance for future waste collection in the Cardinia Shire Council area. Non-residential developments are also to implement these waste streams to ensure as much waste to landfill is diverted into recycling streams, or provide space to accommodate these waste streams in future.

An industrial development will not generate enough waste for separate collections of FOGO and Glass waste. Where separate glass collections are not yet occurring, these bins may be temporarily swapped for co-mingled recycling bins. Similarly where food organics collections are not occurring these bins may be swapped for landfill bins. More information can be found at <https://www.vic.gov.au/four-bin-waste-and-recycling-system>



1.3 Waste Collection Summary

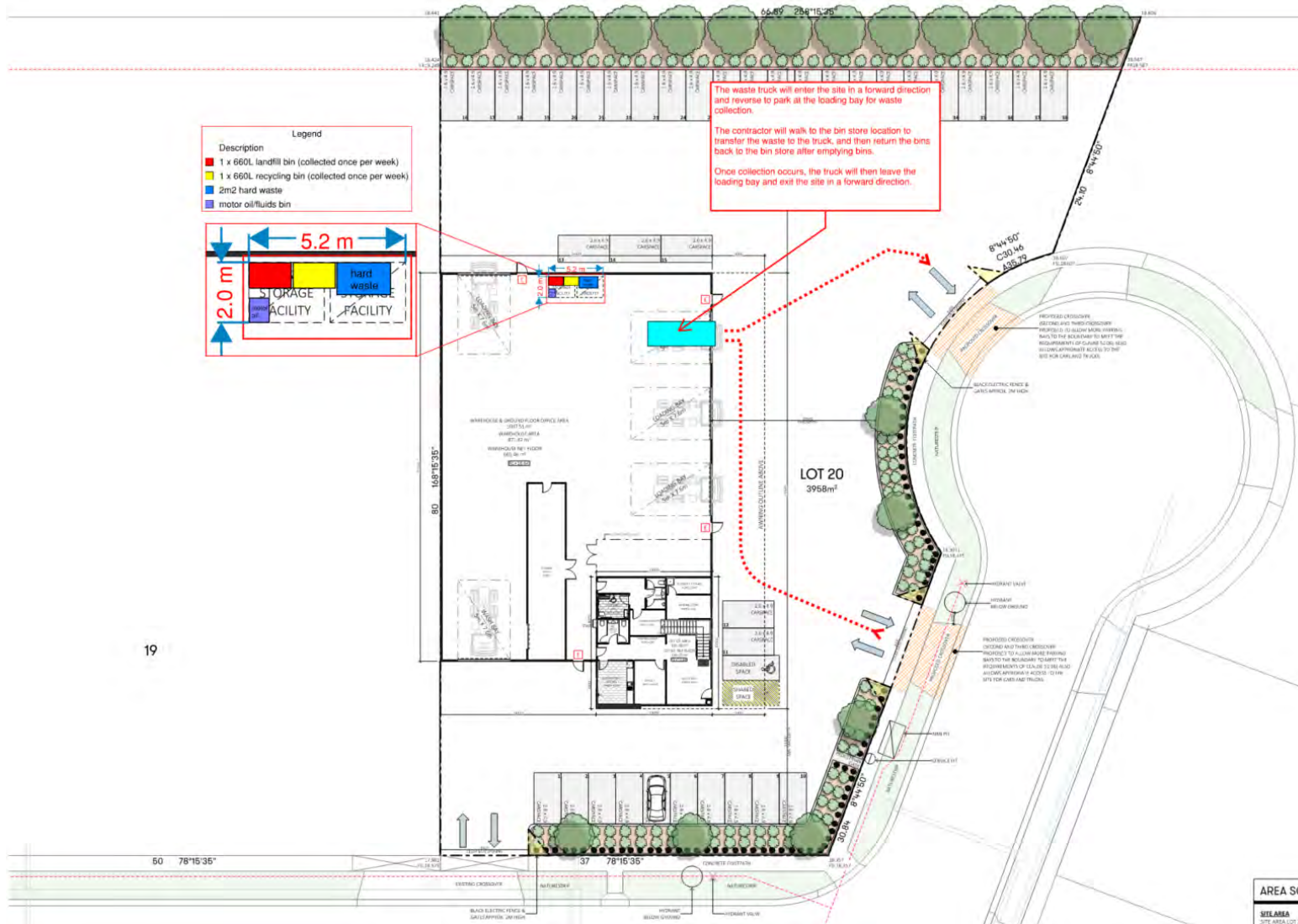
A private collection service is proposed to collect the following bins at the indicated frequency. The bins will be collected from the bin store area.

Commercial Waste	Private Collection Service – collection from within the site	
Waste streams	No. of bins and capacity	Collection frequency
Co-mingled Recycling	1 x 660L	once weekly
Landfill Waste	1 x 660L	once weekly
Hard Waste	2m ²	As often as required to maintain space
Motor oil/ fluids	As required to suit generation in the warehouse.	As often as required to maintain bin(s)

The approved Waste Management Plan (WMP) will be the model to be adopted for this development. Detailed design and as-built installation must incorporate the design proposed and approved under this WMP. Any revisions of the WMP or changes to the approved waste system of the development may require Council approval and may require a re-submitted Waste Management Plan. More detail is contained within this report.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

1.4 Bin Store(s) & Collection Plan



19

2 Waste Management Functionality

2.1 Planning, Policy, and Drawing parameters

Low Impact Development (LID) Consulting was engaged by Eric Sette Architects to assess the proposed development at 62 Sette Circuit Pakenham to provide a Waste Management Plan (as required by Statutory Planning).

A waste management analysis has been undertaken based on the following documents:

- a) Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments 2018;
- b) Cardinia Shire Council Waste and Resource Recovery Strategy 2017-26.

This report is based on the drawing sets:

- TP01, received date 15th March 2024 prepared by Eric Sette Architects

2.2 Collection Solution Logic

The following issues / constraints were key considerations in preparing this waste collection strategy:

- a) Every rateable tenement is liable to pay for municipal charges irrespective of the level of collection services provided by Council.
- b) Utilizing the Council collection service is not possible in this instance for general waste/recycling. The volume of commercial waste generated exceeds the council standard bin allocation for each tenement.
- c) In addition, since the Council collection service is not used for general waste and recycling, it cannot be used for hard waste collection.
- d) Onsite collection is the most feasible option with a waste truck able to enter and exit the site in a forward direction traversing along the internal driveway.

2.3 Proposed Commercial Waste Solution

Tenancy/space	Area
Office	228m ²
Warehouse	665m ²
Site Layout:	Refer Bin Store & Collection Plan - <u>Section 1.4</u> .
Collection Type:	Private collection service to collect all waste streams.
Collection Location:	From within the development.
Bin Store Location:	Refer Bin Store & Collection Plan - <u>Section 1.4</u> .
Base Rates:	Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments 2018

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Commercial	Private collection service		Proposed solution		
	Allowances	Total estimated waste volume	No. of Bins	Bin Size	Collection Frequency
Co-mingled Recycling	Refer Appendix 3 - Waste rates & Calculation	625L of recycling /week	1	660L	Once weekly
Landfill		625L to landfill / week	1	660L	Once weekly
Hard Waste	2m ³ space provided to store bulky hard waste items. See 3.5 & Appendix 4 for Bulky Hardwaste Collections & Recycling.		NA	NA	As often as required to maintain space
Motor oil and fluids	space provided to store motor oil and fluids.		As required to suit generation in the warehouse.		As often as required to maintain bin(s)

2.4 Management Responsibilities

The building management is responsible for all aspects of waste management including implementing adequate safe operating procedures. Items to be addressed by the Building Management include:

- a) Requesting a copy of the endorsed Waste Management Plan from Council if they do not have it.
- b) Ensuring minimal contamination occurs between waste streams to maximise recycling. This is to be achieved by:
 - o Providing separate bins for each waste stream.
 - o Routine inspection of bins in the bin stores to ensure their appropriate use.
 - o Providing information to occupants / staff with guides of how to using the various bin systems e.g. boxes to be flattened, containers for recycling washed, bins to not be over-full.
 - o Ensuring building occupants / staff are aware of good recycling practices per Appendix 2 of this report.
 - o Providing feedback to occupants / staff if the system is not working properly. Undertaking a waste audit should it be suspected waste is not being placed in the correct bins.
- c) Ensuring all occupants / staff are aware of their responsibility with regard to waste & bin management.
- d) Ensuring the waste contractor has access to the site and bin store area via the loading bay on the days of collection and for also providing information to make building occupants aware that waste vehicles enter the site.

- e) Allocation of responsibility to the contractor to retrieve bins directly from the bin store area and return emptied bins at the time of collection. Responsibility should include ensuring the contractor collects any waste that spills from the bins during emptying.
- f) Cleaners & staff are responsible for placing waste in the appropriate colour coded bins in provided in work areas and then transferring them to corresponding bin in the bulk bin store to ensure all waste types are collected and recycled where possible.
- g) That bins and bins store areas are monitored regularly with regular cleaning of the bins and bin store spaces and clean-up after collection if necessary.
- h) Management and coordination for bulky hard waste, e-Waste and other waste collections.

2.5 Occupational Health & Safety

A preliminary OHS risk assessment has been included to identify potential OHS issues, however this risk assessment does not replace the need for the Management and collection contractors to complete their own OHS assessment for the bin collection process. See Appendix 1 for further detail.

2.6 Bin Store Area Design

The Bin store area design/location must include the following:

- a) Space suitable for bin wash down is to be available in the development. If this is the bin store then the floor is to be graded to a sewer waste outlet with a litter trap and access to a tap and hose is to be available. Alternately, a private contractor can be arranged to swap dirty bins for clean ones on a regular basis.
- b) Bin stores or bins should be vermin proof. Ensure bin lids are closed and lockable if needed or the bin store is an enclosed space and considered to be largely vermin proof.
- c) Adequate mechanical or natural ventilation if not outdoors.
- d) Ensure adequate lighting is provided in accordance with National Construction Code (NCC) guidelines if to be accessed after hours.
- e) Meter boxes should not be included in bin store areas.

2.7 Bin Store Area Access

A layout that allows access to all of the bins with adequate size to allow easy movement/transfer of the required number of bins. There is to be convenient access by occupants and staff.

- a) Manoeuvrability within the bin store area is open.
- b) There is to be no significant step at any threshold between the bin store area and the point of collection.

2.8 Bin Types & Bin Sizes

Mobile Wheelie Bins (MGBs)

The following sizes are indicative bin sizes based on the Sustainability Victoria Better Practice Guide specified sizes (Appendix 4). These sizes are the size allowances required by most Councils in bin store areas. Allow 100mm between 4 wheel bins and 50mm between 2 wheel bins for movement.



Size	Width	Depth	Height	Footprint
240L	580mm	735mm	1080mm	0.43m ²
660L	1370mm	850mm	1250mm	1.16m ²



Standard bin colours (refer AS4123.7)	
Landfill	Red
Co-mingled recycling	Yellow

* NOTE: size may vary between Councils and contract suppliers

Internal Bins – Commercial

Correct streaming in commercial developments requires consideration by staff, cleaners and visitors. It needs to be clear for all users as to where and how they dispose of their waste.

- Correct streaming in these areas in the first instance reduces contamination to ensure more effective recycling occurs.
- Separation of landfill and recyclables is to initially occur in all work areas, communal spaces and kitchenettes and then in bin stores. For this reason, the development will include streamed waste bins on each floor or work area. Cleaners and/or staff would then transfer already streamed waste to the corresponding bin in the main storage area.
- Commercial waste is to be transferred to the shared bulk bin store with minimal manual handling. The tenancy is to include a trolley to cart bags of waste or wheeled bins to transfer waste.



Examples of streamed commercial waste bins. Larger sizes may be required to suit development



Example of trolley used for moving commercial waste to bulk bin storage location



Example of smaller 60L wheeled bins allow for easier transfer of waste

All bins are to be placed alongside each other to ensure recycling is easy.

2.9 What Goes in Each Bin

This information can be found at:

[What you can put in your bins - Cardinia Shire Council](#)

2.10 Signage, Education & Safety

It will be the responsibility of the Building Management to ensure all staff, and cleaners occupants they have all of the material available to them and that they adhere to the required practices regarding waste management, sustainability and promoting waste minimisation.

- a) All education material will be in accordance with Council requirement or if this is not available, per signage on the following website:

<https://www.sustainability.vic.gov.au/recycling-and-reducing-waste/waste-systems-in-residential-commercial-and-industrial-buildings/waste-signage>

- b) Ensure permanent "No Standing" sign / text and line markings are visible in the loading bay area, indicating the parameters of the rubbish collection zone to ensure access for the collection vehicle.
- c) Directional signage should be installed to direct occupants and bin collectors to the bin storage areas.
- d) The hard waste storage zone should also be signed.
- e) Instructional signage within shared communal bin stores is to indicate which bin is for landfill and which is for recyclables or other waste streams.



Simple, brightly coloured signs to quickly communicate what items are acceptable for each bin.

2.11 Waste Vehicle Requirements

- a) Sette Cct is a typical suburban street and no vehicle size limitation should apply. The waste contractor will confirm if MRV or SRV vehicles are used for this site.
- b) A 6.4m rear mini loader or 8.8m MRV waste vehicle only is to enter the site from Sette Cct and travel down to the nearest loading bay to the bin store location.
- c) The waste vehicle is to enter the site via proposed crossovers and reverse into the indicated loading bay. The waste contractor will be responsible for retrieving, emptying

and returning bins to/from the bin store at the time of collection. Once collection occurs, the waste vehicle is to exit the site in a forward direction.

- d) The Building Management is responsible for ensuring the waste contractor has access to the site and bin store on the days of collection. If there is a security code or key required for access, the contractor should be provided with these so they may access the bin store on the specified collection days.

Vehicle	Typical size
Rear mini loader	6.4m long x 2.35m wide truck (basement collections) – 2.2m head clearance (Small Rigid Vehicles)
Rear Loading	8.8m – 10m long x 2.6m wide truck – 4.0m head clearance (Medium Rigid Vehicles)

NOTE: Larger vehicles may need to be assessed for clearances prior to entering the site and loading bay.

2.12 Traffic Management

- a) Traffic management along Sette Cct should not be an issue with collection occurring within the property boundary. The street is considered a local street, traffic volumes would not be expected to be high and the site is not near an intersection.
- b) Appropriate engineering standards will need to be addressed in the detailed design stage to ensure adequate pavement depths and clearance height.

2.13 Collection Times

Collection times will be in coordination with the building management.

Collection times: Commercial waste – bin collection shall be in accordance with Council and EPA Noise Control Guidelines Publication 1254, which state:

- Collections occurring once a week are to be restricted to the hours 6:30 am — 8 pm Monday to Saturday, or 9am – 8pm Sundays and public holidays.
- Collections occurring more than once a week are to be restricted to the hours 7 am — 8 pm Monday to Saturday, and 9am – 8pm Sunday and public holidays.

2.14 Noise management

Minimizing noise associated with waste movement and collections include:

- a) Collections occurring during the stipulated collection times restrict the hours of noise from collections.
- b) Collection vehicles should not break up bottles at the point of collection, only once off site. Compaction of waste should only be carried out whilst waste vehicles are on the move and off-site.

2.15 Response to Increasing Waste

- a) The total waste capacity exceeds the required allowance calculation by rounding up to the nearest bin size so there is built in capacity should waste levels increase beyond estimates.
- b) The rates above do not take account of the impact of Container Deposit Schemes in reducing the volume of recyclable waste going to co-mingled or glass recycling bins.

Where building occupants choose to return recyclable containers to a Container Deposit Scheme location for a refund, the volume of recyclable waste in these bins will be reduced below the calculated figures.

- c) A waste audit can be undertaken to understand the content of the waste bins. Audits provide feedback to clients of good or poor recycling practices. Images can be helpful to convey feedback.
- d) If landfill bins consistently overflow, then occupants, staff or cleaners are to be directed to educational material as to the appropriate streaming of waste including food and other recyclables.
- e) If recycling bins continue to overflow, occupants, staff or cleaners should be reminded to crush and flatten all cardboard boxes before placing these in the recycling bin(s). It may also be appropriate to obtain an additional recycling bin.
- f) If recycling overflows occupants could be notified of the closest return and earn / container deposit scheme recycling exchange locations.
- g) The bin store area has spare space to accommodate additional bins if required.
- h) The last choice option is for more regular collections to occur.

2.16 Reducing Odour

Odour from waste primarily emanates from bin store areas. Control of odour must occur in the bin store area with the provision of suitable natural or mechanical ventilation.

- a) As the bin store is within the warehouse and the warehouse is naturally ventilated through the large roller doors. There is good ventilation of the warehouse then the bin store should be suitably ventilated.
- b) The bin store area and bins are to be monitored and cleaned on a regular basis to remove sources of smells.

2.17 Litter Spread

- a) Litter spread is to be managed by ensuring bins are not overloaded, and lids are always closed.
- b) Litter spread is to be managed by the system of contractors collecting bins from within the property. As bins are not left outside overnight, the possibility of vandalism is removed.
- c) The collection contractor's agreement should require their pickup of any waste that spills from the bins during collections.

2.18 Council Recycling Centre

City of Cardinia Shire Council Waste Directory:

- [Local tips, transfer stations and waste facilities - Cardinia Shire Council](#)

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

3 Waste Minimisation & Streaming Details

3.1 Circular Economy

A circular economy is a system where products and services are designed to be reused or ideally be regenerative i.e. to repair the environment. This differs from the predominantly linear model of “take, make and waste” that we have seen in the last few decades which sees vast numbers of products disposed of in landfill.

Food organics is an example of where waste can be circular and also regenerative. Food waste is now being actively collected in many local government areas and used via composting to improve the quality of soils.

While occupants of buildings are generally limited in how they can impact on the design of products to make them re-useable, they can change their own and others behaviour to minimise waste.

The waste reduction hierarchy is another critical concept and subset of the circular economy concept.



3.2 Waste Minimisation

Waste minimisation commences with the design of new buildings/products and decisions of constructors/manufacturers and purchasers.

Key principles of waste minimisation:

- Construct/manufacture or purchase with a strategy in mind for successful re-use at the end of the useful life of a product
- Purchase long lasting products, and only what you need
- Undertake a waste audit to understand what is going to waste
- Set goals and targets for waste minimisation
 - Set waste reduction targets
 - Longer term: Zero Waste to Landfill and zero waste leaving the property.
 - Report on performance against targets.
 - Zero waste supports net zero carbon
- Identify an end location and path to recycling a product or its components
- Provide infrastructure and a storage location to collect waste for each stream prior to recycling a product or its components
- Stream all waste appropriately.

An example of simple waste minimisation in the operation of a commercial building is:

- Installing electric hand dryers will reduce landfill from bathroom use.

3.3 Waste Streaming & Contamination

Managing waste contamination requires the correct separation of products that are recycled differently. This is called waste streaming. Correct streaming requires consideration by stakeholders that generate, dispose of or manage waste.

Good waste streaming reduces contamination to ensure more effective recycling. Refer to Appendix 4 for Better Practice Waste Management links.

3.4 Preliminary Waste Streaming

The development will include space internally in each work areas for the initial separation/streaming of waste. These cupboards or spaces are to be readily accessible to all occupants are to accommodate separate bins or drawers for the following major waste streams:

1. Co-mingled plastic and paper
2. Landfill
3. Batteries / eWaste

3.5 Bulky Hard Waste Collection

In the first instance, unwanted bulky items, clothes and other consumables should be donated to charities, sold on online or at second-hand market places if in good condition. If repairs are required, seek out repair community centres for re-purposing. Refer to Appendix 4 for Better Practice Waste Management links.

For residential developments with over 50 apartments, at least one charity bin is required per the Better Practice Guidelines¹.

Typically, if the council's standard kerbside collection is unable to be used, the development is ineligible for the Council's annual hard rubbish collection.

Where there is limited storage space or insufficient space kerbside for hard-waste presentation, the following options are available:

- a) A private waste contractor can be engaged to collect all bulky hard waste and eWaste items at a frequency to maintain the storage space.
- b) A private waste contractor can collect directly from tenancies.
- c) Hard-waste items can be taken directly to a Council run local waste recovery centre. Local information regarding the disposal and recycling of common items for each Council can be found at:

<https://www.sustainability.vic.gov.au/You-and-your-home/Waste-and-recycling/Council-waste-and-recycling-services>

www.recyclingnearyou.com.au

¹ Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019)

3.6 E-Waste & Battery Recycling

- a) As of 1st July 2019, there has been a ban on e-waste sent to landfill in Victoria. Any item with a plug, battery or cord can no longer be placed in kerbside bins and instead must be deposited at a designated e-waste drop-off point. Electronic waste includes old mobile phones, computers, audio devices, refrigerators and other white goods, hair dryers, TVs, heaters, and air-conditioners.
- b) Some councils provides e-Waste collections as part of the annual residential kerbside / at call hard rubbish collections. These items are to be placed separately to aid collection.
- c) Between collections, authorised electrical and battery waste disposal locations can be found:
 - o Most council depots collect e-waste
 - o Officeworks collects e-waste
 - o <https://recyclingnearyou.com.au/electrical>
 - o <https://www.sustainability.vic.gov.au/Campaigns/eWaste/Where-do-I-take-ewaste>
 - o <https://www.mobilemuster.com.au>
 - o Collection stand and collection service providers also exist for batteries. See the EcoBatt and Envirostream schemes. Collection locations are provided on their websites or you can arrange to have your own onsite stand. (Ecobatt include most Woolworths stores, EnviroStream most Bunnings and Officeworks stores.)



3.7 Motor Oil/Fluid Waste

The warehouse will generate motor oil/fluid waste. A dedicated waste space has been provided in the waste store area for the storage of motor oil/fluid waste.

The warehouse occupants are to arrange for the appropriate separation, bin storage (MGB) and collection of this waste.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Appendix 1 - Preliminary Risk Review

Class 1 Risk = Potential to cause death or permanent injury.	Class 2 Risk = Potential to cause injury requiring medical attention.	Class 3 Risk = Potential to cause an injury treatable with first aid.
--	---	---

Activity	Steps involved in completing activity & risk	Risk level	Risk mitigating measures	Implementation responsibility
Vehicle comes on site for collection	Large vehicle entering site, reversing to the loading bay, and exiting the site in forward direction. Major risk is hitting young children, the elderly or unaware people, particularly when reversing,	1	<p>Vehicle driver entering site is to survey the area for activity. If there is no activity near reversing location, driver to execute reverse move immediately before the situation can change. If there is activity, the driver should ensure the person/persons moving in the area are aware of the pending reversing action, and have time to stay away from the reversing zone or ensure children are away from the reversing zone. Reversing should be at very slow speed.</p> <p>There should be no children/elderly people in the loading bay area.</p> <p>Reversing buzzers to be applied to all trucks.</p>	Waste collection contractor / Building Management
Moving bins within waste store area	Manual handling or automated bin changing. Risk of manual handling injuries.	2	Appropriate design of collection room and space. Training of designated person	Building Designer / Owners Corporation

Note this assessment is for consideration during the design phase of the project. It is not to replace a risk assessment / Safe Work Method Statement being completed by the contractor and persons undertaking the waste removal process.

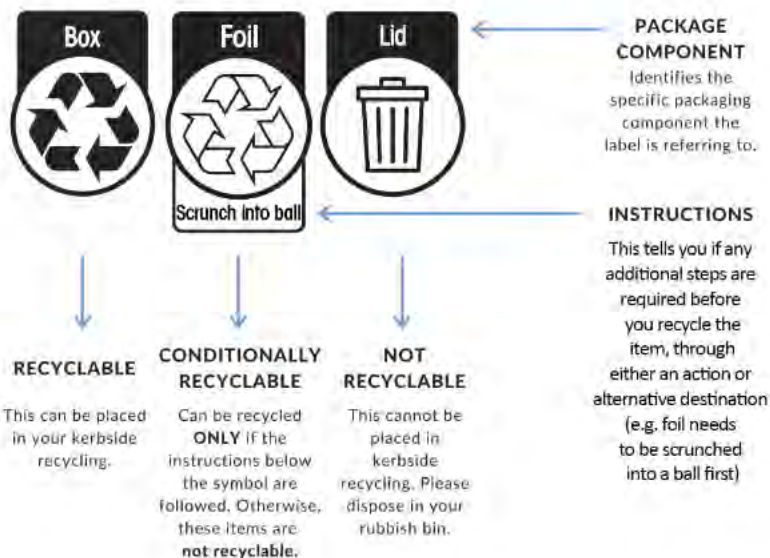
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Appendix 2 - Supplementary information

Good recycling practices – incl ARL

The following actions improve recycling outcomes.

- Empty containers and bottles of any leftover food or liquid. Ideally rinse them out.
- Generally, keep lids on all bottles even when made from another product or plastic type (as is the case with most plastic drink bottles).
- Don't put anything inside plastic bottles or containers
- Paper – if it can't be ripped, it can't be recycled due to the plastic coating.
- Ensure awareness of the Australasian Recycling Label (ARL) which is on an increasing number of products. The ARL indicates which components of packaging are recyclable and helps ensure better recycling of packaging waste.
- For more detail including on the Conditionally recyclable label instructions refer to <https://recyclingnearyou.com.au/arl/>
- Select packaging products that include the ARL – this is particularly relevant for high waste take-away food and beverage businesses. See below from Ward Packaging.



- Be aware that if they are not sure whether an item is recyclable, then it should be placed in the landfill bin(s). Placing incorrect items in recycling is to be avoided as it leads to contamination of recycling streams, and complexity in recycling.

- Understand not all plastic resin codes can be recycled in all states, cities or councils. Many Council areas or waste collection contractors can only recycle a number of the plastics codes. Check with Council publications.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

- Plastic resin codes 1, 2 and 5 are readily recycled and collected by most councils,
- Be aware of whether compostable packaging is home/garden compostable or requires higher temperatures as is available in commercial composting.
- Ensure compostable packaging is not placed in recycling streams. Compostable packaging is not useful as a recycled plastic as it breaks down.
- Check local waste collection / contractor requirements – some recycle all plastic resin codes, some are more restricted. Some want lids on bottles, some want them separate and in landfill.

Waste Contractors

Waste collection companies in Victoria:

- Waste Wise Environmental www.wastewise.com.au (Melb, Geelong, Ballarat)
- CSC Waste <https://cscwaste.com.au/>
- Waste Ninja <https://www.wasteninja.com.au>
- Kartaway <http://www.kartaway.com.au/melbourne/index.html>
- iDump Waste Management www.idump.com.au
- Easy Waste - <http://www.easywaste.com.au>
- Citywide www.citywide.com.au
- JJ Richards & Sons www.jjrichards.com.au (Australia wide – depots per <https://www.jjrichards.com.au/contact/>)
- Suez (incl Sita) – www.suez.com.au/en-au ph 13 13 35
- KS Environmental - <https://ksenvironmental.com.au/> (Melbourne only)
- Transpacific-Cleanaway - <https://www.cleanaway.com.au>, ph 13 13 39
- Veolia - <https://www.veolia.com/en>

Other Useful Links

- Sustainability Victoria <https://www.sustainability.vic.gov.au>
- PlanetARK <https://recyclingnearyou.com.au>
- Redcycle <https://redcycle.net.au>
- Sustainable Procurement Guide (for Commonwealth entities) <https://www.awe.gov.au/sites/default/files/documents/sustainable-procurement-guide.pdf>
- Wastech www.wastech.com.au
- EPA Victoria <https://www.epa.vic.gov.au/report-pollution>

Symbol	Description
 PETE	Clear tough plastic such as soft drink, juice and water bottles.
 HDPE	Common white or coloured plastic such as milk containers and shampoo bottles.
 V	Hard rigid clear plastic such as cordial bottles.
 LDPE	Soft flexible plastic e.g. squeezable bottles such as sauce bottles.
 PP	Hard but flexible plastic such as microwave ware, takeaway containers, some yoghurt/ice cream/jam containers, hinged lunch boxes.
 PS	Rigid, brittle plastic such as small tubs and margarine/butter containers.
 OTHER	All other plastics, including acrylic and nylon. Examples include some sports drink bottles, sunglasses, large water cooler bottles.

Appendix 3 - Waste rates & calculations

Base Calculations							
Commercial Tenancy Type	AREA (m2)	Days open	Waste Generation Rates (L/100m2/day)		Source	Waste Generated (L/Week)	
			Landfill	Recycling		Landfill	Recycling
Warehouse	665	7	10	10	SV Better Practice Guide	466	466
Office	228	7	10	10	SV Better Practice Guide	160	160
	893		Total Litres per Week			625	625

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Appendix 4 - Better Practice Waste Recycling

For more details refer to our website pages:

- Recycling at home and work <https://wastemanagementplan.com.au/better-practice-waste-recycling>
- Commercial food and packaging waste minimisation <https://wastemanagementplan.com.au/commercial-food-and-packaging-waste>
- Plastics, glass and aluminium <https://wastemanagementplan.com.au/plastics-glass-and-aluminium-recycling>
- Other items – Clothes, shoes, nappies / incontinence pads, polystyrene, paint, <https://wastemanagementplan.com.au/other-items>

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Traffic Impact Assessment Report

Warehouse Development, 62 Sette Circuit, Pakenham

Project Number 230775

Draft Report 7/05/2024

Client Beacon Town Planning PTY LTD

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Document control record

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Document prepared by:

Trafficworks Pty Ltd

ABN 59 125 488 977

1st Floor 132 Upper Heidelberg Rd Ivanhoe Vic 3079

PO Box 417 Ivanhoe Vic 3079

Ph (03) 9490 5900

www.trafficworks.com.au**Disclaimer**

The information contained in this document is intended to be received, used and relied upon by the named addressee or client only for the purpose for which it has been prepared. Trafficworks Pty Ltd does not warrant the accuracy or relevance of the information, including by implication, contained in this document if it is used or relied upon by any person other than the named addressee or client. Copying, reproduction including by electronic means, unauthorised use or disclosure of this document is prohibited except with the express written authorisation of Trafficworks Pty Ltd.

Document control

Report title	Warehouse Development, 62 Sette Circuit, Pakenham
Project number	230775
Client	Beacon Town Planning PTY LTD
Client contact	[REDACTED]

Revision	Date issued	Revision details / status	Prepared by	Authorised by
Draft	19/04/2024	Preliminary draft	[REDACTED]	[REDACTED]
Final	07/05/2024	Final	[REDACTED]	[REDACTED]

Executive summary

Beacon Town Planning PTY LTD engaged Trafficworks to undertake a traffic impact assessment (TIA) for the proposed development of a warehouse at **62 Sette Circuit, Pakenham.**

The table below summarises the site and the proposed development, and our conclusions and recommendations.

Address	62 Sette Circuit, Pakenham
Zoning	Industrial Zone 1 (IN1Z)
Proposed development	Warehouse
Road network	Sette Circuit is a local access road as per Cardinia Shire Council road register
Traffic generation	<ul style="list-style-type: none">— daily traffic volumes 35 vpd— peak traffic volumes of 5 vph
Car parking	Car parking requirement of 19 spaces Provision of 19 car parking spaces including one accessible space on-site
Conclusion	<p>We conclude there are no traffic engineering reasons that would prevent the development from proceeding.</p> <p>It is concluded:</p> <ul style="list-style-type: none">— the proposed development is likely to generate peak traffic volumes of 5 vph in morning and afternoon peak and 35 vpd— the traffic generated from the proposed development is anticipated to have negligible impact to the surrounding network— a statutory car parking requirement of 19 spaces is required— the development provides 19 car parking spaces including one (1) accessible space which matches the statutory minimum requirement

Referenced documents

References used in the preparation of this report include the following:

- RTA Guide to Traffic Generating Developments, Version 2.2, October 2002
- Clause 52.06 of the Cardinia Planning Scheme

Table of Contents

1	Introduction	1
2	Existing conditions	2
2.1	Subject site	2
2.2	Road network	3
2.3	Crash history	3
3	Traffic assessment of the proposed development	4
3.1	The proposal	4
3.2	Traffic generation	4
4	Car parking assessment of the proposed development	6
4.1	Planning scheme car parking assessment	6
4.2	Adequacy of car parking dimensions	7
5	Conclusions and recommendations	9
	Appendix 1 – Development Plans	
	Appendix 2 – Concept Plan and Swept Path Assessment	
	Appendix 3 – Acronyms and terms	

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

1 Introduction

Beacon Town Planning PTY LTD engaged Trafficworks to undertake a traffic impact assessment (TIA) for the proposed development of a warehouse at **62 Sette Circuit, Pakenham.**

For the detail about:

- existing site conditions – see section 2
- traffic impact of the proposed development – see section 3
- description of the proposed development – see section 3.1
- car parking assessment of the proposed development – see section 4
- our conclusions and recommendations – see section 5.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

2 Existing conditions

2.1 Subject site

The site is located:

- at 62 Sette Circuit, Pakenham
- 3.8 km south of Pakenham railway station
- within Industrial Zone 1 (IN1Z)

Figure 1 shows the location of the site, which is surrounded by industrial properties.

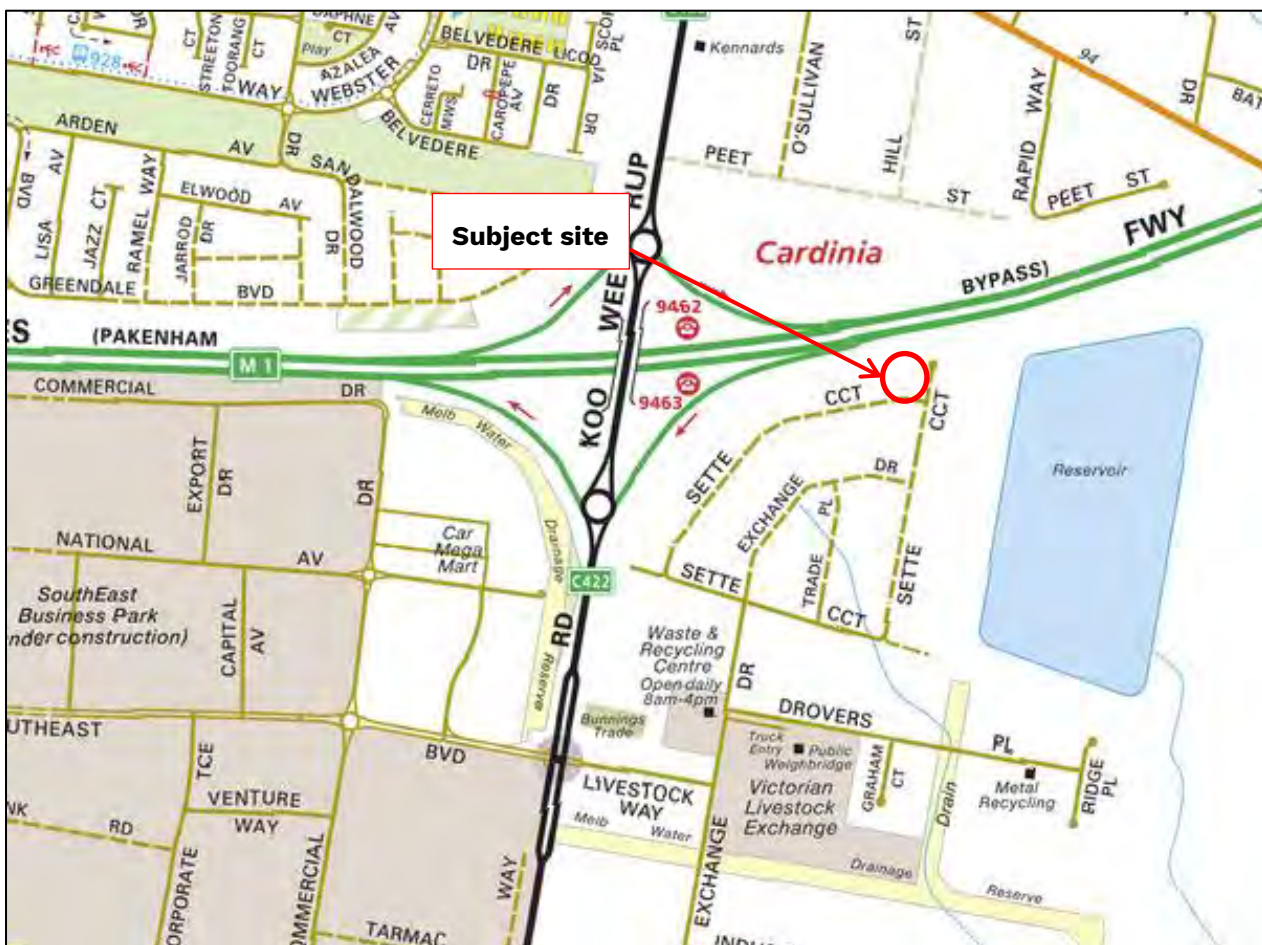


Figure 1: Location plan (reproduced with permission from Melway Publishing Pty Ltd)

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Figure 2 shows the zoning for the site and surrounding area.

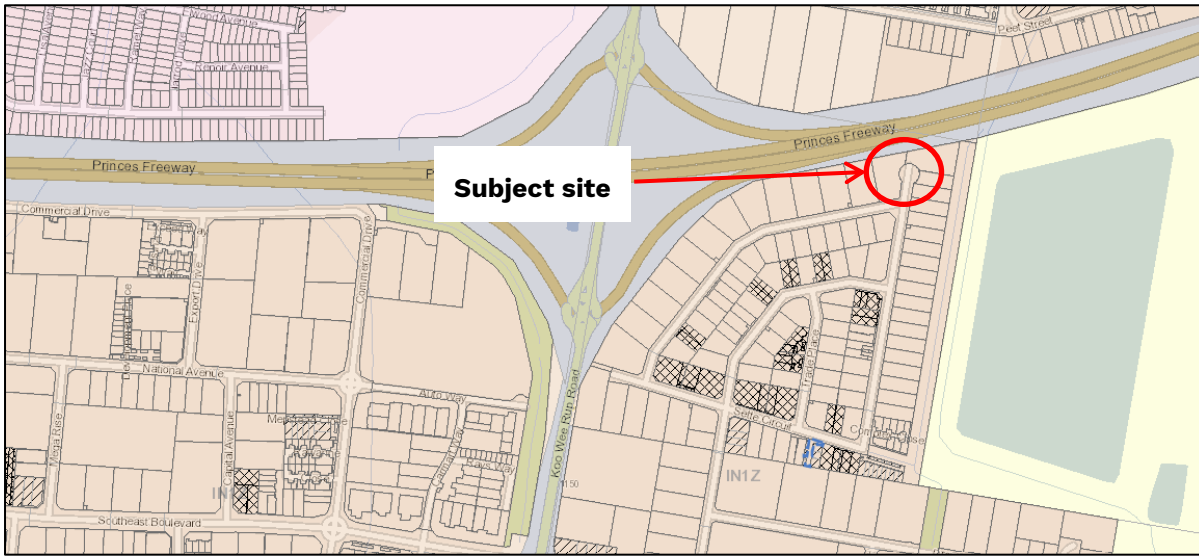


Figure 2: Zoning plan (reproduced from the Vicplan website)

2.2 Road network

Table 1 describes the features of Sette Circuit.

Table 1: Sette Circuit features

Feature	Description
Road type	Local access road as per Cardinia Shire Council road register
Access	Provides access to Exchange Drive to the southern end
Road reservation	21.0 m wide
Carriageway	12.0 m wide
Road cross section	<ul style="list-style-type: none"> — two-way two-lane road — kerbside car parking permitted on both sides — footpaths on both sides
Speed limit	50 km/h

2.3 Crash history

The Department of Transport and Planning (DTP) data portal, which details all injury crashes on roads throughout Victoria, reports that no casualty crashes have occurred on the roads in the vicinity of the subject site in the last five-year period, i.e. 01/07/2018 – 30/06/2023:

Based on this, we conclude that there is no trend that requires immediate investigation.

3 Traffic assessment of the proposed development

3.1 The proposal

The proposed development includes a warehouse as follows:

- 3,958 m² site area
- 871.41 m² net floor area, including:
 - 665.46 m² of warehouse area
 - 205.95 m² of office area
- 39 parking spaces including:
 - 19 car parking spaces including one accessible space
 - 20 prime move parking spaces consisting of:
 - 5 within the warehouse
 - 15 within the subject site.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Vehicular access to the proposed development will be via Sette Circuit. Refer to Appendix 1 – Development Plans.

The site will have a workshop and wash bay within the warehouse. The operation of this site will predominantly involve the leasing of prime movers. Majority of the time, the prime movers would be off-site and only minimal prime movers would be on-site at any given time for servicing.

The site is proposed to have only 6 staff which include workshop and office staff.

3.2 Traffic generation

Traffic generation for new developments is typically estimated using the traffic generation rates provided in the RTA Guide to Traffic Generating Developments (2002). The warehouse trip generation rate has been adopted for the proposed development.

The traffic generated by the proposed development is summarised in Table 2.

Table 2: Daily and peak traffic flow for the proposed development

Development component & scale	Trip generation rate		Trip generation (no. of vehicles)	
	Peak hour	Daily	Peak hour	Daily
871.41 m ² net floor area	0.5	4	5	35

Based on the above, the proposed development is anticipated to generate approximately:

- 35 vehicles per day (vpd) to and from the development
- morning and afternoon peaks of 5 vehicles per hour (vph).

The traffic generated from the proposed warehouse is anticipated to have negligible impact to the surrounding road network.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

4 Car parking assessment of the proposed development

4.1 Planning scheme car parking assessment

Clause 52.06 of the Planning Scheme outlines the statutory requirements for the provision and design of car parking spaces for new developments. Table 1 in Clause 52.06 sets out the amount of car parking that is required for the new or expanded use.

Given the site is not located within a Principal Public Transport Network or a parking overlay, Column A rates apply.

The statutory car parking assessment applies to the warehouse components of the proposed development.

Table 3 provides a statutory parking assessment of the proposed development's components and confirms a total car parking requirement of 19 spaces.

The proposal has a provision of 19 car parking spaces, which meets the minimum statutory requirement of 19 car parking spaces.

It is noted that an additional 20 prime mover parking spaces are available, with 5 located within the warehouse and 15 within the subject site. Refer to Appendix 2 – Concept Plan and Swept Path Assessment.

Table 3: Statutory Car Parking Requirement

Use	Rate	Measure	Requirement
Warehouse	2 to each premise	1	2
	1.5 to each 100 m ² of net floor area	665.46	9
Shop	4 to each 100 m ² of leasable floor area	209.95	8
Total			19 spaces

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

4.2 Adequacy of car parking dimensions

Clause 52.06 of the planning scheme / AS2890.1 outlines the dimensional requirements for the car park.

Refer to Appendix 2 – Concept Plan and Swept Path Assessment.

Table 4 summarises the proposed car park access and layout.

Table 4: Assessment of car park access and layout

Area assessed	Complies (Y/N)	Comments
Sightline to pedestrians	Yes	A 2.0 m x 2.5 m corner splay has been indicated on the plans.
Width of the accessway	Yes	Accessway widths are at least 3.0 m wide.
Passing area	Yes	Passing area is greater the 6.1 m x 7.0m.
Height clearance / headroom	N/A	
All cars can enter / exit the site in a forward direction	Yes	
Car park dimensions	Yes	90 degree car parking spaces have been provided with at least a width of 2.6 m, a length of 4.9 m and access aisles of 6.4 m which satisfies the minimum dimensions outlined in Table 2 of Clause 52.06.
Accessible car park provision and dimensions	Yes	One accessible space has been provided in accordance with AS2890.6-2009 and a shared area has been provided adjacent to the space with a bollard at the rear of the space.
Blind aisle extensions	N/A	
Column locations	N/A	
Car park accessibility	Yes	Refer to swept path analysis.

Area assessed	Complies (Y/N)	Comments
Loading / emergency vehicle access	Yes	Refer to swept path analysis.
Loading facilities	Yes	

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

5 Conclusions and recommendations

We conclude there are no traffic engineering reasons that would prevent the development from proceeding, as outlined below:

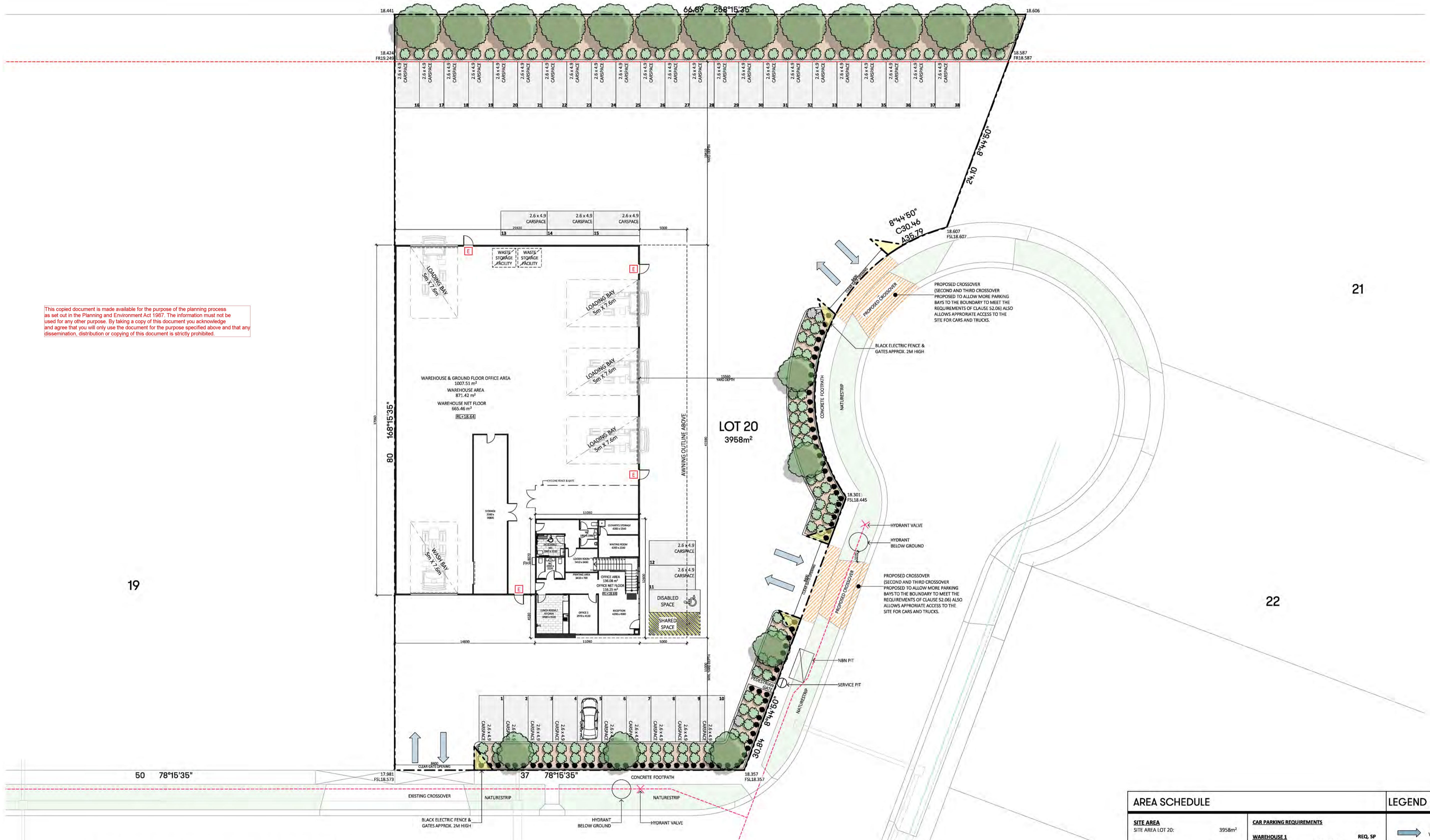
- the proposed development is likely to generate peak traffic volumes of 5 vph in morning and afternoon peak and 35 vpd at full development
- the traffic generated from the proposed development is anticipated to have negligible impact to the surrounding network
- a statutory car parking requirement of 19 spaces is required
- the development provides 19 car parking spaces including one (1) accessible space which meets the statutory minimum requirement
- the development provides 20 prime mover parking spaces, with 5 located within the warehouse and 15 within the subject site.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Appendix 1 – Development Plans

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



SITE & GROUND FLOOR PLAN

1:200

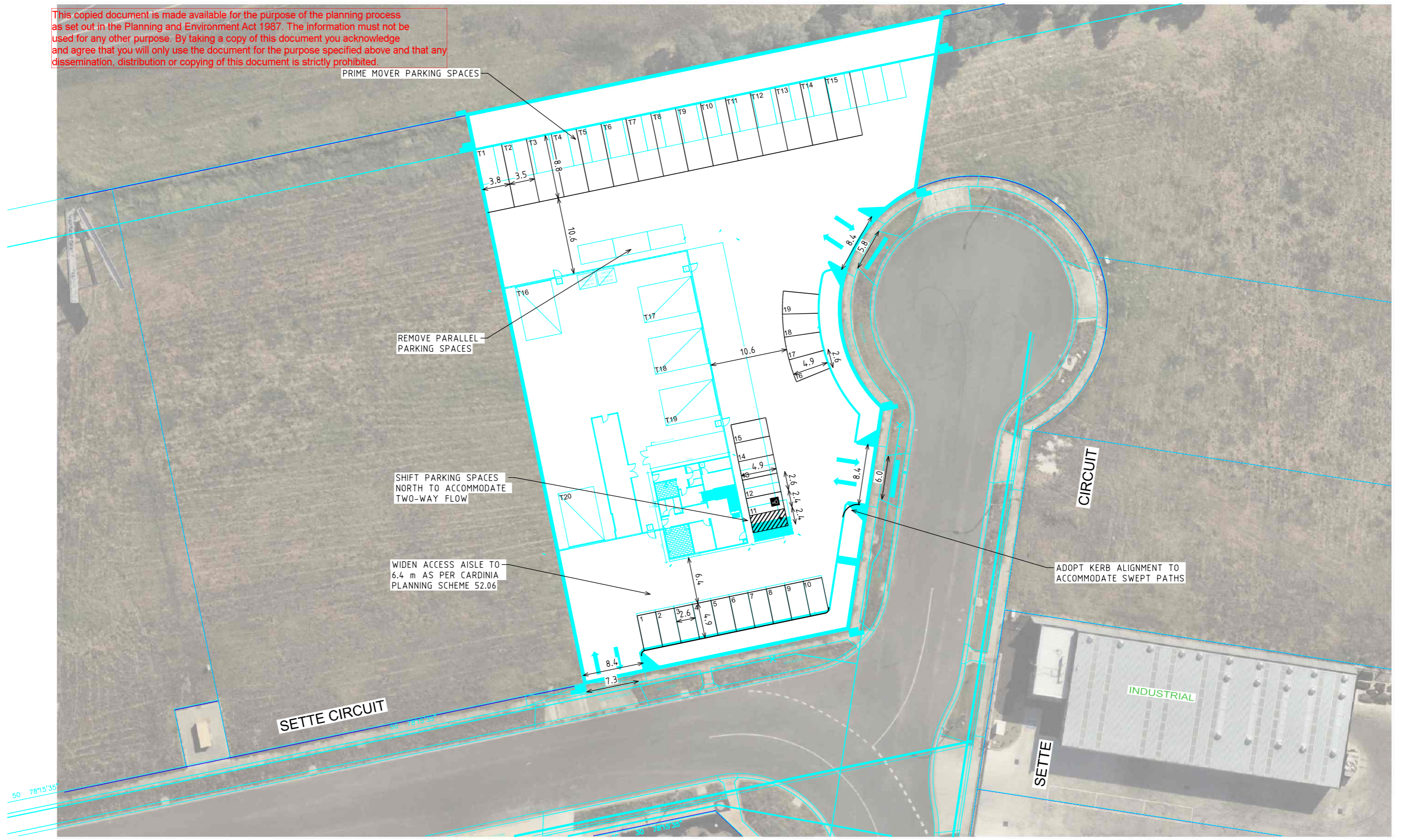
AREA SCHEDULE		LEGEND	
SITE AREA	SITE AREA LOT 20: 3958m ²	CAR PARKING REQUIREMENTS	
SITE COVERAGE:	1213.96m ² (31%)	WAREHOUSE 1	
NET FLOOR AREAS		T/WN AREA	665.46m ²
TOTAL NET FLOOR AREA:	871.41m ²	OFFICE AREA (NET FLOOR AREA)	205.95m ²
(LESS LOADING BAYS, STAIRCASES, TOILET & WALLS)			
GROSS FLOOR AREAS		PROPOSED PARKING SPACES:	
WAREHOUSE		DISABLED PARKING SPACES (INCLUDES SHARED SPACE)	1
WAREHOUSE TOTAL:	1007.51m ²	PROPOSED TOTAL SPACES:	38 SPACES
WAREHOUSE ONLY:	871.42m ²		
GROUND FLOOR: (OFFICE)	136.08m ²		
FIRST FLOOR: (OFFICE)	136.08m ²		

No.	Revision Description	Date	Client

Appendix 2 – Concept Plan and Swept Path Assessment

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



05/07/24 230775-CTP-01
10:49:01 I:\2324_P\Projects\230775-Design\230775-CTP-01-P2.dgn

Drawing Record

ISSUE	DRAWN	APP'D	DATE	AMENDMENT
P2	LY	AA	07.05.24	PRELIMINARY ISSUE FOR COMMENT

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 07/05/24

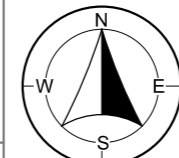
Notes & Legend

- AERIAL IMAGE FROM NEARMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS PTY LTD.
- ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.

- Design by Trafficworks
- Design by Others
- Cadastre

TRAFFICWORKS™

CLIENT
**BEACON TOWN
PLANNING PTY LTD**



MELWAY MAP 323 G1
PAKENHAM

SCALE OF METRES
0 5 10

62 Sette Circuit, Pakenham

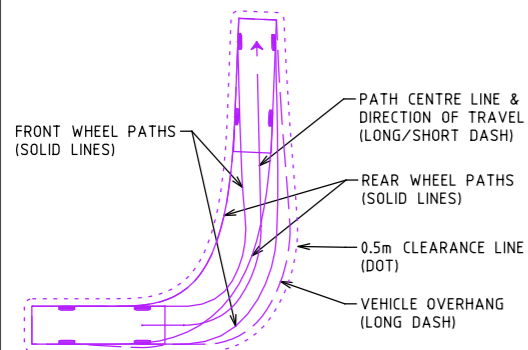
Cardinia Shire Council

Concept Plan

SHEET NO. 1	DRAWING NO. 230775-CTP-01	ISSUE P2
----------------	------------------------------	-------------

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

SWEPT PATH KEY



B85	meters	B99	meters
Width	: 1.87	Width	: 1.94
Track	: 1.77	Track	: 1.84
Lock to Lock Time	: 6.0	Lock to Lock Time	: 6.0
Steering Angle	: 34.0	Steering Angle	: 33.5



7/05/2024 10:45:29 AM T:\2324_P\Projects\230775_Design\230775-CTP-01-P2.dgn

Drawing Record				
ISSUE	DRAWN	APP'D	DATE	AMENDMENT
P2	LY	AA	07.05.24	PRELIMINARY ISSUE FOR COMMENT

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 07/05/24

Notes & Legend	
<p>1. AERIAL IMAGE FROM NEARMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS PTY LTD.</p> <p>2. ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.</p>	
—	Design by Trafficworks
—	Design by Others
—	Cadastre

TRAFFICWORKS™

CLIENT

BEACON TOWN PLANNING PTY LTD

MELWAY MAP 323 G1 PAKENHAM

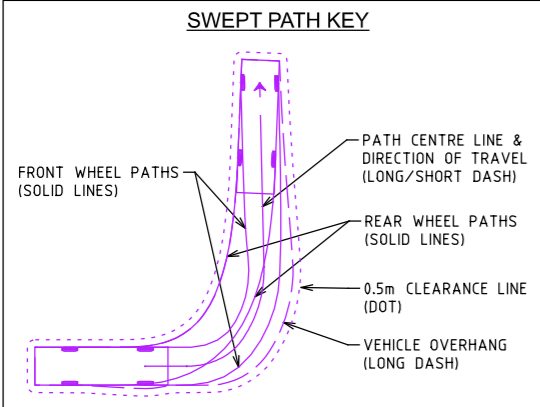
SCALE OF METRES

62 Sette Circuit, Pakenham
Cardinia Shire Council

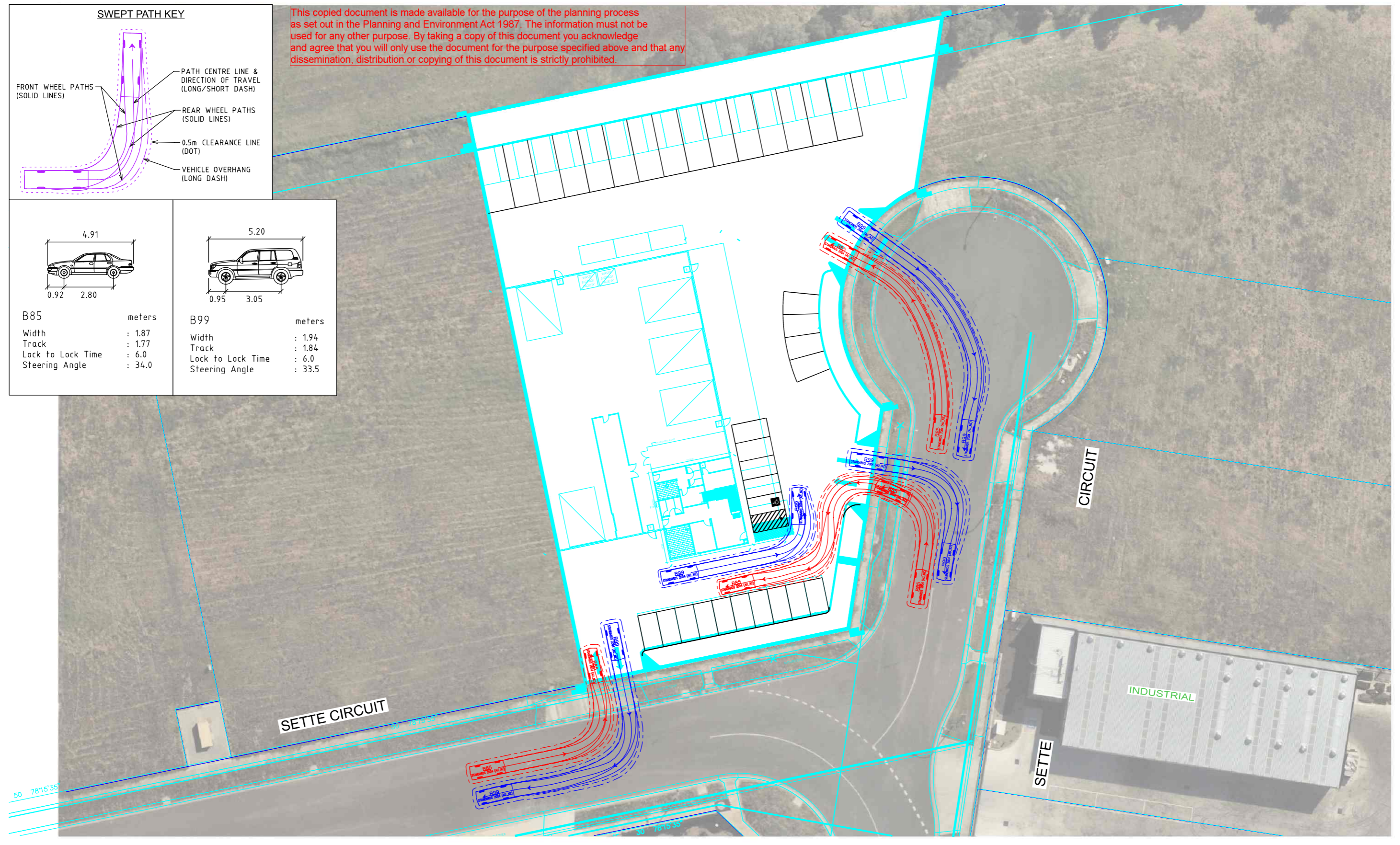
Swept Path Assessment

SHEET NO. 1	DRAWING NO. 230775-SKT-01	ISSUE P2
-------------	---------------------------	----------

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



B85 meters Width : 1.87 Track : 1.77 Lock to Lock Time : 6.0 Steering Angle : 34.0	B99 meters Width : 1.94 Track : 1.84 Lock to Lock Time : 6.0 Steering Angle : 33.5



7/05/2024 10:45:31 AM T:\2324_P\Projects\230775_Design\230775-CTP-01-P2.dgn

Drawing Record				
ISSUE	DRAWN	APP'D	DATE	AMENDMENT
P2	LY	AA	07.05.24	PRELIMINARY ISSUE FOR COMMENT

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 07/05/24

Notes & Legend	
1.	AERIAL IMAGE FROM NEARMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS PTY LTD.
2.	ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.
	Design by Trafficworks
	Design by Others
	Cadastre

CLIENT
BEACON TOWN PLANNING PTY LTD

MELWAY MAP 323 G1
 PAKENHAM

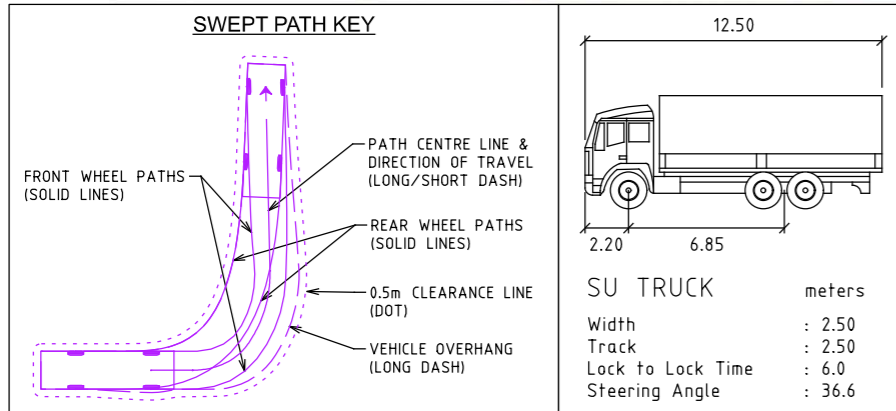
62 Sette Circuit, Pakenham

Cardinia Shire Council

Swept Path Assessment

SHEET NO. 2	DRAWING NO. 230775-SKT-02	ISSUE P2
----------------	------------------------------	-------------

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



7/05/2024 10:45:32 AM 230775-SKT-03 I:\2324_P\Projects\230775-CTP-01-P2.dgn

Drawing Record				
ISSUE	DRAWN	APP'D	DATE	AMENDMENT
P2	LY	AA	07.05.24	PRELIMINARY ISSUE FOR COMMENT

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 07/05/24

Notes & Legend	
1.	AERIAL IMAGE FROM NEARMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS PTY LTD.
2.	ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.
	Design by Trafficworks
	Design by Others
	Cadastre

CLIENT
BEACON TOWN PLANNING PTY LTD

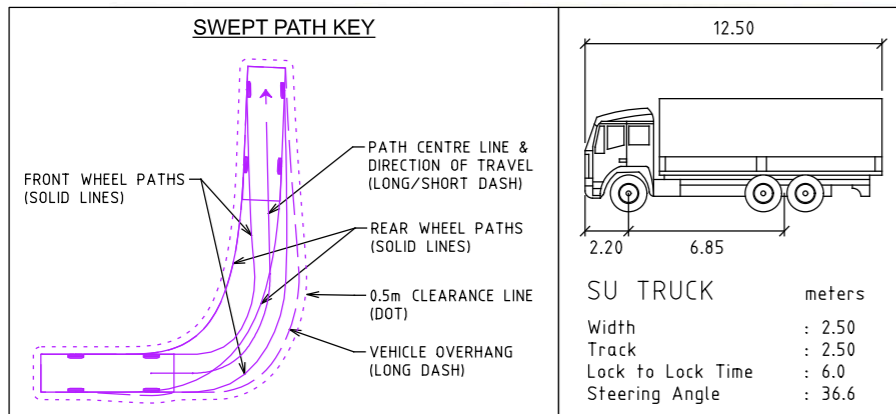
MELWAY MAP 323 G1
PAKENHAM
SCALE OF METRES
0 5 10

62 Sette Circuit, Pakenham
Cardinia Shire Council

Swept Path Assessment

SHEET NO. 3	DRAWING NO. 230775-SKT-03	ISSUE P2
----------------	------------------------------	-------------

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



7/05/2024 10:45:36 AM T:\2324_P\Projects\230775_Design\230775-CTP-01-P2.dgn

Drawing Record				
ISSUE	DRAWN	APP'D	DATE	AMENDMENT
P2	LY	AA	07.05.24	PRELIMINARY ISSUE FOR COMMENT

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 07/05/24

Notes & Legend

- AERIAL IMAGE FROM NEARMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS PTY LTD.
- ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.

— Design by Trafficworks
— Design by Others
— Cadastre

TRAFFICWORKS™

CLIENT
BEACON TOWN PLANNING PTY LTD

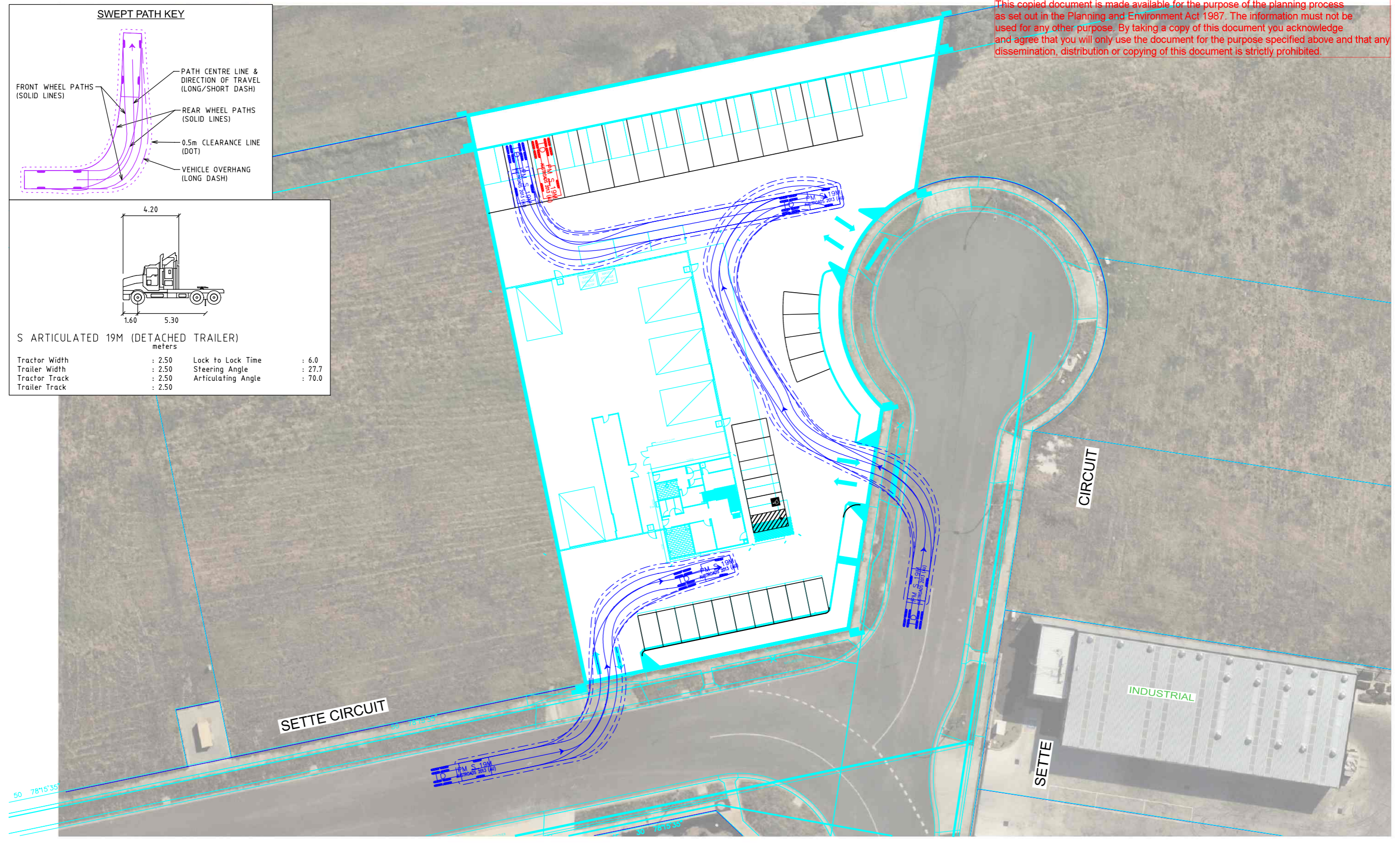
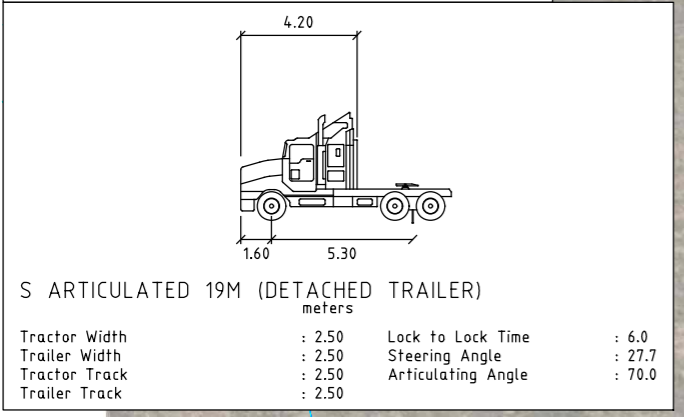
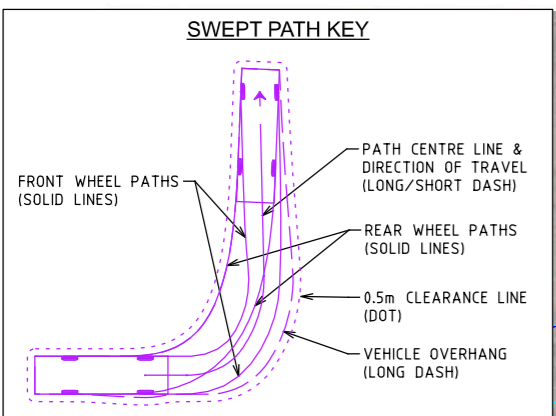
MELWAY MAP 323 G1 PAKENHAM
SCALE OF METRES
0 5 10

62 Sette Circuit, Pakenham
Cardinia Shire Council

Swept Path Assessment

SHEET NO. 4	DRAWING NO. 230775-SKT-04	ISSUE P2
-----------------------	-------------------------------------	--------------------

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



7/05/2024 10:45:36 AM T:\2324_P\Projects\230775_Design\230775-CTP-01-P2.dgn

Drawing Record				
ISSUE	DRAWN	APP'D	DATE	AMENDMENT
P2	LY	AA	07.05.24	PRELIMINARY ISSUE FOR COMMENT

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 07/05/24

Notes & Legend

- AERIAL IMAGE FROM NEARMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS PTY LTD.
- ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.

—	Design by Trafficworks
—	Design by Others
—	Cadastre

CLIENT
BEACON TOWN PLANNING PTY LTD

MELWAY MAP 323 G1
PAKENHAM
SCALE OF METRES
0 5 10

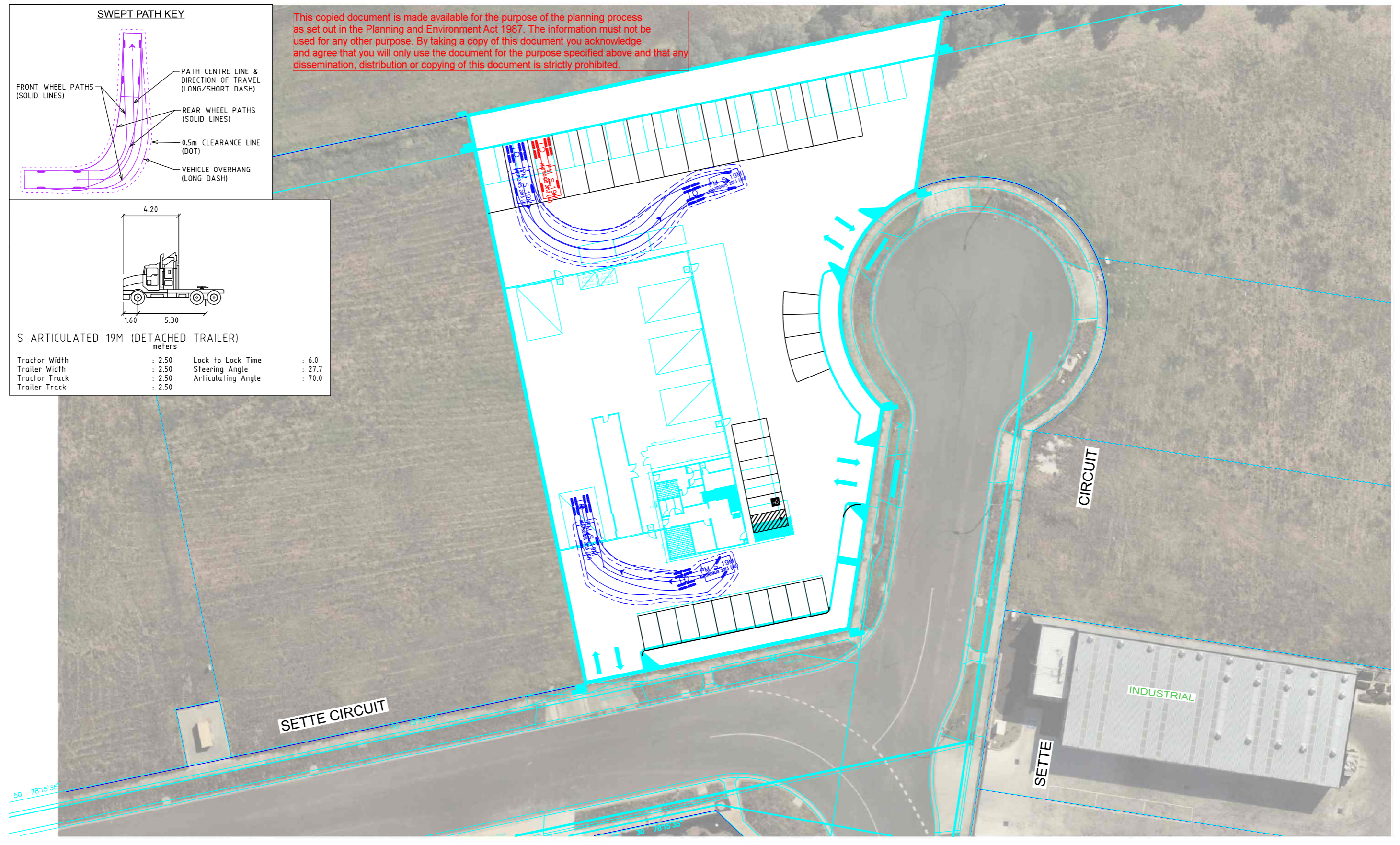
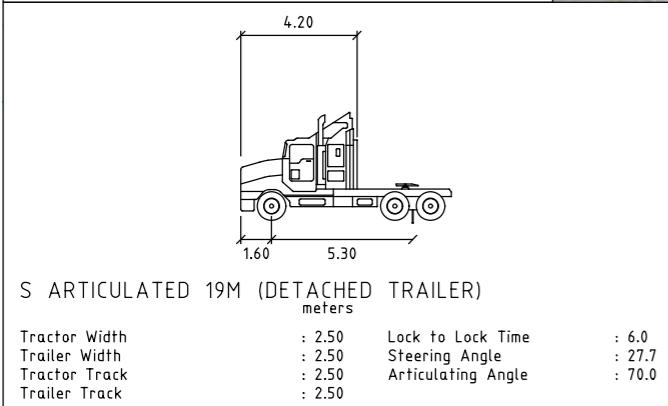
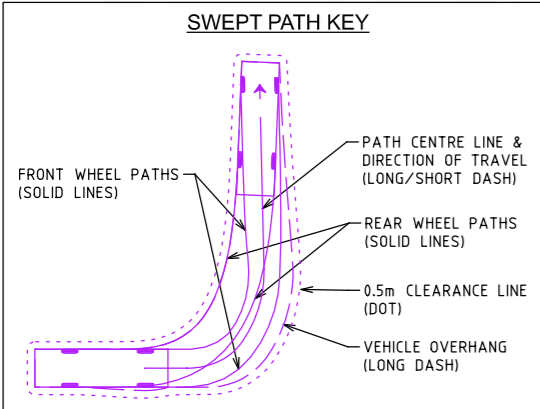
62 Sette Circuit, Pakenham

Cardinia Shire Council

Swept Path Assessment

SHEET NO. 5	DRAWING NO. 230775-SKT-05	ISSUE P2
----------------	------------------------------	-------------

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



7/05/2024 10:45:38 AM T:\2324_P\Projects\230775_Design\230775-CTP-01-P2.dgn

Drawing Record				
ISSUE	DRAWN	APP'D	DATE	AMENDMENT
P2	LY	AA	07.05.24	PRELIMINARY ISSUE FOR COMMENT

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 07/05/24

Notes & Legend	
1.	AERIAL IMAGE FROM NEARMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS PTY LTD.
2.	ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.
	Design by Trafficworks
	Design by Others
	Cadastre

TRAFFICWORKS™

CLIENT
BEACON TOWN PLANNING PTY LTD

MELWAY MAP 323 G1
PAKENHAM

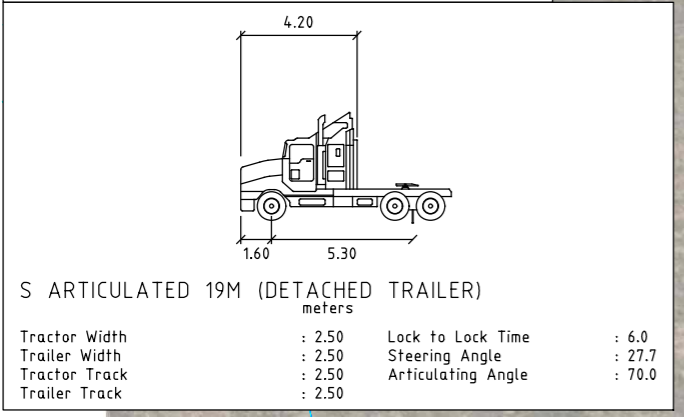
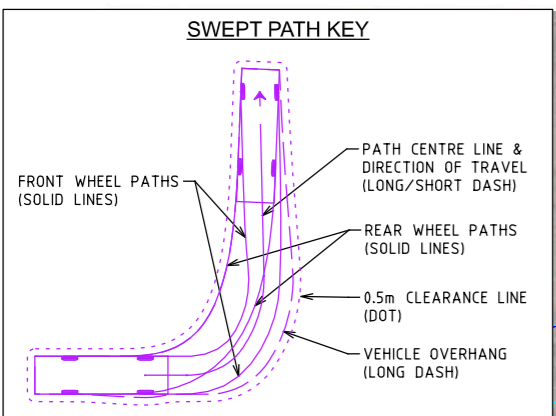
SCALE OF METRES
0 5 10

62 Sette Circuit, Pakenham
Cardinia Shire Council

Swept Path Assessment

SHEET NO. 6	DRAWING NO. 230775-SKT-06	ISSUE P2
----------------	------------------------------	-------------

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



7/05/2024 10:45:40 AM T:\2324_P\Projects\230775_Design\230775-CTP-01-P2.dgn

Drawing Record				
ISSUE	DRAWN	APP'D	DATE	AMENDMENT
P2	LY	AA	07.05.24	PRELIMINARY ISSUE FOR COMMENT

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 07/05/24

Notes & Legend

- AERIAL IMAGE FROM NEARMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS PTY LTD.
- ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.

—	Design by Trafficworks
—	Design by Others
—	Cadastre

CLIENT
BEACON TOWN PLANNING PTY LTD

MELWAY MAP 323 G1
PAKENHAM
SCALE OF METRES
0 5 10

62 Sette Circuit, Pakenham

Cardinia Shire Council

Swept Path Assessment

SHEET NO. 7	DRAWING NO. 230775-SKT-07	ISSUE P2
----------------	------------------------------	-------------

Appendix 3 – Acronyms and terms

Acronyms / terms	Definition
AGRD4	Austrroads Guide to Road Design Part 4 – Intersections and crossings
AGRD4A	Austrroads Guide to Road Design Part 4A – Unsignalised and signalised intersections
AGTM6	Austrroads Guide to Traffic Management Part 6 – Intersections, interchanges and crossings management
AGTM8	Austrroads Guide to Traffic Management Part 8 – Local street management
AS/NZS2890.1	Australian Standard / New Zealand Standard 2890.1 Parking facilities Part 1: Off-street car parking
DTP	Department of Transport and Planning (formerly VicRoads)
ESD	Entering site distance
PSP	Precinct structure plan
SIDRA	SIDRA intersection – micro analytical traffic engineering software to model the performance of intersections
SISD	safe intersection sight distance
TIA	traffic impact assessment
vpd	vehicles per day
vph	vehicles per hour
VPA	Victorian Planning Authority

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

WAREHOUSE DEVELOPEMENT

62 SETTE CIRCUIT (LOT 20) PAKENHAM, VICTORIA

CONSTRUCTION DOCUMENTATION

No	Sheet Name	Drawing Scale
TP00	Cover Sheet	N/A
TP01	Site & Ground Floor Plan	1:200
TP02	First Floor Plan	1:200
TP03	Roof Plan	1:200
TP04	Landscape Plan	1:200
TP05	Business Operations Plan	1:200
TP06	Elevations	1:200



No.	Revision Description	Date
1	Added business operations plan	9/6/24

Document Stage / Phase
TOWN PLANNING

Project Address
62 (LOT 20) SETTE CIRCUIT
PAKENHAM VICTORIA

Project Title
WAREHOUSE DEVELOPEMENT FOR
TRUCK HIRE AND TRUCK
HIRE SERVICING/
MAINTENANCE

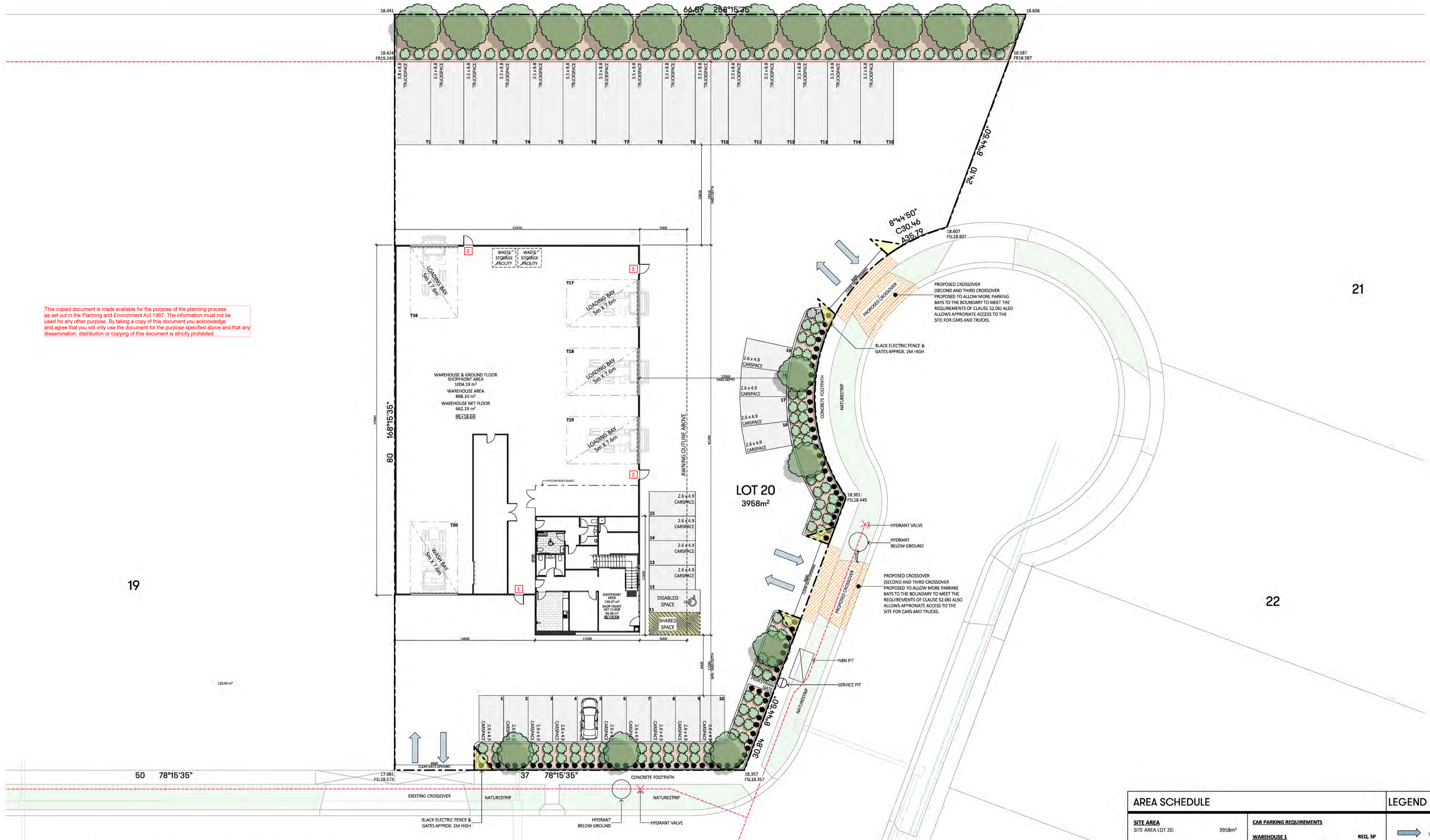
Project Number
PN2210
Date
9/06/2024

Drawing Title
COVER SHEET

Drawing Number
TP00

Rev No.
B

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



SITE & GROUND FLOOR PLAN

1:200

AREA SCHEDULE		LEGEND	
SITE AREA	SITE AREA LOT 20:	3958m ²	
SITE COVERAGE:	1213.96m ² (31%)		
NET FLOOR AREAS	TOTAL NET FLOOR AREA: (LESS LOADING BAYS, STAIRCASES, TOILET & WALLS)	869.85m ²	
GROSS FLOOR AREAS	WAREHOUSE TOTAL:		
	WAREHOUSE ONLY:	1007.51m ²	
	GROUND FLOOR: (SHOPFRONT)	868.10m ²	
	FIRST FLOOR: (SHOPFRONT)	136.07m ²	
WAREHOUSE 1	TOTAL AREA	662.19m ²	REQ. SP 11
	SHOPFRONT AREA (NET FLOOR AREA)	207.66m ²	8
	PROPOSED PARKING SPACES: (INCLUDES SHARED SPACE)		19
	DISABLED PARKING SPACES: (INCLUDES SHARED SPACE)		1
	PROPOSED TOTAL SPACES:		19
	TRUCK PARKING		
	EXTERNAL:		15
	INTERNAL:		5



No.	Revision Description	Date
1	Updated parking spaces on per Trafficworks - Traffic Impact Assessment Report	9/6/24
2	Increased setback to street front	9/6/24

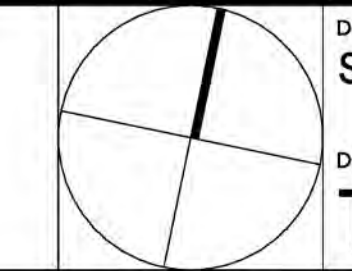
Document Stage / Phase
TOWN PLANNING

Project Address
62 (LOT 20) SETTE CIRCUIT
PAKENHAM VICTORIA

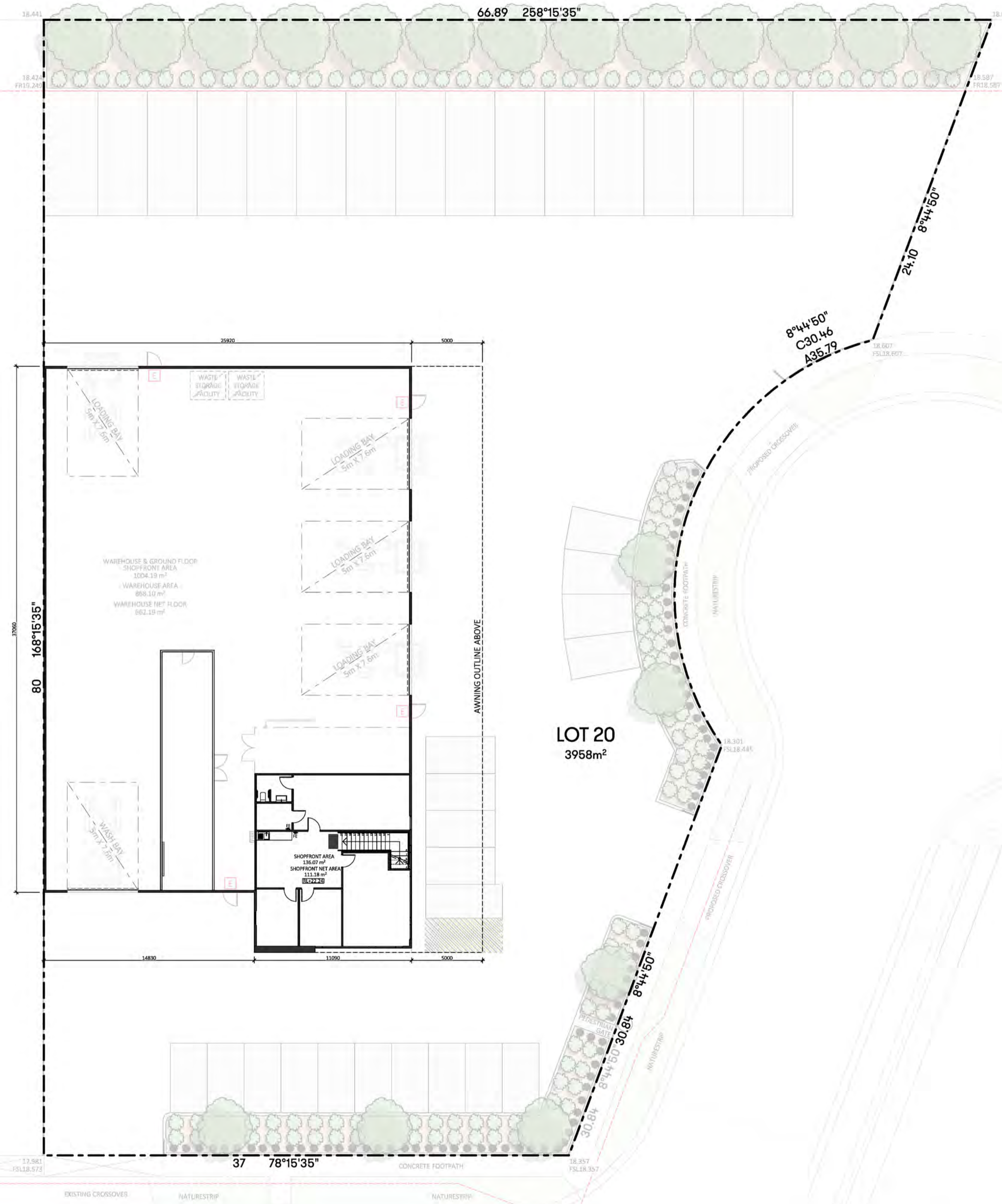
Project Title
WAREHOUSE DEVELOPMENT FOR TRUCK HIRE AND TRUCK HIRE SERVICING/ MAINTENANCE

Project Number
PN210

Date
9/05/2024



This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

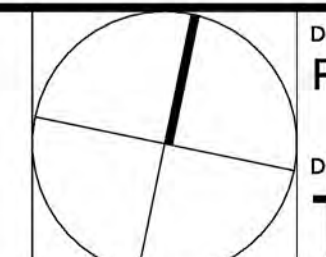


FIRST FLOOR PLAN

1:200

AREA SCHEDULE		LEGEND	
SITE AREA		CAR PARKING REQUIREMENTS	
SITE AREA LOT 20:	3958m ²	WAREHOUSE 1	REQ. SP
SITE COVERAGE:	1213.96m ² (31%)	W/H AREA	11
NET FLOOR AREAS		SHOPFRONT AREA	8
TOTAL NET FLOOR AREA:	869.85m ²	(NET FLOOR AREA)	894.69m ²
(LESS LOADING BAYS, STAIRCASES, TOILET & WALLS)		PROPOSED PARKING SPACES:	
GROSS FLOOR AREAS		DISABLED PARKING SPACES (INCLUDES SHARED SPACE)	1
WAREHOUSE		PROPOSED TOTAL SPACES:	19
WAREHOUSE TOTAL:	1007.51m ²	TRUCK PARKING	
WAREHOUSE ONLY:	868.10m ²	EXTERNAL:	15
GROUND FLOOR: (SHOPFRONT)	136.07m ²	INTERNAL:	5
FIRST FLOOR: (SHOPFRONT)	136.07m ²		
			VEHICLE ACCESS POINT
			PARKING SPACES

No.	Revision Description	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-



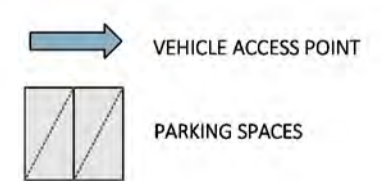
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



ROOF PLAN

1:200

AREA SCHEDULE		LEGEND	
SITE AREA		CAR PARKING REQUIREMENTS	
SITE AREA LOT 20:	3958m ²	WAREHOUSE 1	REQ. SP
SITE COVERAGE:	1213.96m ² (31%)	W/M AREA	11
NET FLOOR AREAS		SHOPFRONT AREA	8
TOTAL NET FLOOR AREA:	869.85m ²	(NET FLOOR AREA)	894.69m ²
(LESS: LOADING BAYS, STAIRCASES, TOILET & WALLS)		PROPOSED PARKING SPACES:	19
GROSS FLOOR AREAS		DISABLED PARKING SPACES (INCLUDES SHARED SPACE)	1
WAREHOUSE		PROPOSED TOTAL SPACES:	19
WAREHOUSE TOTAL:	1007.51m ²	TRUCK PARKING	
WAREHOUSE ONLY:	868.10m ²	EXTERNAL:	15
GROUND FLOOR: (SHOPFRONT)	136.07m ²	INTERNAL:	5
FIRST FLOOR: (SHOPFRONT)	136.07m ²		



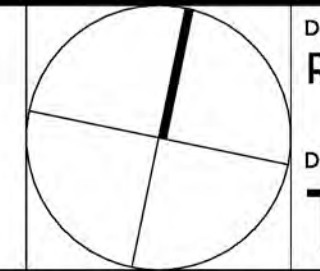
No.	Revision Description	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Document Stage / Phase
TOWN PLANNING

Project Address
62 (LOT 20) SETTE CIRCUIT
PAKENHAM VICTORIA

Project Title
WAREHOUSE DEVELOPMENT FOR TRUCK HIRE AND TRUCK HIRE SERVICING/ MAINTENANCE

Project Number
PN2210
Date
9/05/2024

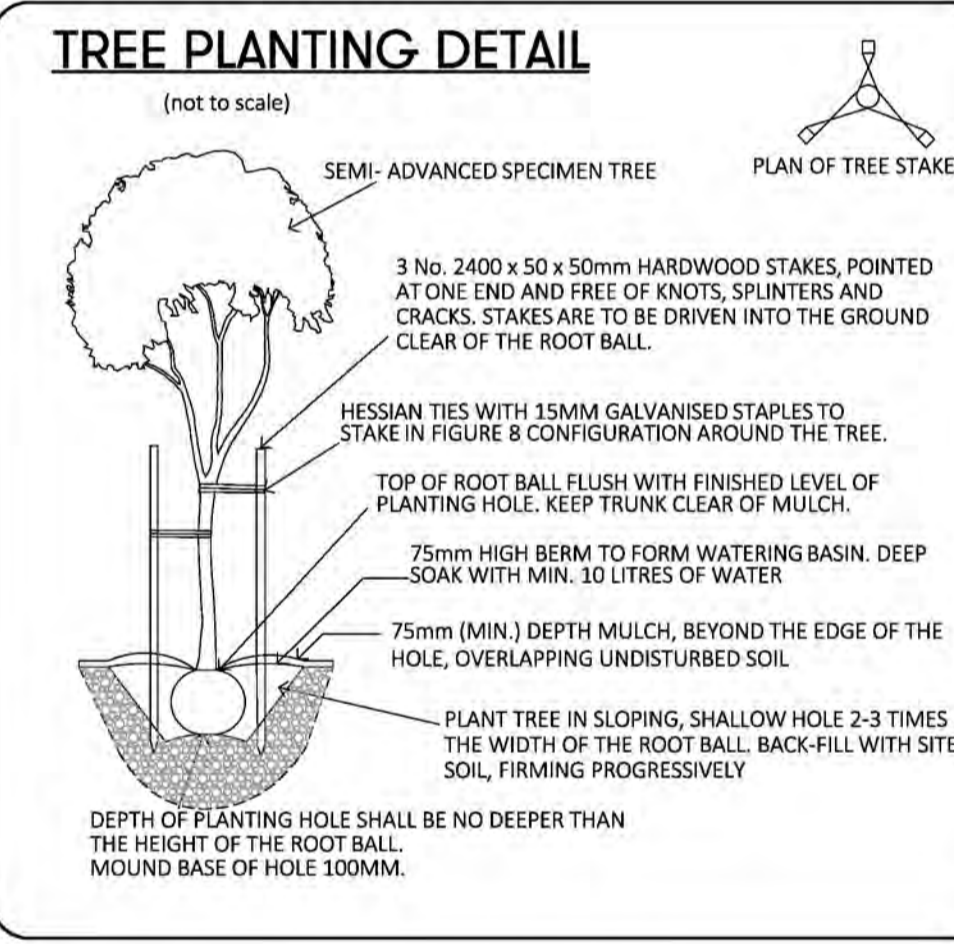
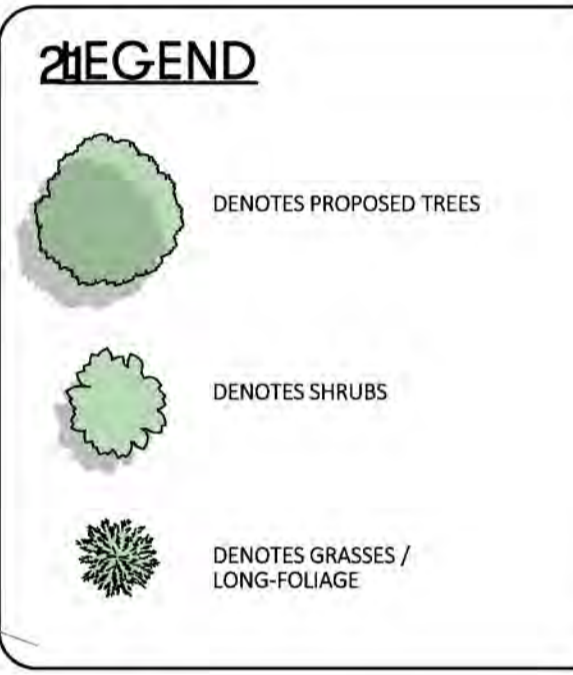
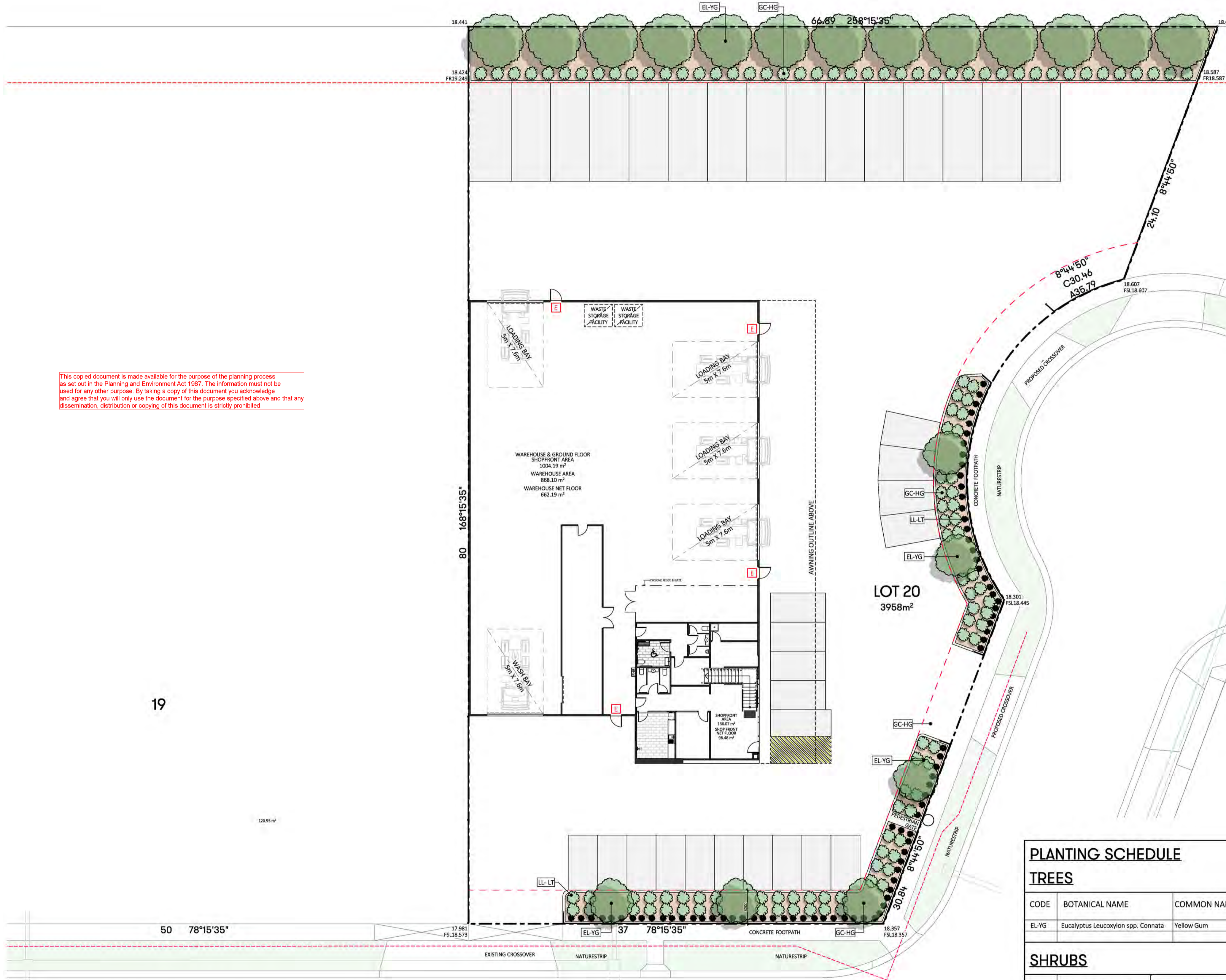


Drawing Title
ROOF PLAN
Drawing Number
TP03

Rev No.
B

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

19



PLANTING SCHEDULE

TREES						
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	WIDTH (m)	POT SIZE (mm)	NO.
EL-YG	Eucalyptus Leucocylon spp. Connata	Yellow Gum	8	5	450	6

SHRUBS						
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	WIDTH (m)	TUBE SIZE (mm)	NO.
GC-HG	Goodenia Ovata	Hop Goodenia	1	1.5	150	114

GRASSES / LONG-FOLIAGE						
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	WIDTH (m)	POT SIZE (mm)	NO.
LL-LT	Lomandra Longifolia	Ume Tuff Mat Rush	0.6	0.6	100	78

ALL STRUCTURES (INCLUDING FENCES, LETTERBOXES AND METER BOXES) SHALL BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 900mm OR RELOCATED CLEAR OF THE SPRALED AREA (2m x 2.5m) NEAR THE ACCESSWAY IN ACCORDANCE WITH AS 2890.1 CLAUSE 3.2.4 TO ENSURE SAFE SIGHT DISTANCES. LANDSCAPING SHALL ALSO BE REDUCED IN HEIGHT OR LOCATED CLEAR OF THIS SPRALED AREA.

SERVICES
ALL SERVICES SHOULD BE LOCATED ON SITE PRIOR TO ANY WORKS AND CAN BE OBTAINED FROM 'DIAL BEFORE YOU DIG' ON - PHONE 1100 OR www.1100.com.au

MAINTENANCE NOTES
ALL TREES TO BE STAKED WHEN PLANTED
PLANTS TO BE WATERED IMMEDIATELY AFTER PLANTING AND ONCE A DAY FOR THE FIRST WEEK. WATERING IS THEN TO BE REDUCED TO EVERY 2-3 DAYS (IN ACCORDANCE WITH CURRENT WATER RESTRICTIONS).
GARDEN BEDS ARE TO BE WEEDED EVERY 2 MONTHS FOR THE INITIAL 2 YEAR ESTABLISHMENT PERIOD.
GARDEN MULCH IS TO BE REPLENISHED EVERY 6 MONTHS FOR THE INITIAL 2 YEAR ESTABLISHMENT PERIOD.
ALL PLANTS ARE TO BE PRUNED AS NECESSARY AND ANY PLANTS THAT HAVE DIED ARE TO BE REPLACED.
LAWNS ARE TO BE MOWED REGULARLY IN ORDER TO MAINTAIN A NEAT AND TIDY APPEARANCE.

NOTES
GARDEN BEDS TO BE COVERED WITH 100mm OF MULCH. MULCH TO BE USED TO BE EITHER EUCA-MULCH OR PINEBARK.
PROPOSED CANOPY TREES TO BE ADVANCED SPECIES WITH A MINIMUM HEIGHT OF 2.0 METRES AT TIME OF PLANTING.
ALL PLANTS USED ARE NATIVE SPECIES AND WHERE POSSIBLE INDIGENOUS SPECIES HAVE BEEN USED.
GARDEN AREAS SHALL BE USED AS GARDENS ONLY AND SHALL BE MAINTAINED IN A PROPER, TIDY AND HEALTHY CONDITION TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
SHOULD ANY TREE OR SHRUB BE REMOVED OR DESTROYED IT MAY BE REQUIRED TO BE REPLACED BY A TREE OR SHRUB OF SIMILAR SIZE AND VARIETY.

LANDSCAPE PLAN

1:200

No.	Revision Description

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

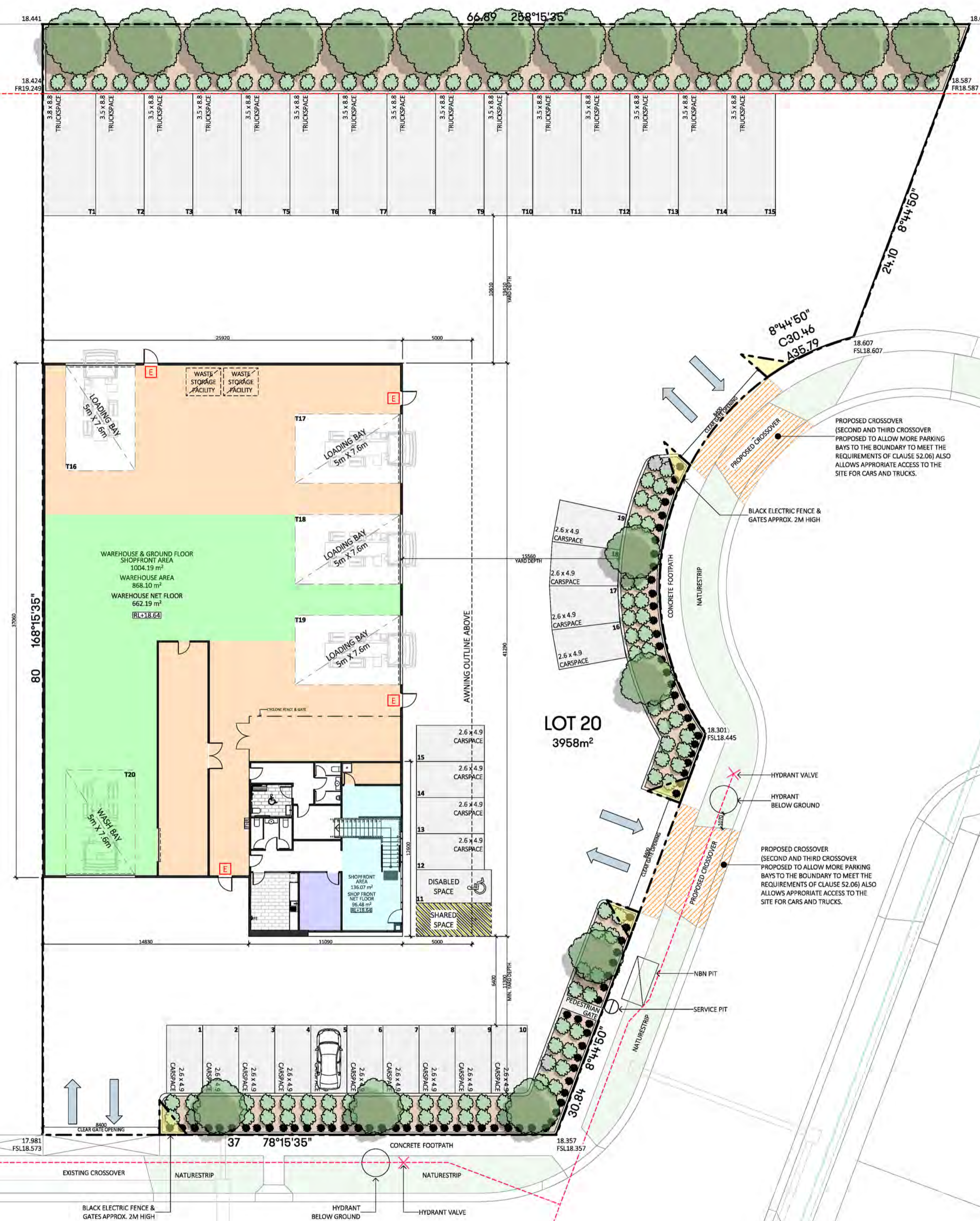


SHOPFRONT LEVEL 1

1:200

BUSINESS OPERATIONS PLAN

1:200



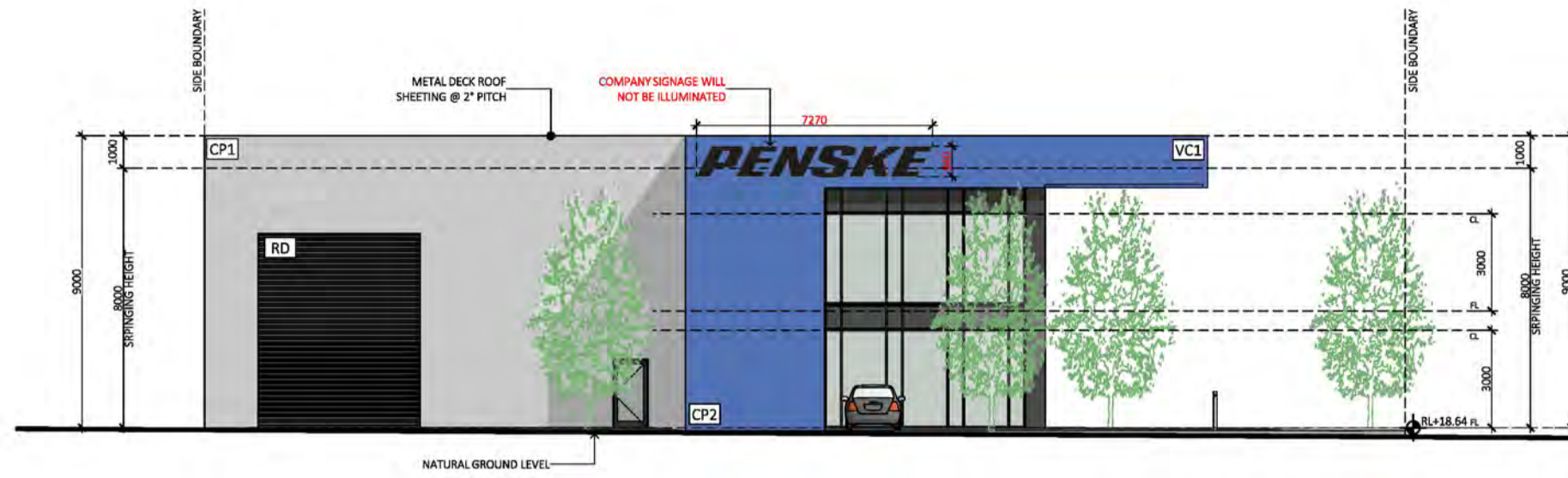
LEGEND		BUSINESS OPERATIONS SITE DATA	
	CUSTOMER WAITING AREA	CUSTOMER WAITING AREA:	43.64m ²
	SHOPFRONT AREA	SHOPFRONT AREA:	96.34m ²
	WAREHOUSE AREA	WAREHOUSE AREA:	389.94m ²
	VEHICLE SERVICE AREA	VEHICLE SERVICE AREA:	317.19m ²

AREA SCHEDULE		LEGEND	
SITE AREA	SITE AREA LOT 20:	3958m ²	
SITE COVERAGE:	1213.96m ² (31%)		
NET FLOOR AREAS	TOTAL NET FLOOR AREA: (LESS LOADING BAYS, STAIRCASES, TOILET & WALLS)	869.85m ²	
GROSS FLOOR AREAS	WAREHOUSE TOTAL: WAREHOUSE ONLY: GROUND FLOOR: (SHOPFRONT) FIRST FLOOR: (SHOPFRONT)	1007.51m ² 868.10m ² 136.07m ² 136.07m ²	
CAR PARKING REQUIREMENTS	WAREHOUSE 1 TWIN AREA SHOPFRONT AREA (NET FLOOR AREA)	662.19m ² 207.66m ² 894.69m ²	REQ. SP 11 8
	PROPOSED PARKING SPACES: (INCLUDES SHARED SPACES)		19 1
	PROPOSED TOTAL SPACES:		19

21

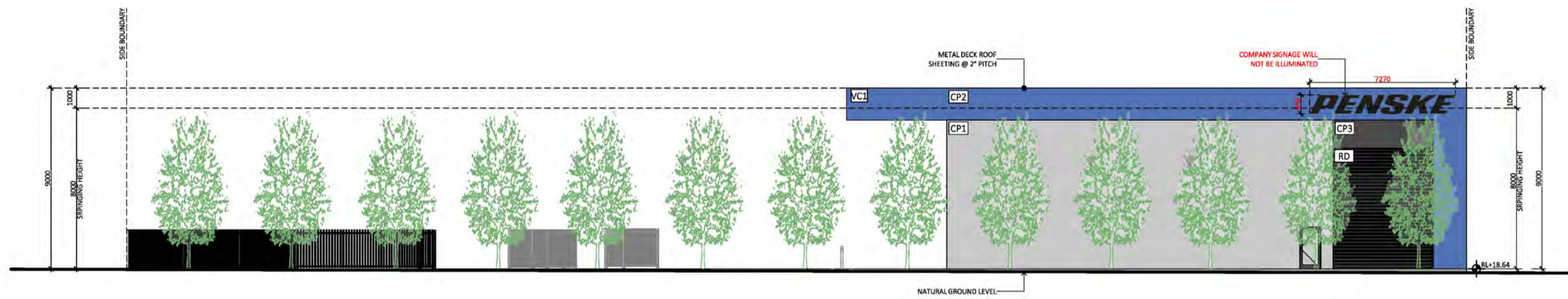
22

No.	Revision Description	Date



SOUTH ELEVATION

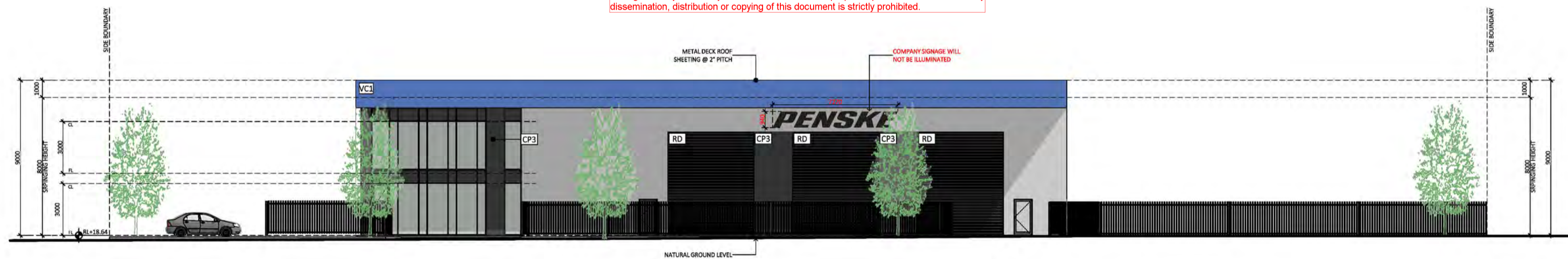
1:200



NORTH ELEVATION

1:200

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



EAST ELEVATION

1:200



WEST ELEVATION

1:200

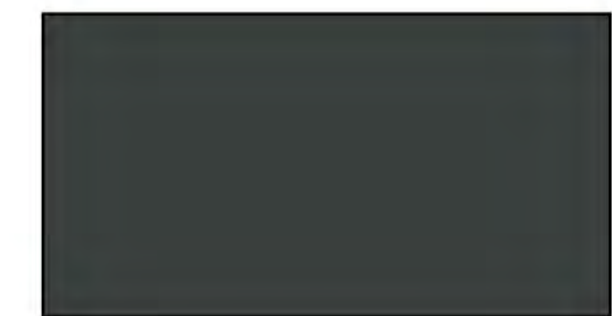
MATERIAL & COLOUR SCHEDULE	
CP1	CONCRETE PANELS PAINTED FINISH - DULUX LEXICON (OR SIMILAR)
CP2	CONCRETE PANELS PAINTED FINISH - DULUX PASSIONATE BLUE (OR SIMILAR)
CP3	CONCRETE PANELS PAINTED FINISH - DULUX MONUMENT (OR SIMILAR)
CP4	CONCRETE PANELS - CLEAR SEALANT FINISH
VC1	COMPOSITE ALUMINIUM CLADDING - VITRACORE - MARINE BLUE (OR SIMILAR)
RD	INDUSTRIAL GRADE ROLLER DOOR - COLORBOND MONUMENT



CP1 - DULUX LEXICON (OR SIMILAR)



CP2 - DULUX PASSIONATE BLUE (OR SIMILAR)



CP3 - DULUX MONUMENT (OR SIMILAR)



CP4 - CONCRETE PANEL - SEALED CONCRETE FINISH



VC1 - VITRACORE G2 - MARINE BLUE (OR SIMILAR)

No.	Revision Description	Date
1	Added to dimensions and notation to signage	9/6/24

Document Stage / Phase
TOWN PLANNING

Project Address
62 (LOT 20) SETTE CIRCUIT
PAKENHAM VICTORIA

Scale
1:200 @ A1

Project Title
WAREHOUSE DEVELOPEUSE FOR TRUCK HIRE AND TRUCK HIRE SERVICING/ MAINTENANCE

Project Number
PN2210
Date
9/05/2024

Drawing Title
ELEVATIONS

Drawing Number
TP06

Rev No.
B

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

VOLUME 12203 FOLIO 303

Security no : 124111413161R
Produced 19/12/2023 02:50 PM

LAND DESCRIPTION

Lot 20 on Plan of Subdivision 741575M.
PARENT TITLE Volume 11920 Folio 035
Created by instrument PS741575M 21/04/2020

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AF973167S 16/07/2008

AGREEMENT Section 173 Planning and Environment Act 1987
AM525956E 03/02/2016

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020
AT390554M 01/07/2020

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

DIAGRAM LOCATION

SEE PS741575M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 62 SETTE CIRCUIT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS741575M
Number of Pages (excluding this cover sheet)	6
Document Assembled	19/12/2023 14:50

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

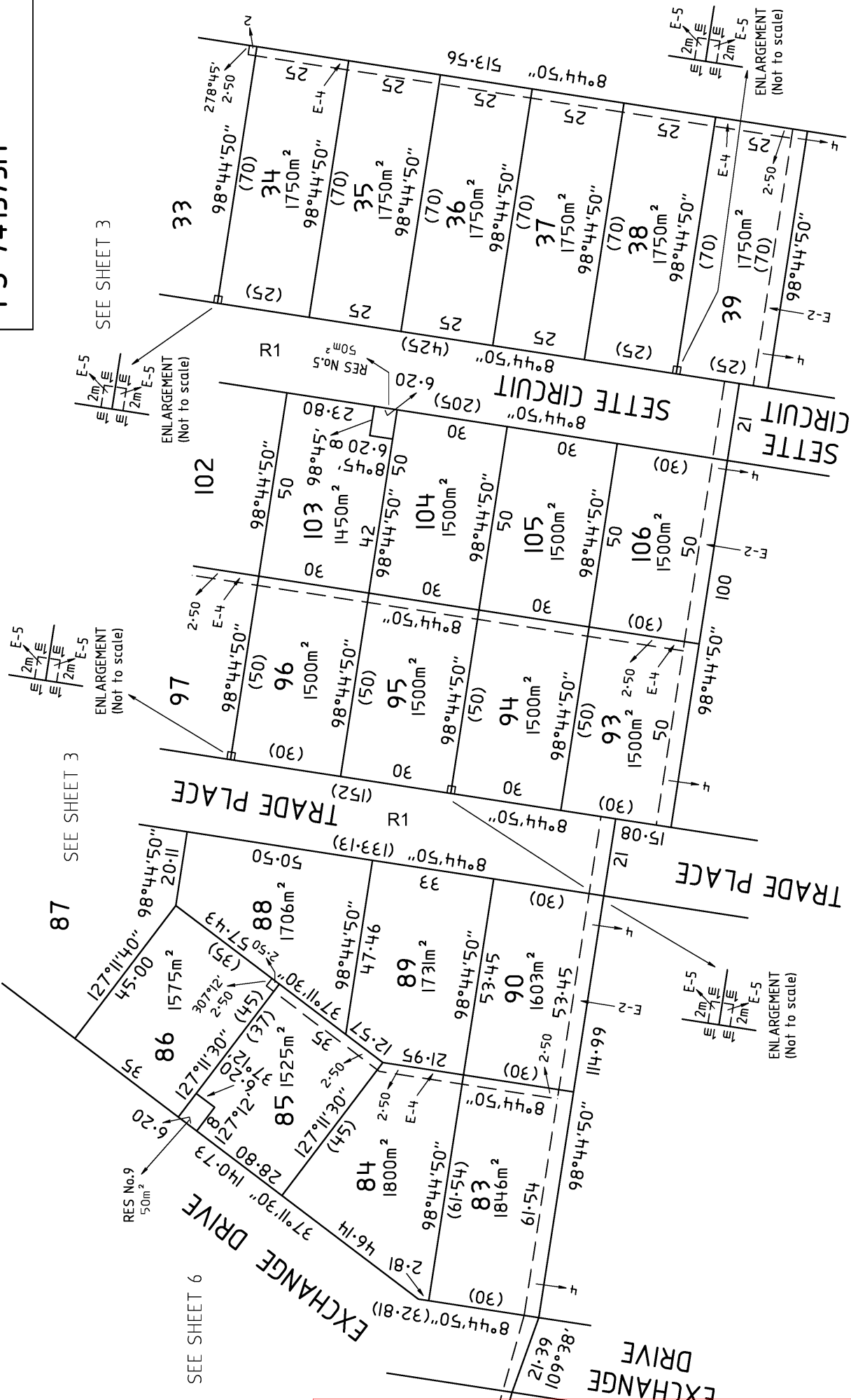
The document is invalid if this cover sheet is removed or altered.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

PLAN OF SUBDIVISION		EDITION 1	PS 741575M	
LOCATION OF LAND PARISH: NAR NAR GOON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 32 (Part) CROWN PORTION: - TITLE REFERENCE: Volume 11920 Folio 035 LAST PLAN REFERENCE: PS 701419D Lot B POSTAL ADDRESS: 1160 Healesville Koo Wee Rup Road, (at time of subdivision) PAKENHAM, Vic., 3810 MGA CO-ORDINATES: E: 367800 ZONE: 55 (of approx centre of land in plan) N: 5782500 GDA 94		Council Name: Cardinia Shire Council Council Reference Number: S16/218 Planning Permit Reference: T050298-2 SPEAR Reference Number: S093222B Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Simone Norbury for Cardinia Shire Council on 16/05/2019 Statement of Compliance issued: 16/03/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
R1 RESERVE No. 5 RESERVE No. 6 RESERVE No. 7 RESERVE No. 8 RESERVE No. 9 RESERVE No.10	CARDINIA SHIRE COUNCIL Ausnet Electricity Services Pty. Ltd. Ausnet Electricity Services Pty. Ltd. Ausnet Electricity Services Pty. Ltd. Ausnet Electricity Services Pty. Ltd. Ausnet Electricity Services Pty. Ltd. Ausnet Electricity Services Pty. Ltd.			
NOTATIONS				
DEPTH LIMITATION				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 E-2 E-4 E-5	GAS AND PIPELINE DRAINAGE DRAINAGE POWER LINE	See plan See plan See plan See plan	INST.2700841 PS 701419D THIS PLAN THIS PLAN (Sec 88 of the Electricity Industry Act 2000)	GAS & FUEL CORPORATION OF VICTORIA CARDINIA SHIRE COUNCIL CARDINIA SHIRE COUNCIL Ausnet Electricity Services Pty. Ltd.
M. J. PARSONS AND ASSOCIATES LAND SURVEYORS P. O. Box 932, ELTHAM, Vic., 3095 Tel: 03 9712 0692 Mob: 0412 388 274 Email: m.j.parsons@optusnet.com.au		SURVEYORS FILE REF: 5155F Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03), 17/08/2018, SPEAR Ref: S093222B	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6 PLAN REGISTERED TIME: 02:26pm DATE: 21/04/2020 H.L. Assistant Registrar of Titles	

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

PS 741575M



SEE SHEET 3

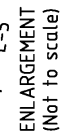
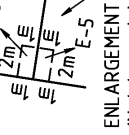
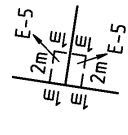
SEE SHEET 3

SEE SHEET 6

ENLARGEMENT (Not to scale)

ENLARGEMENT (Not to scale)

ENLARGEMENT (Not to scale)



MGA 94 ZONE 55

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

M. J. PARSONS AND ASSOCIATES
 LAND SURVEYORS
 P. O. Box 932, ELTHAM, Vic., 3085
 Tel: 03 9712 0682 Mob: 0412 388 274
 Email: m.j.parsons@optusnet.com.au

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03).
 17/08/2018, SPEAR Ref: S093222B

Digitally signed by: Cardinia Shire Council, 16/05/2019, SPEAR Ref: S093222B

SHEET 2

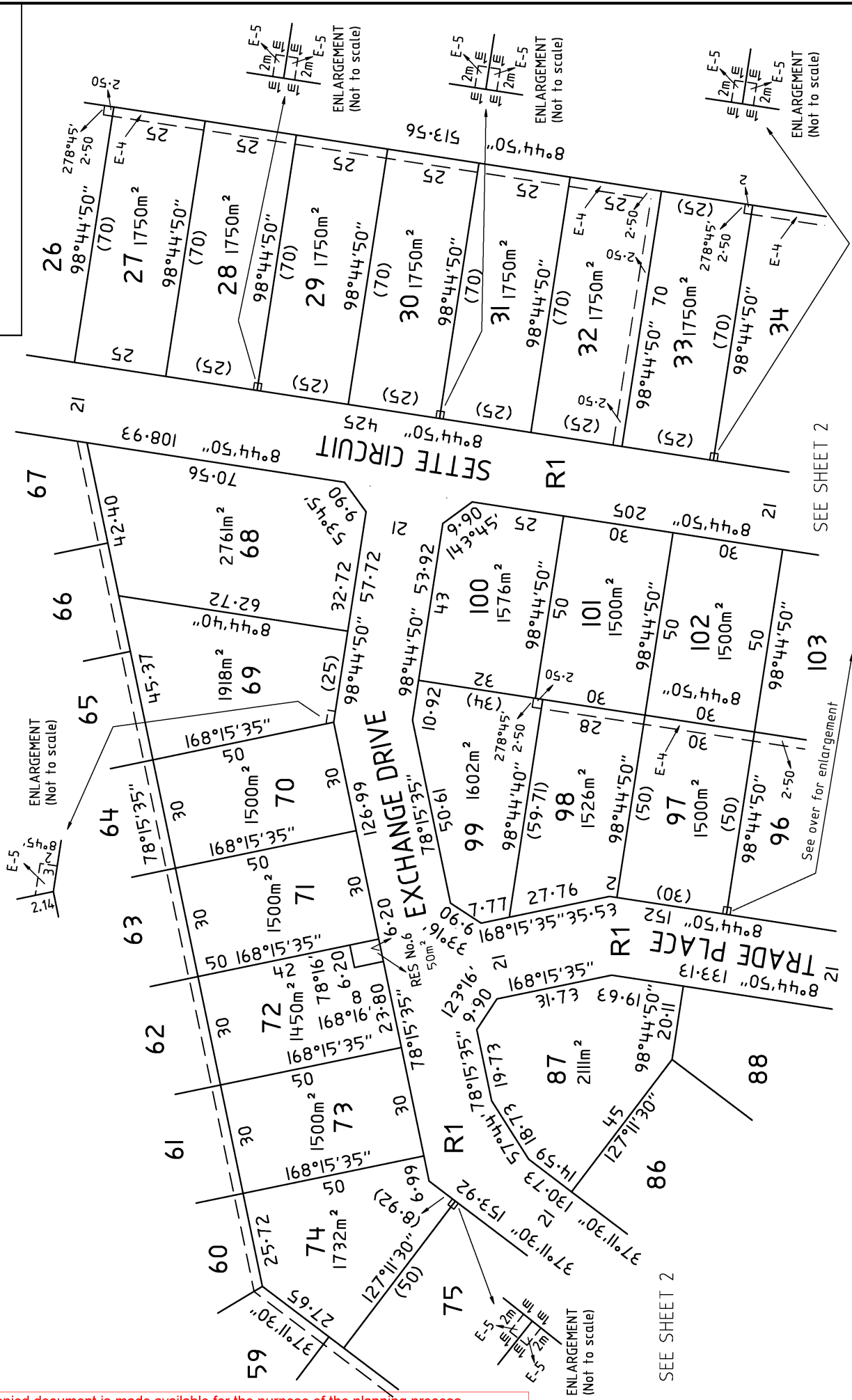
ORIGINAL SHEET SIZE: A3

SCALE 1:1000
 LENGTHS ARE IN METRES

0 5 10 20 30 40

PS 741575M

SEE SHEET 4



SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SCALE 1:1000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 17/08/2018, SPEAR Ref: S093222B

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 16/05/2019, SPEAR Ref: S093222B

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 16/05/2019, SPEAR Ref: S093222B

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 16/05/2019, SPEAR Ref: S093222B

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 16/05/2019, SPEAR Ref: S093222B

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 16/05/2019, SPEAR Ref: S093222B

Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 16/05/2019, SPEAR Ref: S093222B

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

MGA 94
ZONE 55

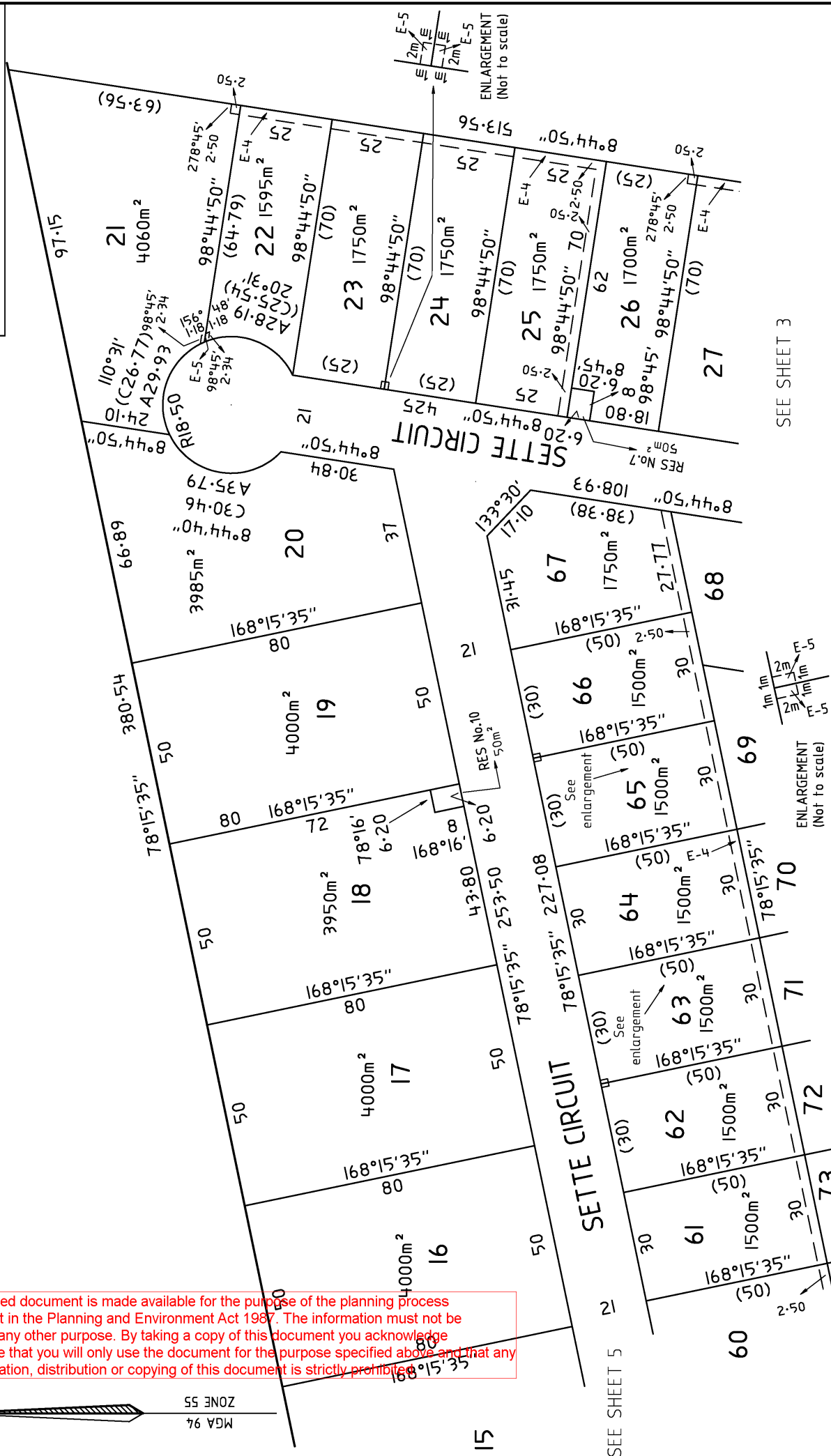
M. J. PARSONS AND ASSOCIATES
LAND SURVEYORS
P. O. Box 932, ELTHAM, Vic., 3085
Tel: 03 9712 0682 Mob: 0412 388 274
Email: m.j.parsons@optusnet.com.au

Amended by: maxwell james parsons, Licensed Surveyor 20/04/2020.

PS 741575M

MGA 94
ZONE 55

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



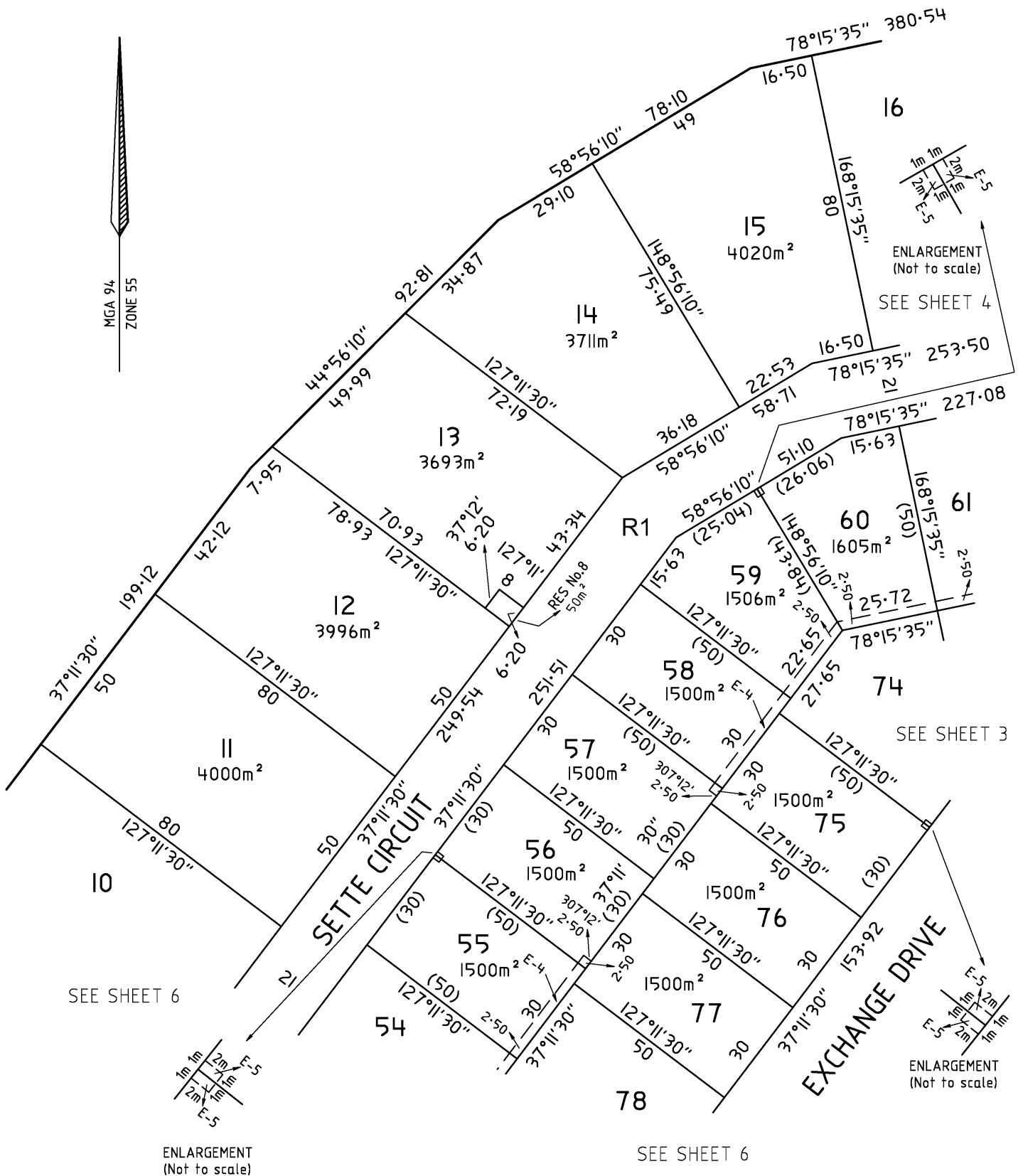
SEE SHEET 3

<p>SCALE 1:1000</p> <p>0 5 10 20 30 40 LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 4</p>
<p>Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 17/08/2018, SPEAR Ref: S093222B</p>		
<p>Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 16/05/2019, SPEAR Ref: S093222B</p>		

M. J. PARSONS AND ASSOCIATES
LAND SURVEYORS
 P. O. Box 932, ELTHAM, Vic., 3085
 Tel: 03 9712 0682 Mob: 0412 388 274
 Email: m.j.parsons@optusnet.com.au

PS 741575M

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



M. J. PARSONS AND ASSOCIATES
LAND SURVEYORS
 P. O. Box 932, ELTHAM, Vic., 3095
 Tel: 03 9712 0692 Mob: 0412 388 274
 Email: m.j.parsons@optusnet.com.au

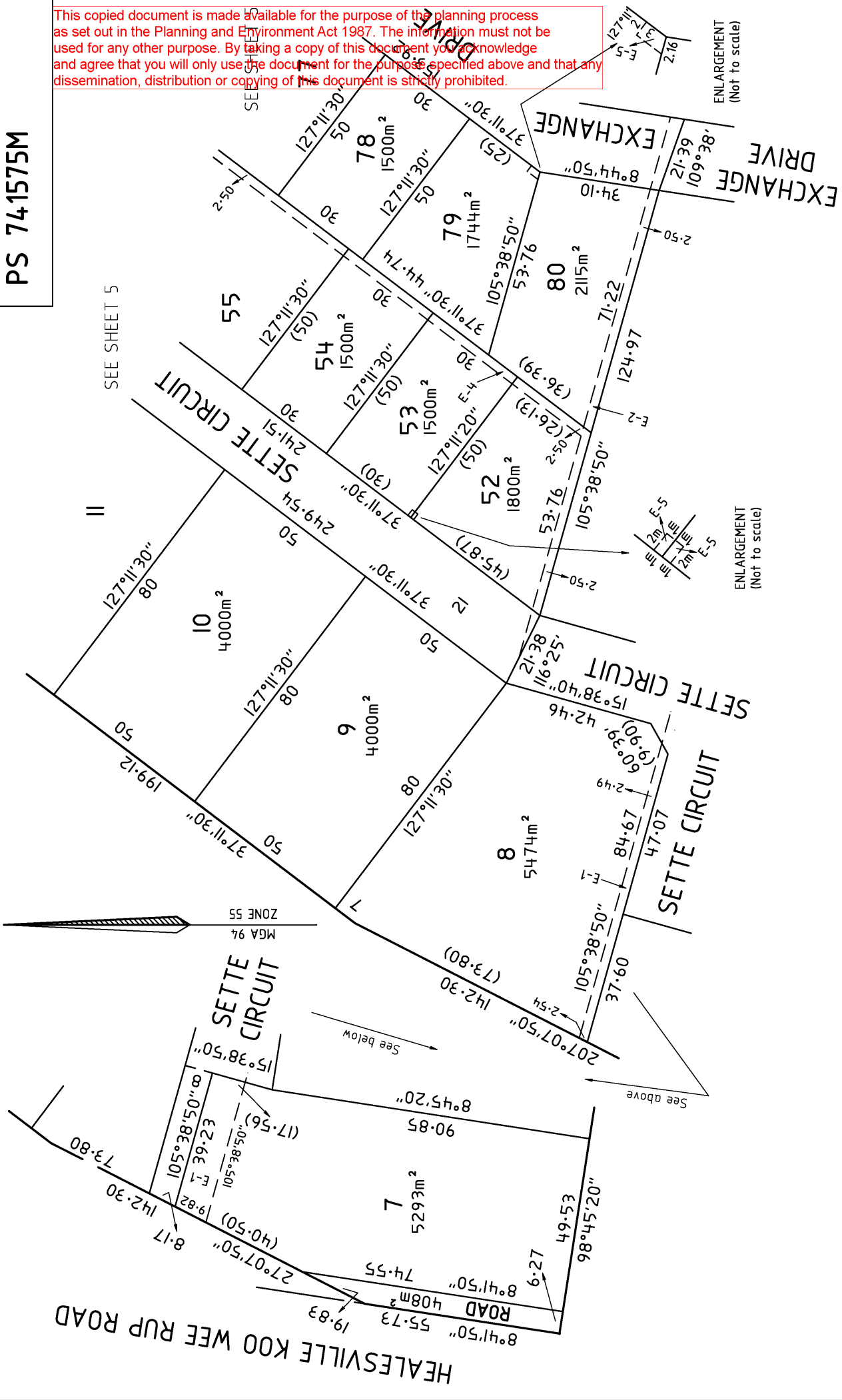
SCALE 1:1000

 Lengths are in metres
 Digitally signed by: maxwell james parsons, Licensed Surveyor,
 Surveyor's Plan Version (03),
 17/08/2018, SPEAR Ref: S093222B

ORIGINAL SHEET SIZE: A3
 SHEET 5
 Digitally signed by:
 Cardinia Shire Council,
 16/05/2019,
 SPEAR Ref: S093222B

PS 741575M

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.



<p>M. J. PARSONS AND ASSOCIATES LAND SURVEYORS P. O. Box 932, ELTHAM, Vic., 3085 Tel: 03 9712 0682 Mob: 0412 388 274 Email: m.j.parsons@optusnet.com.au</p>	<p>SCALE 1:1000</p> <p>0 5 10 20 30 40 LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 6</p> <p>Digitally signed by: maxwell james parsons, Licensed Surveyor, Surveyor's Plan Version (03). 17/08/2018, SPEAR Ref: S093222B</p> <p>Digitally signed by: Cardinia Shire Council, 16/05/2019, SPEAR Ref: S093222B</p>
---	--	---



Beacon Town Planning Pty Ltd
ABN 68168162178

jennie@beacontp.com.au
www.beacontp.com.au
M: 0409 412 141

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

Planning Permit Application Truck Hire Operation

62 Sette Crt Pakenham

May 2024



DOCUMENT / REPORT CONTROL FORM

File Location Name:	BTP Projects
Project Name:	62 Sette Crt Pakenham
Project Number:	24-002
Revision Number:	B
Date	13/05/2024

Beacon Town Planning Company Details

[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]

The information within this document is and shall remain the property of: Beacon Town Planning Pty Ltd

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

TABLE OF CONTENTS

- 1 INTRODUCTION3**
- 2 SITE CONTEXT AND DESCRIPTION.....4**
 - 2.1 Site Description 4
 - 2.2 Site Context..... 4
- 3 DEVELOPMENT PROPOSAL.....5**
 - 3.1 Proposal 5
- 4 CURRENT PLANNING CONTROLS8**
 - 4.1 Planning Policy Framework (VPP)..... 8
 - 4.2 Local Planning Policy Framework (LPPF) 8
 - 4.3 Zoning 9
 - 4.4 General Provisions 9
- 5 CONCLUSION10**
- APPENDIX A FULL AND RECENT COPY OF TITLE11**
- APPENDIX B DEVELOPMENT PLAN SET.....12**
- APPENDIX C TRAFFIC ASSESSMENT13**
- APPENDIX D WASTE MANAGEMENT PLAN.....14**

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

1 INTRODUCTION

This report has been prepared by Beacon Town Planning, on behalf of the contracted landowner Sette Brothers for a planning permit application at 62 Sette Crt Pakenham, for the following:

- Use of land for Truck Hire
- Development of a warehouse building to house the proposed truck rental business

The subject site is located on the north side of Rix Rd, north-west of Sette Crt Pakenham.

The site has area of 3958 m sq. and is within the Officer Precinct Structure Plan (Officer PSP). This report provides background information and an explanation of the proposed use. It includes an assessment of the proposal against the relevant planning policy frameworks including the local planning policy framework and the detailed provisions of the Cardinia Planning Scheme.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

2 SITE CONTEXT AND DESCRIPTION

2.1 Site Description

The site is known as 62 Sette Crt, Pakenham, Certificate of Title Volume 12203 Folio 303 Lot 20 on Plan of Subdivision 74157M 142643Y see Appendix A for copy of the title. The site is located on the north-east side of Sette Crt.

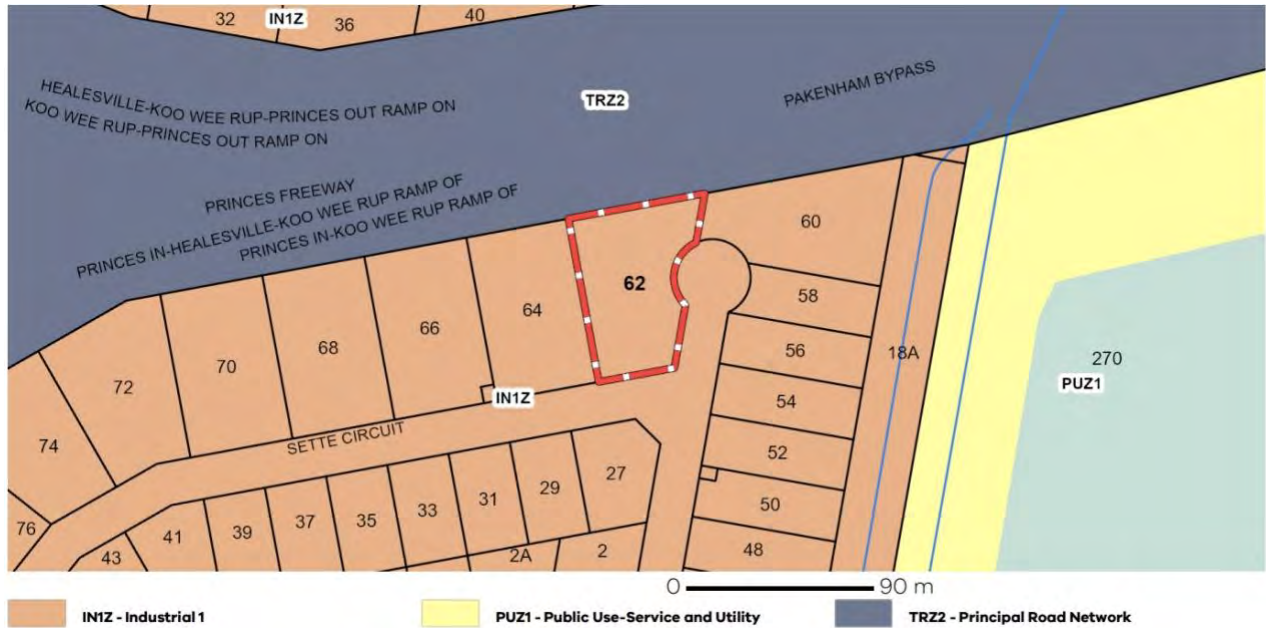


Figure 1 Location Plan

(Source: <https://planningpropertyreport.vic.gov.au>)

2.2 Site Context

The subject site is located within the Industrial 1 Zone in Pakenham and abuts the Pakenham Bypass within and identified Industrial precinct.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

3 DEVELOPMENT PROPOSAL

3.1 Proposal

The proposal is for development and use of a warehouse building to operate an eastern satellite office for Penske Truck Hire operations, as follows.

- Penske Truck Hire operates a commercial truck hire operations and act as emergency short term truck hire for transport delivery operators in Victoria.
- It is proposed to house 20 trucks on site, these will be hired out as required and current existing Altona operational procedures indicate that with 20 truck available, 15 are out on hire on a regular basis.
- The mechanical repair operations proposed on site are only for Penske truck no external public mechanical repairs will occur on site.
- The car wash operations proposed on site are only for Penske truck no external vehicle cleaning or washing will occur on site. This is carried out to ensure trucks are in a suitable hire condition similar to a car hire operation.
- A total of 6 staff are to work from the site 3 office and 3 other wash/repair operations.

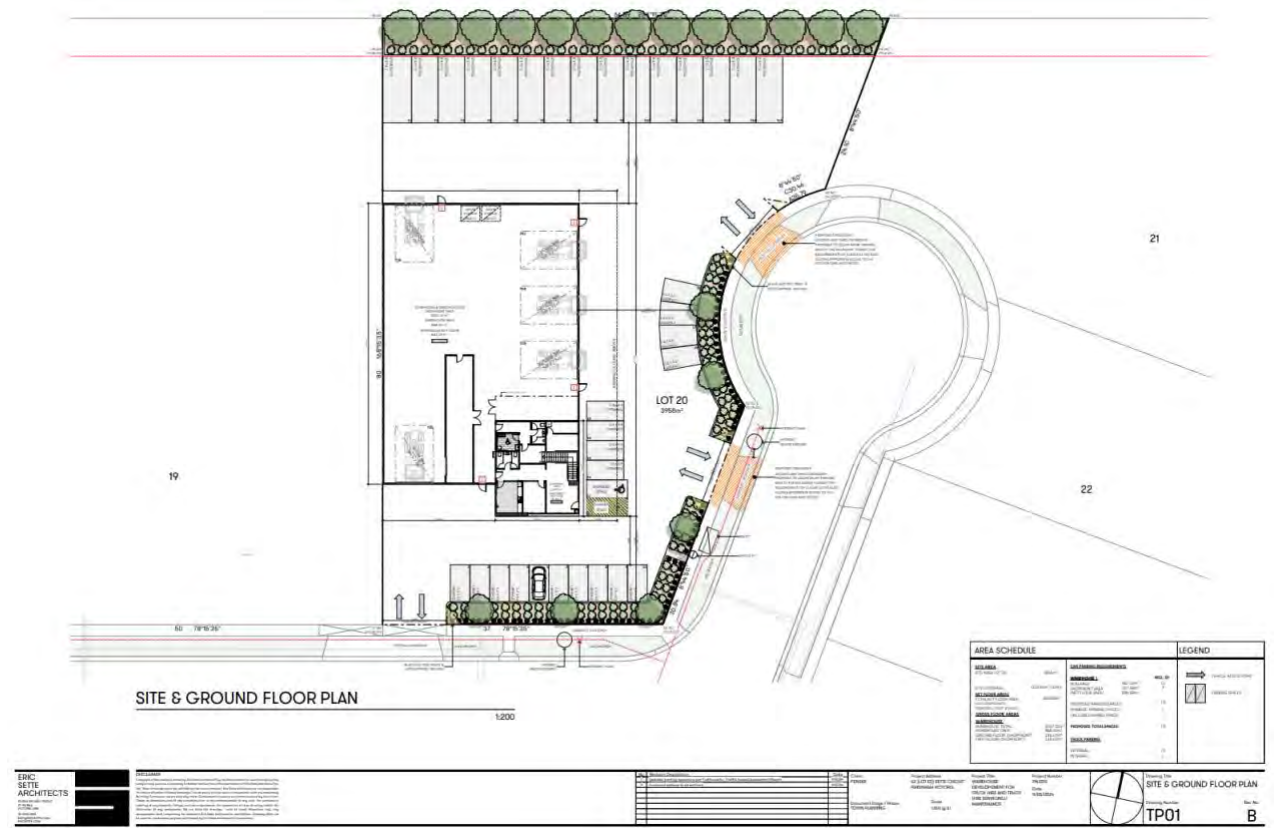


Figure 3 – Site Ground Plan TP01 (updated)(see Appendix B for detailed plan set)

3.1.1 Signage

The proposed signage on site is proposed on the building façade and detailed on Plan Set at Appendix B being Plan TPO6 with sign being non-illuminated with dimensions of 7.27m X 0.94m = 6.83



Figure 4- Signage Detail Plan TP06 (see Appendix B for detailed plan set)

3.1.2 Traffic

A Traffic Impact Assessment report has been prepared by Traffic Works in May 2024, see **Appendix C** the Traffic Impact Assessment Report. Extract from Section 5 conclusion.

We conclude there are no traffic engineering reasons that would prevent the development from proceeding, as outlined below:

— the development provides 20 prime mover parking spaces, with 5 located within the warehouse and 15 within the subject site.

— the proposed development is likely to generate peak traffic volumes of 5 vph in morning and afternoon peak and 35 vpd at full development

— the traffic generated from the proposed development is anticipated to have negligible impact to the surrounding network

— a statutory car parking requirement of 19 spaces is required — the development provides 19 car parking spaces including one (1) accessible space which meets the statutory minimum requirement

— the development provides 20 prime mover parking spaces, with 5 located within the warehouse and 15 within the subject site.

Note The TIA draft report identified several recommendations that this updated plan set have addressed:

— provide 6.4 m access aisle for 90-degree car parking spaces located to the south of the site

— modify kerb alignment at vehicle access point to accommodate two-way flow within the site

— widen last parking bay by 0.3 m to provide manoeuvring clearance to high wall

— reconfiguration of internal spaces and provision of shop front area

—Provision of truck parking spaces along norther boundary

Note we have reviewed these recommended actions and have provided amended plans as recommended.

3.1.3 Waste Management

A Waste Management Plan has been prepared by LID see report at **Appendix D**. The Management Plan specifies that Waste bins are located within the warehouse, for on-site private collections.

1.4 Bin Store(s) & Collection Plan

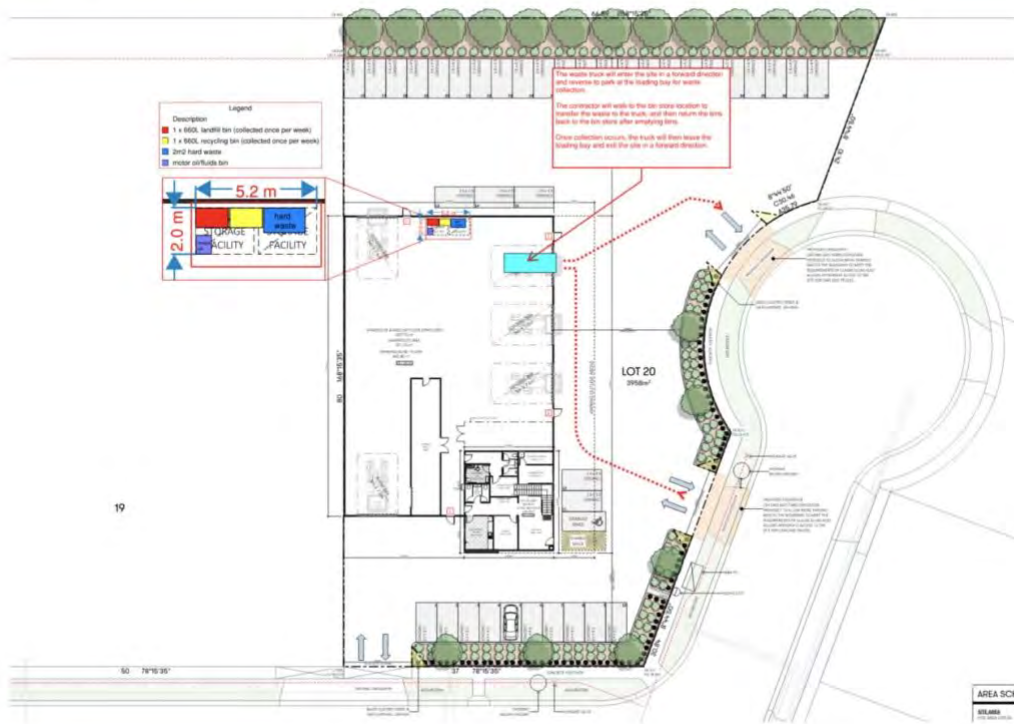


Figure 5- Waste Management Plan (see Appendix D for Waste Management Plan Report)

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

4 CURRENT PLANNING CONTROLS

This section provides an assessment of the application against the relevant provisions of the Whittlesea Planning Scheme, including:

- State Planning Policy Framework;
- Local Planning Policy Framework;
- Zoning;
- Overlays;
- Particular Provisions;
- General Provisions; and
- Incorporated Documents.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

A summary of the permit triggers include:

- Use of site for truck hire operations.
- Car parking pursuant to clause 52.06-5
- Signage
- Waste Management

4.1 Planning Policy Framework (VPP)

The purpose of the Planning Policy Framework is to set the Victorian objectives for planning to be fostered through the policies and provisions of the planning scheme. The planning policies apply to all land in Victoria and any planning permit applications must address them.

Clause 17 Economic Development *seeks to provide for a strong and innovative economy and achieve its economic potential.* The proposed use and development support the economic development of the municipality as such is consistent with these policies.

- Clause 17.03 Industry
 - Clause 17.03-3S State significant industrial land

4.2 Local Planning Policy Framework (LPPF)

The Local Planning Policy Framework, including the Municipal Strategic Statement (MSS), builds upon the planning objectives set in the State Planning Policy Framework.

The Clauses of particular relevance to the proposal are:

- Clause 21.01 Cardinia Shire Key Issues and Strategic Vision
 - Clause 21.01-4 Strategic Vision
- Clause 21.04 Economic Development
 - Clause 21.04-4 Industry
- Clause 22-09 Signs
 - Clause 22.09-4 Industrial and restricted retail signs

Clause 21.01 Cardinia Shire Key Issues and Strategic vision seeks to identify the key aims and issues in the Municipality. The vision for the Municipality includes Economic Development to provide local employment opportunities for residents and in to attract new business to the State-significant Officer-Pakenham Industrial Precinct. This development proposal is a key site within this precinct and provides for new Industrial development and local employment opportunities.

Clause 21.04 Economic Development seeks to provision for a range of residential communities and commercial precincts that is designed in accordance with the Casey-Cardinia Growth Area Framework Plan 2006 promote housing diversity including affordable housing. The proposed use and development is located in an identified Industrial area. The design and use provide for industry to service the municipality and provide for local employment. The site has good access to appropriate levels of road infrastructure.

Clause 22.09 Signs seeks to facilitate signs that allow for a reasonable identification and marketing of businesses while enhancing character of a building, site and area. The proposed development incorporates a sign into the building façade to identify the business and accords with the objectives of this policy.

4.3 Zoning

The subject site is located within the Urban Growth Zone – Schedule 3, Officer Precinct Structure Plan

4.3.1 Industrial 1 Zone

The purposes of the Industrial 1 Zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

Clause 33.01—1 of the IN1Z requires that the proposed use being a motor vehicle hire is a section 2 use and requires a planning permit.

Clause 33.01-2 Use of Land Application requirements specify the information requirements for this application and the decision guidelines.

Exemption from Notice and review, this application accords with this exemption policy.

4.4 General Provisions

Clause 65 Decision Guidelines requires the Responsible Authority to consider:

- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impact.*

The proposed development and use allows for a design that is consistent with the Cardinia Planning Scheme requirements allowing for well-designed Industrial development land that is well connected to infrastructure consistent with these guidelines as such warrants support.

5 CONCLUSION

The proposal is in accordance with all the relative requirements and the provisions for the following reasons:

- The proposed development and use provides a well-designed building that responds to the relevant objectives of the PPF, the key land use planning objectives of the MSS and the Local Policies objectives and policy directions for industrial development
- The proposed use and development is consistent with the purpose and provisions of Industrial 1 Zone and provides an appropriate response to the relevant objectives and standards of the Cardinia Planning Scheme specifically in relation to Car parking, access, signage and use.
- The updated plans address all the identified parking and traffic requirements

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

APPENDIX A FULL AND RECENT COPY OF TITLE

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

APPENDIX C TRAFFIC ASSESSMENT

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.

APPENDIX D WASTE MANAGEMENT PLAN

This copied document is made available for the purpose of the planning process 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 dissemination, distribution or copying of this document is strictly prohibited.