

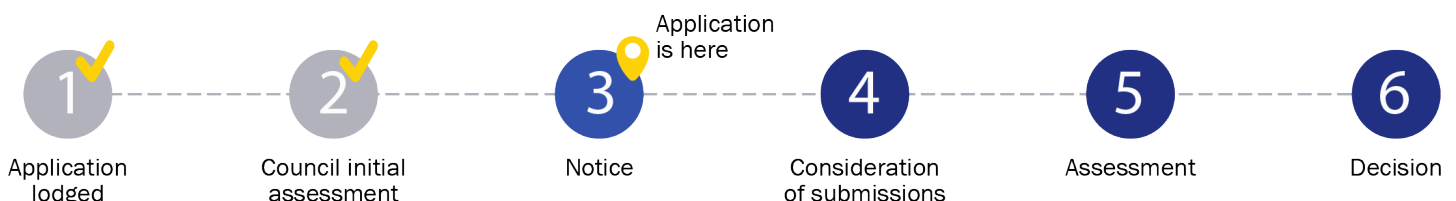
# Notice of Application for a Planning Permit



The land affected by the application is located at:	L10 PS545783 V10964 F292 FY 10/14-17 Hogan Court, Pakenham VIC 3810
The application is for a permit to:	Use of Land for Moter vehicle Sales (Retail)

APPLICATION DETAILS	
The applicant for the permit is:	KLM Trading Co.
Application number:	T240263
<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: <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>	

HOW CAN I MAKE A SUBMISSION?	
<p>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:</p>	<p><b>13 December 2024</b></p>
<p><b>WHAT ARE MY OPTIONS?</b></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"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul> <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>



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

**Office Use Only**

Application No.:

Date Lodged: / /

# Application for a Planning Permit

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

**⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

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

**⚠** If the space provided on the form is insufficient, attach a separate sheet.

**i** Click for further information.

## The Land **i**

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

**Street Address \***

Unit No.: 10	St. No.: 14-17	St. Name: HOGAN COURT
Suburb/Locality: PAKENHAM		Postcode: 3810

**Formal Land Description \***

Complete either A or B.

**⚠** This information can be found on the certificate of title.

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

A Lot No.: 10  Lodged Plan  Title Plan  Plan of Subdivision No.: 545783

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

**i** For what use, development or other matter do you require a permit? \*

We require a change of use permit to allow a motor car trader to operate from this address.

Please refer to attached Operations Statement for further details.

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Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

**i** Estimated cost of any development for which the permit is required \*

Cost \$ 0 **⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.



## Existing Conditions i

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

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

warehouse

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Provide a plan of the existing conditions. Photos are also helpful.

## Title Information i

### Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Applicant and Owner Details i

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

### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

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

### Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Title:	First Name:	Surname:
Organisation (if applicable): KLM Trading Co		

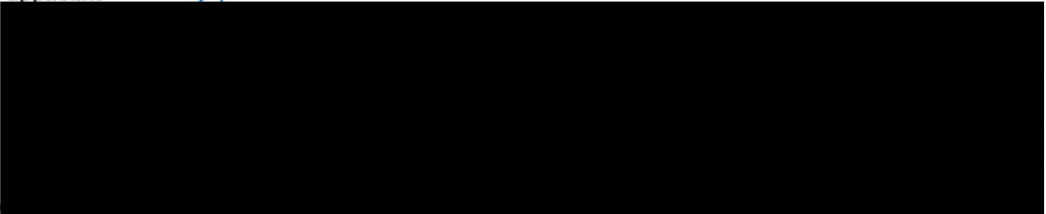
day / month / year



## Declaration i

This form must be signed by the applicant \*

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



## Need help with the Application? i

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

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

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



No



Yes

If 'Yes', with whom?:

Date:

day / month / year

## Checklist i

Have you:

Filled in the form completely?

Paid or included the application fee?



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



Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

## Lodgement i

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

**Contact information:**

Telephone: 1300 787 624

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

DX: 81006

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

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

Page 1 of 1

VOLUME 10964 FOLIO 292

Security no : 124115218119S

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**LAND DESCRIPTION**

Lot 10 on Plan of Subdivision 545783X.

PARENT TITLES :

Volume 10901 Folio 647 to Volume 10901 Folio 649

Created by instrument PS545783X 29/08/2006

**REGISTERED PROPRIETOR**

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT AD953119K 20/10/2005

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS545783X 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: 14-17 HOGAN COURT PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 20212U A.B. NATOLI PTY

Effective from 05/09/2023

**OWNERS CORPORATIONS**

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS545783X

DOCUMENT END



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Document Type	<b>Instrument</b>
Document Identification	<b>AD953119K</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>23/05/2024 14:15</b>

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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

## AD953119K

20/10/2005 \$560 45  




Lodged by:

Name: A B NATOLI PTY

Phone: 9853 3222

Address: 24 Cotham Road

KEW

Ref: JFN 48707

Customer Code: 1310C

MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*

Lot 10 on Plan of Subdivision No. 524507S and being the land in Certificate of Title

Volume 10901 Folio 648

Estate and Interest: *(e.g. "all my estate in fee simple")*

all its estate and interest in fee simple

Consideration:

\$190,000.00

Transferor: *(full name)*

LAVANDER PTY LTD ACN 101 400 391

Transferee: *(full name and address including postcode)*

ENFIELD FORGE PTY LTD ACN 007 444 895 of 2 KYORA PARADE, NORTH BALWYN 3104

Directing Party: *(full name)*

Creation and/or Reservation and/or Covenant :

AND the said Transferee for itself, its heirs, executors, administrators and transferees the registered proprietor or proprietors for the time being the land hereby transferred and every part thereof (hereinafter referred to as "The Transferee") DOES HEREBY and as a separate covenant COVENANT with the said Transferor its successors, assigns and transferees and others the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision No. 524507S and every part or parts thereof (other than the lot hereby transferred that the Transferee will not and the Transferee hereby covenants that it will not:

- Erect or cause to be erected or allow to remain on the lot hereby transferred any factory shed or building other than a factory, shed or building that has walls facing Bald Hill Road or Hogan Court which is of painted concrete, brick or brick veneer construction.

AND it is intended that this covenant shall appear as an encumbrance affecting the same and every part thereof on the Certificate of Title to be issued in respect to the lot hereby transferred and further that this covenant shall further run at law.

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Continued on T2 Page 2

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

F1200

Signed

Cust. Code:

Original Land Transfer  
Stamped with \$8,200.00  
Doc ID 2019962, 19 Oct 2005  
SRD Victoria Duty, BX10



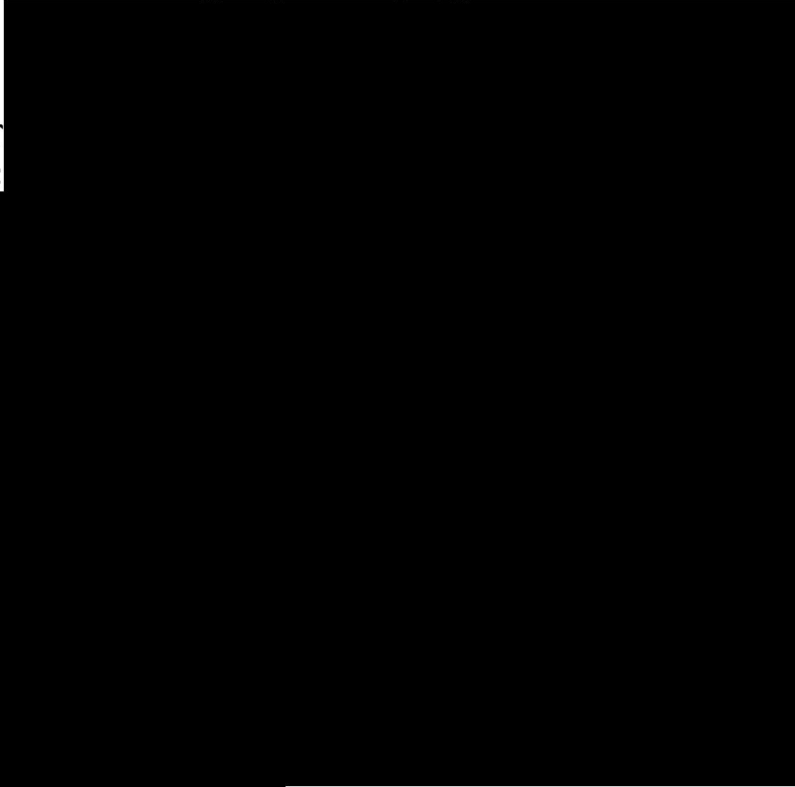
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Dated: 11/10/05

Execution and attestation

THE COMMON SEAL of LAVANDER PTY LTD was affixed in the presence of authorised persons:



Approval No: 13980312A

T2 Page 2

AD953119K

20/10/2005 \$560 45



\* Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED





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Document Type	<b>Plan</b>
Document Identification	<b>PS545783X</b>
Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>23/05/2024 14:15</b>

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<b>PLAN OF SUBDIVISION</b>	STAGE No.	LTO USE ONLY <b>EDITION 2</b>	Plan Number <b>PS 545 783 X</b>
----------------------------	-----------	----------------------------------	------------------------------------

**LOCATION OF LAND**

PARISH: NAR NAR GOON

SECTION:

CROWN ALLOTMENT: 41 (PART)

CROWN PORTION:

LTO BASE RECORD: VICMAP (METRO)

TITLE REFERENCES: Vol. 10901 Fol. 647  
Vol. 10901 Fol. 648  
Vol. 10901 Fol. 649

LAST PLAN REFERENCE/S: LOTS 9, 10, 11 PS 524 507 S

POSTAL ADDRESS: 14 - 17 HOGAN COURT,  
(At time of subdivision) PAKENHAM 3810

AMG Co-ordinates E 368 150 ZONE: 55  
(of approx centre of land in plan) N 5 783 700

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME: SHIRE OF CARDINIA REF: 105/206

1. This plan is certified under Section 6 of the Subdivision Act 1988.

~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988.  
Date of original certification under Section 6~~

~~3. This is a statement of compliance issued under Section 24 of the Subdivision Act 1988~~

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 ~~has~~ has not been made

~~(ii) The requirement has been satisfied~~

~~(iii) The requirement is to be satisfied in Stage .....~~

Council Delegate  
~~Council Seal~~  
Date / /

~~Re-certified under Section 11(7) of the Subdivision Act 1988  
Council Delegate  
Council Seal  
Date / /~~

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL / BODY / PERSON
NIL	NIL

**NOTATIONS**

STAGING This is a staged subdivision.  
Planning permit No.

DEPTH LIMITATION DOES NOT APPLY

LOCATION OF BOUNDARIES DEFINED BY BUILDINGS :  
MEDIAN : BOUNDARIES SHOWN MARKED M  
EXTERIOR FACE : ALL OTHER BOUNDARIES

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LOTS 12- 20 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

SURVEY. THIS PLAN IS BASED ON SURVEY  
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)	
SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WAY	SEE DIAG	INSTR. E 947919	C/T VOL. 8760 FOL. 047

**LTO USE ONLY**

STATEMENT OF COMPLIANCE/  
EXEMPTION STATEMENT

RECEIVED

DATE 28/08/06

**THIS IS AN LR  
COMPILED PLAN**

FOR DETAILS SEE  
MODIFICATION TABLE  
HEREIN

SHEET 1 OF 4 SHEETS

**P.M.KENNEDY**  
**LICENSED LAND SURVEYOR**  
10 BINDOWAN DRIVE  
HOPPERS CROSSING 3029  
TEL: 9748 3777 FAX: 9748 3666

LICENSED SURVEYOR (PRINT) PAUL MATHIAS KENNEDY

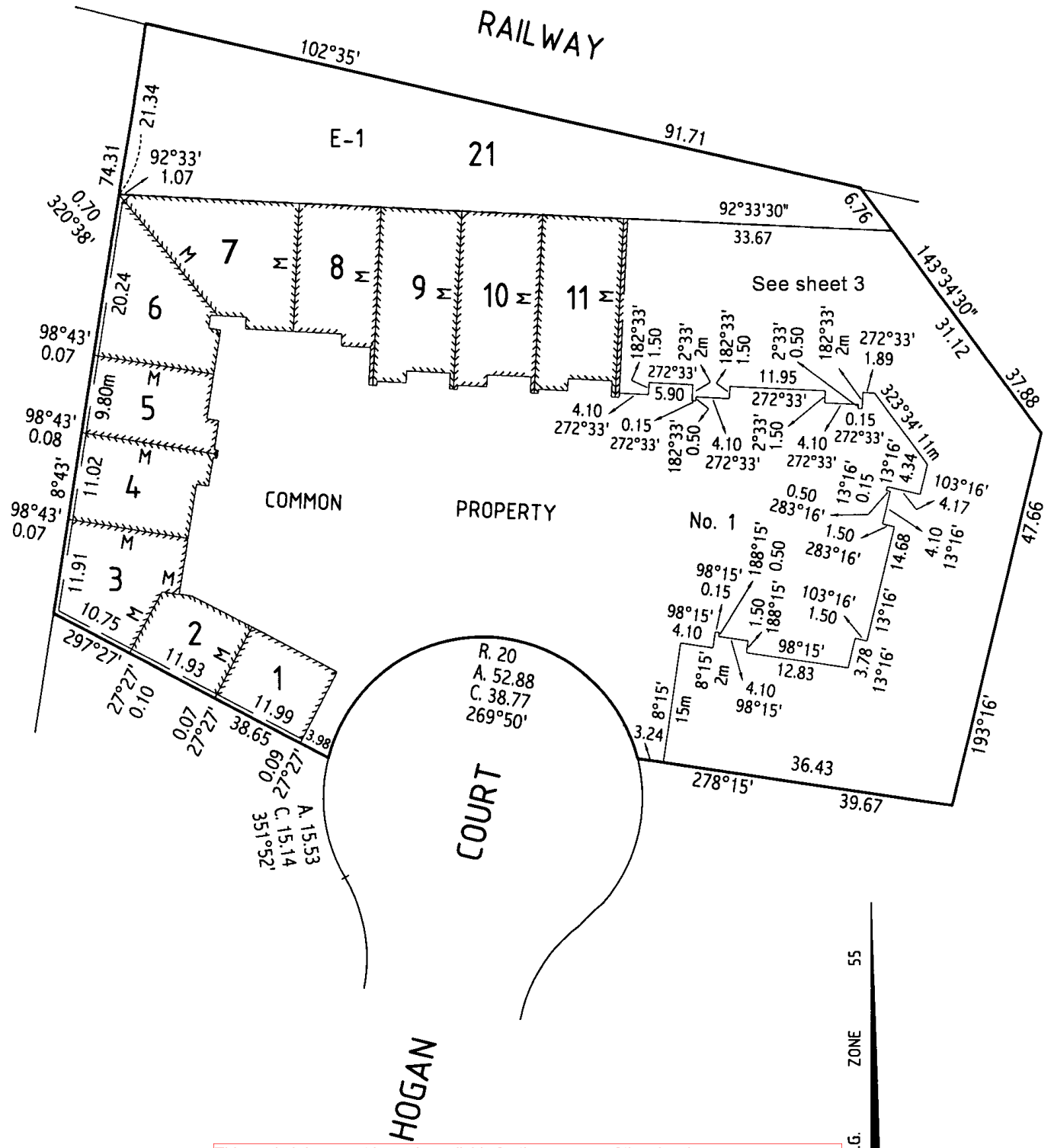
SIGNATURE ..... DATE 15 / 10 / 05

REF **13720 B** VERSION 2

.....

DATE 21/04/06  
COUNCIL DELEGATE SIGNATURE

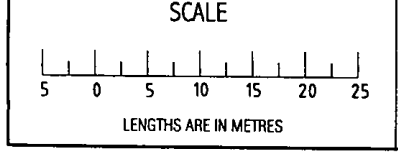
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A.M.G. ZONE 55

**P.M.KENNEDY**  
**LICENSED LAND SURVEYOR**  
 10 BINDOWAN DRIVE  
 HOPPERS CROSSING 3029  
 TEL: 9748 3777 FAX: 9748 3666

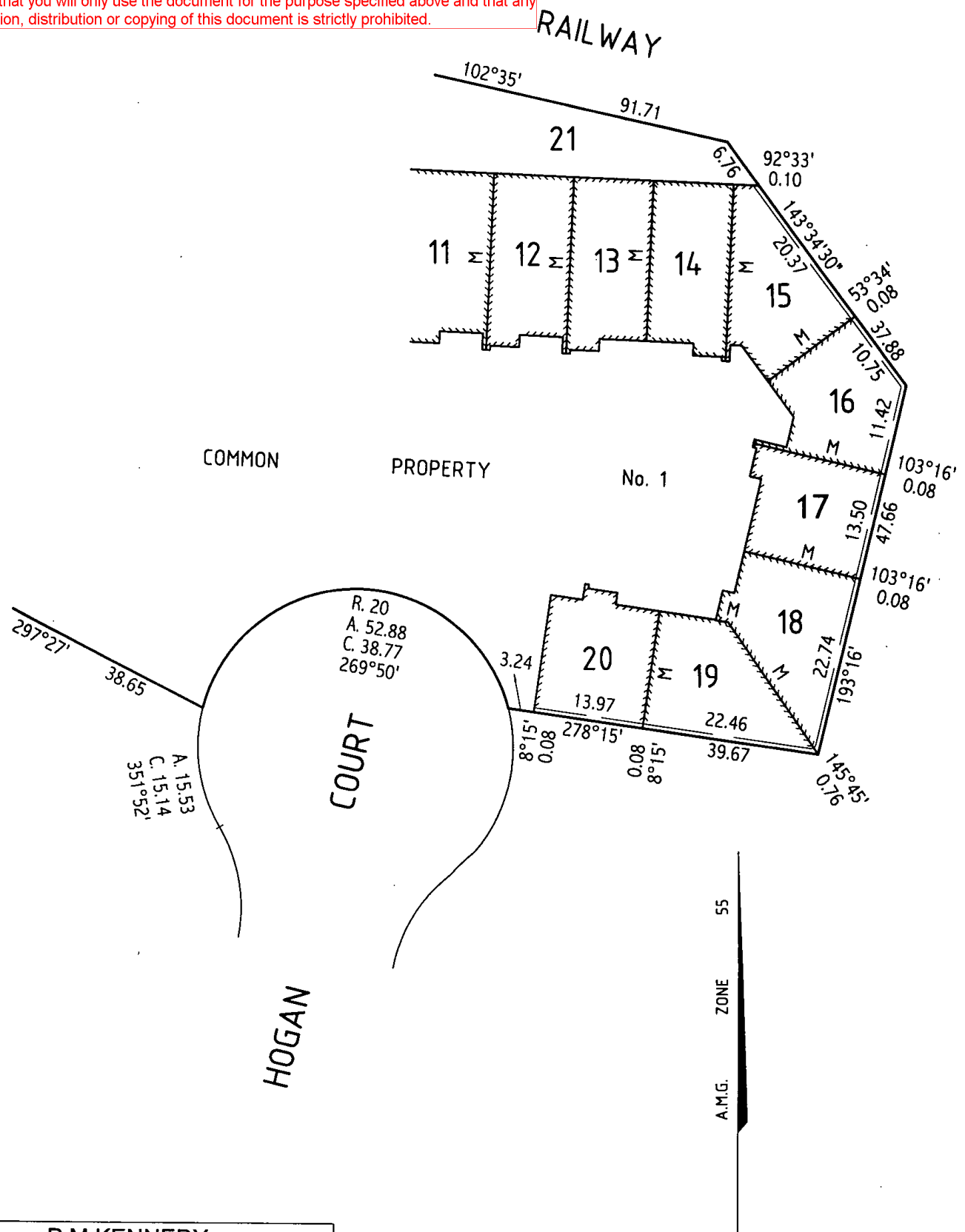


**ORIGINAL**  
 SCALE SHEET SIZE  
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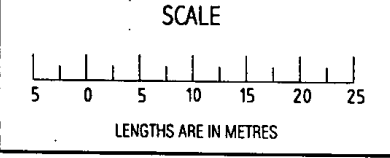
LICENSED SURVEYOR (PRINT) PAUL MATHIAS KENNEDY  
 SIGNATURE ..... DATE 15 / 10 / 05  
 REF **13720 B** VERSION 2

SHEET 2  
 DATE 20 10/10/06  
 COUNCIL DELEGATE SIGNATURE

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**P.M.KENNEDY**  
**LICENSED LAND SURVEYOR**  
 10 BINDOWAN DRIVE  
 HOPPERS CROSSING 3029  
 TEL: 9748 3777 FAX: 9748 3666



ORIGINAL  
 SCALE 1: 500  
 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) PAUL MATHIAS KENNEDY  
 SIGNATURE ..... DATE 15 / 10 / 05  
 REF **13720 C** VERSION 1

SHEET 3

.....  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE

PS545783X

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**FOR CURRENT BODY CORPORATE DETAILS  
SEE BODY CORPORATE SEARCH REPORT**





# Department of Environment, Land, Water & Planning

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## Owners Corporation Search Report

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Produced: 23/05/2024 02:15:15 PM

**OWNERS CORPORATION 1**  
**PLAN NO. PS545783X**

The land in PS545783X is affected by 1 Owners Corporation(s)

### Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 20.

### Limitations on Owners Corporation:

Unlimited

### Postal Address for Services of Notices:

14-17 HOGAN COURT PAKENHAM VIC 3810

PS545783X 29/08/2006

### Owners Corporation Manager:

NIL

### Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

### Owners Corporation Rules:

NIL

### Additional Owners Corporation Information:

NIL

### Notations:

NIL

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	12	12
Lot 2	12	12
Lot 3	18	18
Lot 4	17	17
Lot 5	15	15
Lot 6	20	20



# Department of Environment, Land, Water & Planning

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## Owners Corporation Search Report

Produced: 23/05/2024 02:15:15 PM

**OWNERS CORPORATION 1  
PLAN NO. PS545783X**

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 7	25	25
Lot 8	17	17
Lot 9	21	21
Lot 10	21	21
Lot 11	21	21
Lot 12	21	21
Lot 13	21	21
Lot 14	21	21
Lot 15	23	23
Lot 16	21	21
Lot 17	21	21
Lot 18	24	24
Lot 19	23	23
Lot 20	22	22
<b>Total</b>	<b>396.00</b>	<b>396.00</b>

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



## **OPERATIONS STATEMENT – KLM Trading Co**

We are seeking a permit for a “Change of Use” for a warehouse currently zoned as IN1Z to a Retail premises (car sales). This is to enable a car dealership to operate from the property at 10/14-17 Hogan Court, Pakenham 3810.

### **Hours of Operation**

By appointment only Monday to Friday 9am to 5pm & Saturday 8am to 4pm

### **Number of Staff (on site at any one time)**

1

### **Projected Number Customers (on site at any one time)**

1 – by appointment only

### **Proposed Use of the Site**

It is proposed that a Retail Car Sales dealership will operate from the site.

Day to day activities include (but is not limited to):

- Preparing vehicles for sale – mechanical work, detailing etc will be outsourced to local vendors and not carried out on site
- Management of online advertising/marketing
  - Taking photos of vehicles
  - Responding to customer enquiries
- Liaising with customers in relation to prospective sales etc
- Preparation of paperwork to facilitate vehicle sales
- Updating dedicated DMS software with client and vehicle information
- Liaising with vehicle finance providers as needed
- Sourcing vehicles
- Taking customers for test drives

Vehicle deliveries are to occur during business hours only. Most vehicles will be driven to the site by staff however infrequently, if a tow truck is required, it will be a single vehicle tilt truck.

The anticipated traffic volumes generated by the proposed use are not expected to have a negative impact on the operation of key thorough fares or the surrounding road network.

At least 15 shared car parks are available for customers. Management staff will drive vehicles purchased for Retail sale, therefore will park within the warehouse.

No panel beating will be done on the premises.

### **How the vehicles are shown / stored within the premises**

Vehicles will be shown and stored within the main warehouse space. Projected number of vehicles for sale will be approx. 5 on the premises at any given time.

Vehicles will be displayed in such a way to allow a carriage way for the easy movement of vehicles within the warehouse, thus eliminating any impact on the street and local traffic.

### **How the proposed business is suitable within the local precinct.**

The business is suitable within the local area as it is in keeping with other businesses within the Cardinia Council precinct, and for the following reasons:

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- The proposal demonstrates a high level of consistency with the relevant planning policy framework and controls. It is also hoped that the use will assist in attracting other business to the area with whom they can build a working relationship.
- There is a broad mix of uses in the area and the proposed use will undoubtedly be complementary to the neighbouring businesses. Nearby mechanics, parts suppliers and other dealerships may be utilised by us to complement our business needs.
- The proposal is consistent with other surrounding established businesses. There are other dealerships/mechanics in the area along with fresh food markets, retail food outlets etc which customers may be inclined to visit whilst waiting to take delivery of a vehicle or to take a test drive etc.
- **Signage & Proposed Works**

No proposed works and signage will be installed on the front façade, no more than 8sqm.



# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	T240263 PA
Address of the Land:	10/14-17 Hogan Court, PAKENHAM VIC 3810

## APPLICANT DETAILS

Name:	
Organisation:	
Address:	7 Woolboard Rd, Port Melbourne VIC 3207
Phone:	(03) 9646 7236   0408 438 028
Email:	applications@lmctaccounts.com.au

## AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Traffic and Parking Assessment required to address concern from Cardinia Traffic Team in regards to the car parking demands of the property.		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input checked="" type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$

## DECLARATION

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

## IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

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

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# **PARKING DEMAND ASSESSMENT**

**PROPOSED Change of Use  
Use of land for Moter Vehicle Sales**

**Application No: T240263 PA**

**Unit 10 of 14-17 Hogan Court  
PAKENHAM VIC 3810**

**Prepared for KLM Trading Co.  
26 November 2024  
File Reference: 18026PD**

**e  
w**

**info@traffkd.com  
www.traffkd.com**

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## 1.0 Introduction and Scope

Traffkd has been retained by KLM Trading Co to prepare a parking impact assessment for a change of use to a motor vehicle sales premises at Unit 10 of 14-17 Hogan Court, Pakenham.

The following report addresses the adequacy of the on-site parking provision and the anticipated impacts of the proposal. The report concludes that there are no parking grounds which should warrant the refusal of the sought Planning Permit.

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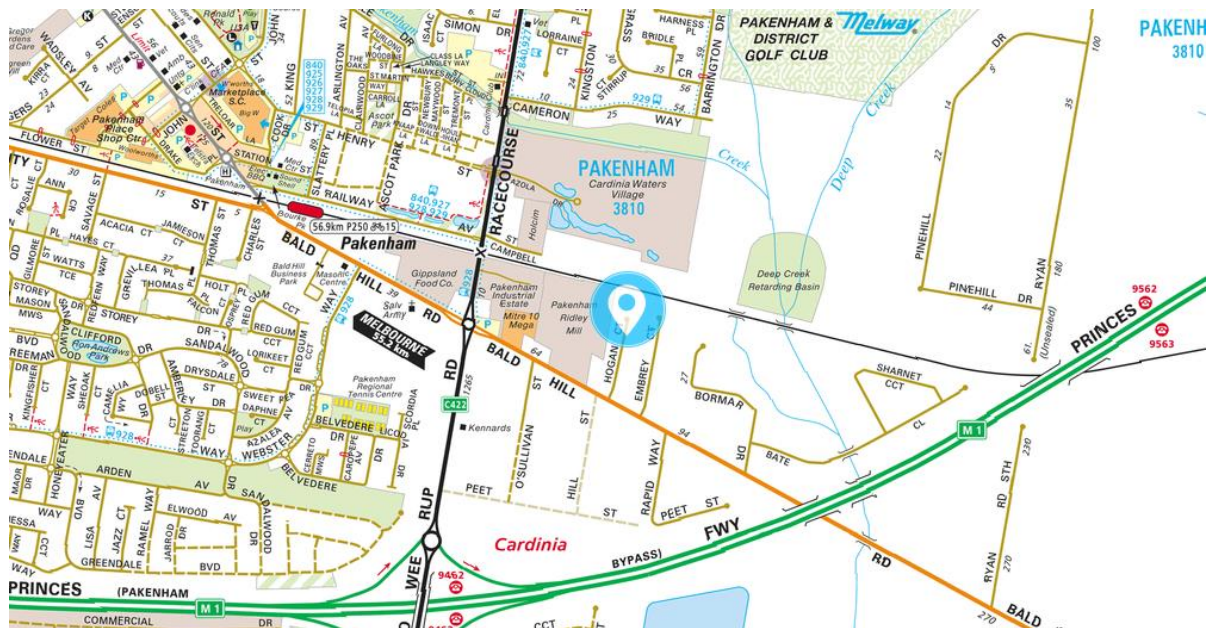
## 2.0 Current Conditions of Site and Surrounds

### 2.1. The site

The subject site is located at Unit 10 of 14-17 Hogan Court, Pakenham, VIC 3810. The site has an approximate area of 209 sqm. The site is located within a warehouse development comprising of 20 units. The 20 warehouses have access to 47 shared parking bays that are accessed from a 5.75-metre-wide crossover to Hogan Court.

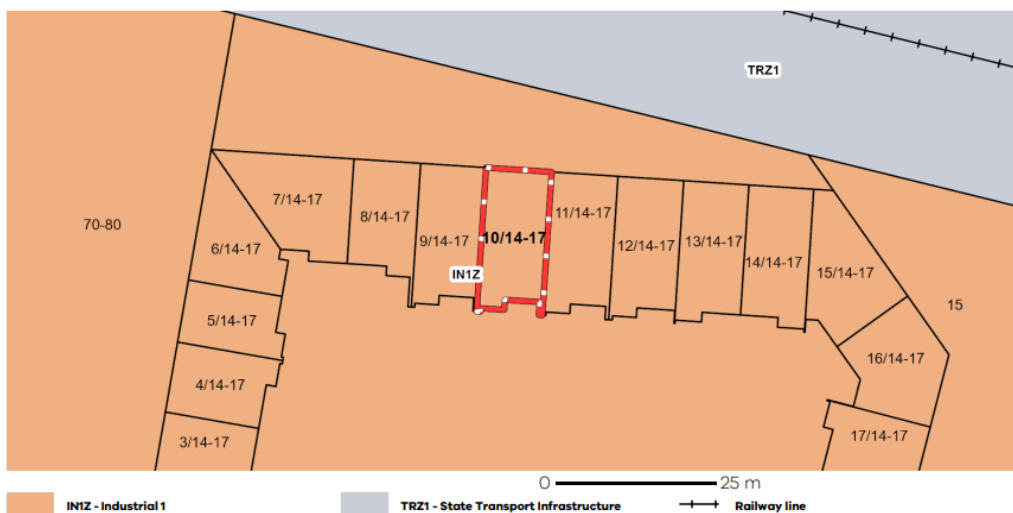
The proposal seeks to operate the site for the purpose of selling vehicles from the site. Figure 1 shows the location of the site within the surrounding road network.

**Figure 1.** Location of the site within the surrounding road network.



The site is located within an Industrial Zone (INIZ) as set out in the Cardinia Planning Scheme. The site is surrounded by other commercial uses along Hogan Court. Other uses at 14-17 Hogan Court include office, warehouse, retail, industry and a restricted recreation facility. The majority of uses at 14-17 Hogan Court typically only operate on weekdays.

**Figure 2.** Planning and Zoning of the site and surrounds.



## 2.2. The Street Network and Site Access

The subject site is located along Hogan Court, a local Council Road, aligned in a north to south direction extending for approximately 260 metres in length. Hogan Court is accessible via Bald Hill Road and has a default 50km/h speed limit and consists of a single carriageway. Unrestricted parallel parking is available on both sides of the carriageway.

**Figure 3.** Hogan Court – facing north.



**Figure 4.** Hogan Court – facing south.



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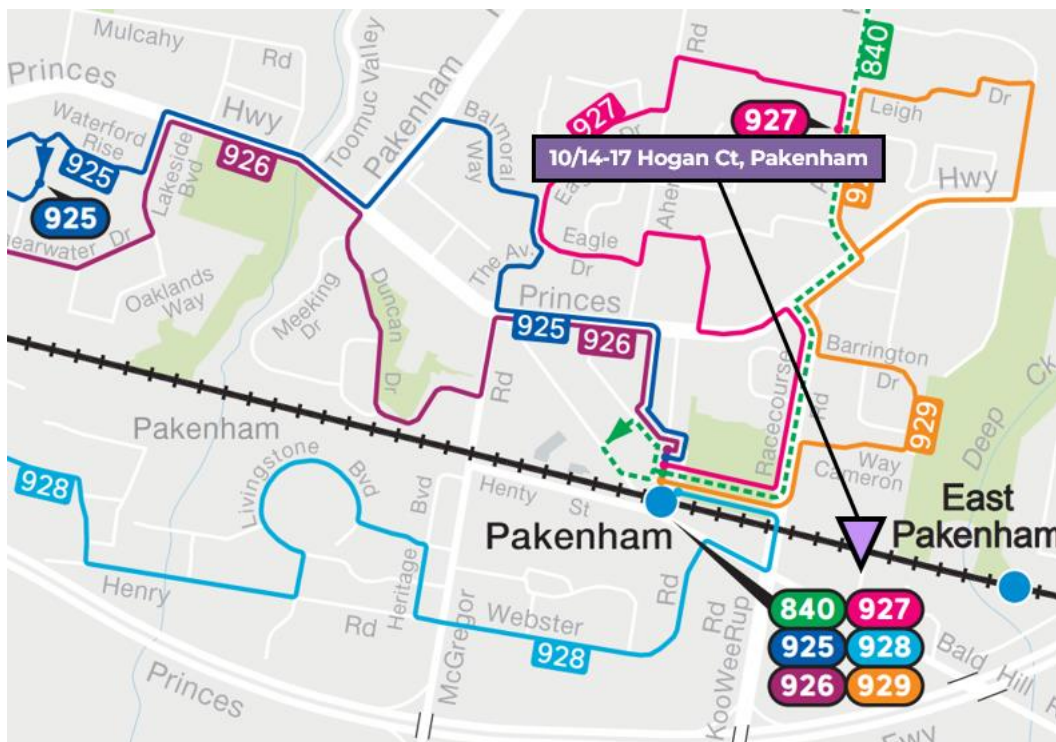
### 2.3. Existing Public Transport Facilities within Close Proximity of the Site

The site is accessible by public transport facilities with a bus services operating in walking distance to the site. The public transport provision within proximity of the site is summarised in the table below.

Mode	Service	Distance of Terminus from Site
Bus	840 Gembrook - Pakenham via Pakenham Upper	PTV bus stops provide access to these bus services 1050 metres south-west of the site along Bald Hill Road.
	927 Pakenham Station - Pakenham North via Meadowvale	
	928 Pakenham Station - Cardinia Road Station	
	929 Pakenham Station - Pakenham North via Army Rd & Windermere Boulevard	

Figure 5 shows PTV routes proximate to the subject site. It is noted the nearest PTV bus services are located a 1050 metre walk from the site. Given the walking distance to these bus services, it is unlikely that staff or customers visiting the are likely to rely on public transport to access the site.

**Figure 5.** Public transport provision proximate to subject site



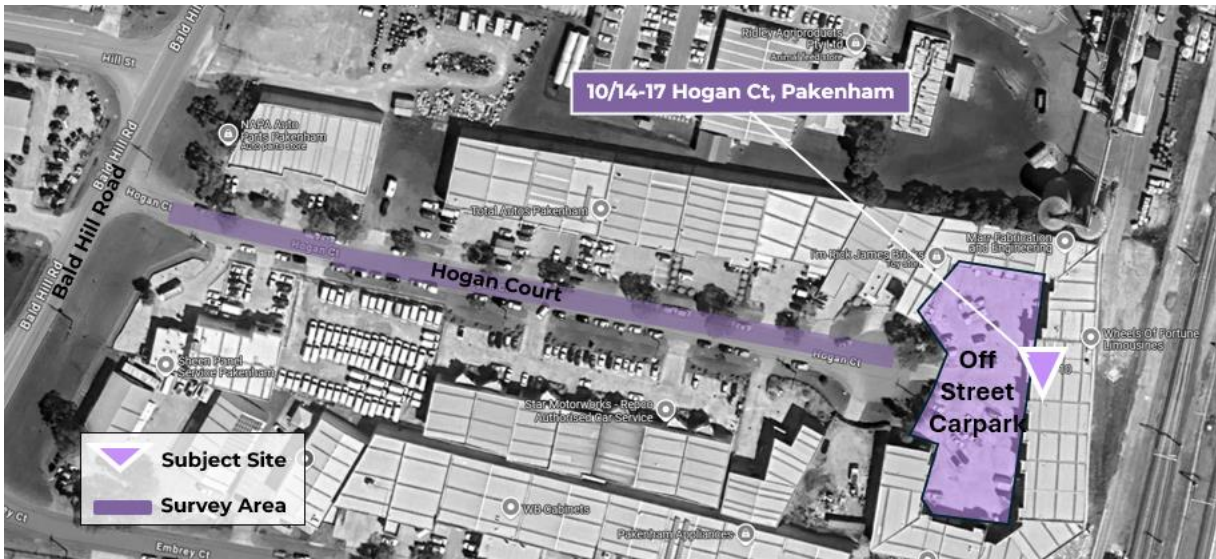
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## 2.4. Parking Surveys – Existing Parking Demand

Traffkd has undertaken parking utilization surveys on Thursday 14 November 2024 from 9 am to 5 pm within close proximity of the site to determine the existing parking demand surrounding the site.

The survey area is depicted below, in Figure 6.

**Figure 6.** *Parking Survey Area.*



The parking demand surveys conducted by Traffkd are attached in Appendix A of this report. A review of the survey data indicates that during the proposed hours of operation, there are ample parking spaces available within the shared off-street carpark at 14 – 17 Hogan Court, Pakenham to accommodate additional parking demand generated by the use.

During weekdays, the survey recorded a minimum of 27 vacant parking spaces available at any given time within the off-street car park. The parking occupancy rate for the off-street car park ranged from 17% to 43%.

A review of on-street parking was also conducted, revealing that it was generally at or near full capacity, indicating limited availability to accommodate additional parking demand. Further information on the off-street and on-street parking surveys is provided in Sections 4.2.1 and 4.2.2 of this report.

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### 3.0 The Proposal

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#### 3.1. The Existing Use

The existing site is a vacant warehouse that was previously occupied by “Pakenham Landscape and Garden Supplies”. Vehicular access to Unit 10 is provided by a 3.8-metre-wide roller door that provides access to the shared carpark of 14-17 Hogan Court, Pakenham.

#### 3.2. The Proposed Use

The applicant is seeking to repurpose the existing building and proposes sell motor vehicles from the site. The applicant has provided the following information regarding the operation of the site:

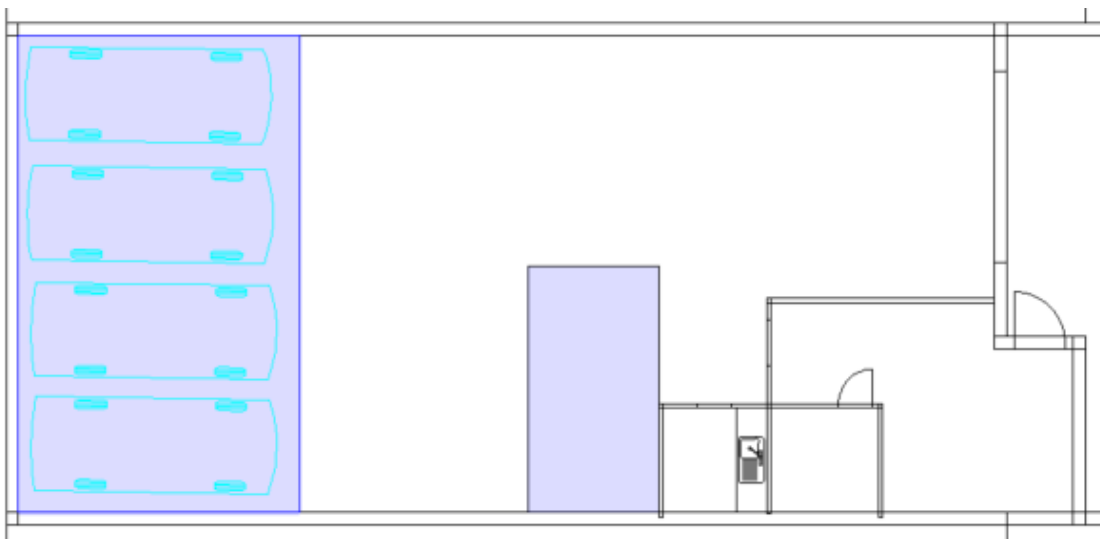
- **Operating Hours:** Monday to Friday 9 am – 5 pm and Saturday 8 am – 4 pm
- **Staff:** A maximum of one staff will work at the site at any one time. The staff member will drive a vehicle that will be sold from the premises.
- **Customer access:** Vehicle inspections at the premises will be available by appointment only. A 15-minute gap will occur between consecutive appointments. This will prevent multiple customers from arriving simultaneously, ensuring a smooth operation of the site, especially as only one staff member will be present at any given time.
- Vehicles will be sold at the premises however “mechanical work, detailing etc will be outsourced to local vendors and not carried out onsite”. Existing businesses surrounding the site undertake these services.
- The use will sell used vehicles with a maximum of five vehicles to be displayed for sale at any one time.
- Vehicles to be displayed for sale will be driven to the site by staff however infrequently, a tow truck may be required to deliver vehicles to the site. On these occasions it will be a single vehicle tilt truck.

A total of one off-streetcar parking space has been provided for the staff member that will drive a vehicle to be displayed for sale at the site. Four other vehicles will be displayed for sale within the rear of the building. Parking bays have not been formally allocated for these four vehicles as they will generally be moved within the building using a dolly. The link below demonstrates the use of dolly for these vehicles:

- [https://www.eastwood.com/eastwood-hydraulicwheel-dolly-4-piece-set-and-storagerack.html?utm\\_source=youtube&utm\\_medium=annotation&utm\\_campaign=2015-09-29&utm\\_content=hydraulic+wheel+dollies+4+pc](https://www.eastwood.com/eastwood-hydraulicwheel-dolly-4-piece-set-and-storagerack.html?utm_source=youtube&utm_medium=annotation&utm_campaign=2015-09-29&utm_content=hydraulic+wheel+dollies+4+pc)

The layout and parking configuration is shown in Figure 7 below.

**Figure 7.** Proposed parking configuration



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## 4.0 Parking Demands, Requirement and Likely Impacts

### 4.1. Planning Scheme Parking Requirement

Clause 73.03 of the Cardinia Planning Scheme defines a **“Motor vehicle, boat, or caravan sales”** use as *land used to sell or hire motor vehicles, boats, or caravans. It may include the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories.* A car sales use does not have a statutory parking rate in Table 1 of Clause 52.06 of the Planning Scheme however Clause 73.03 indicates that this use is included as a retail premises.

An assessment of the proposal against the rates of Clause 52.06 is summarised in the table below. Given the site is not located within Principal Public Transport Area (PPTN), Column A rates of Clause 52.06 apply to the site when calculating the statutory car parking requirement for the proposal against a restricted retail premises. Based on the development plans provided, the site has a gross floor area of 205 sqm. To calculate the leasable floor area, the areas used to store vehicles, highlighted in blue in Figure 7, have been removed. This resulted in a leasable floor area of 138.7 sqm.

Proposed Use	Planning Scheme Parking Rate	Inventory (Leasable floor area)	Planning Scheme Parking Requirement
Restricted Retail Premises	3 to each 100 sqm of leasable floor area	138.7m <sup>2</sup>	4
<b>Total</b>			<b>4</b>

The statutory parking requirement for the proposed car sales use is four car parking spaces. Whilst five vehicles will be stored within the building, the proposal has a formal off street parking provision of one bay for the staff member that will drive a vehicle to and from the site.

The Planning Scheme allows the following ‘decision guidelines’ to be taken into account when determining an appropriate car parking rate:

- The car parking demand likely to be generated by the use; and
- Whether it is appropriate to allow fewer spaces to be provided than the number likely to be generated by the use.

An assessment of the car parking demand likely to be generated by the use must have regard to the following factors, as appropriate:

- Multi-purpose trips within an area;
- The variation of car parking demand over time;
- The short-stay and long-stay car parking demand;
- The availability of public transport in the locality;
- The convenience of pedestrian and cyclist access to the site;
- The provision of bicycle parking and end trip facilities for cyclists; and
- The anticipated car ownership rates of likely proposed occupants (residents or employees).

An assessment of the appropriateness of allowing fewer spaces to be provided than the number likely to be generated by the must have regard to the following as appropriate:

- *The Car Parking Demand Assessment.*
- *Any relevant local planning policy or incorporated plan;*
- *The availability of car parking including:*
  - *Efficiencies gained from the consolidation of shared car parking spaces.*
  - *Public car parks intended to serve the land.*
  - *On street parking in non-residential zones and streets in residential zones specifically managed for non-residential parking.*
  - *On street parking in residential zones for residential use;*

- *The practicality of providing car parking on the site, particularly for lots less than 300 square metres,*
- *Any adverse economic impact a shortfall of parking may have on the economic viability of an activity centre,*
- *The future growth and development of an activity centre,*
- *Any car parking deficiency associated with the existing use of the land,*
- *Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment,*
- *Local traffic management.*
- *The impact of fewer car parking spaces on local amenity including pedestrian amenity and the amenity of nearby residential areas,*
- *The need to create safe, functions and attractive parking areas,*
- *Access to or provision of alternative transport modes,*
- *The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.*
- *The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome, and*
- *Any other relevant consideration.*

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## 4.2. Parking Demand Considerations

### 4.2.0 Utilisation of off-street parking provision

#### Long stay parking demand

The long-term generator of parking at the site is by a single employee of the use. As the employee will drive one of the five vehicles to be stored within the building, the site will be self-sufficient in accommodating any long-term parking generated by the use.

#### Short stay parking demand

The short stay parking demand generated by the use is by customers that are either attending the site to purchase spare parts or inspect a vehicle listed for sale. Customers inspecting any vehicles to be listed for sale are expected to visit the site for a duration of less than one hour.

Five vehicles are to be displayed for sale. Any customers visiting the site, will only be able to attend the site on an appointment only basis. Given this, the operator of the site will ensure no more than one appointment is to occur at only one time. If we assume all customers attending the site will drive a private motor vehicle, they are likely to generate a parking demand of one vehicle. It is noted that potential buyers may not have access to a vehicle and may rely on other transport modes such as riding a bike, public transport, walking to the site from a nearby use of arriving in a commercial passenger vehicle. Whilst in these instances customers will not generate a parking demand, we have conservatively assumed that all customers attending the site will arrive in a private motor vehicle.

The applicant has advised potential vehicle buyers will call to book an appointment and enquire about a vehicle prior to attending the site. The staff members avoid booking purchasers of vehicles attending the site concurrently and a gap of 15 minutes will be provided between consecutive appointments.

Given no customer parking is provided within the building of Unit 10, customers in these instances will be reliant on either the 47 shared parking bays at 14-17 Hogan Court, Pakenham or along Hogan Court itself.

Vehicle inspections are expected to occur for a duration of between 15 minutes and 45 minutes. Given this, any spillover of short-term parking either on-street or within the shared off-street carpark will allow for a frequent turnover of parking bays and not require vehicles to be stored in shared parking bays or on-street for extended periods. This supports on-street public parking bays and off-street shared parking bays to be used by multiple users throughout the day compared to long-stay users that occupy the same parking bay for most of the day, limiting the daily use of an on-street bay to a single user.

Traffkd has undertaken parking occupancy surveys of the surrounding street network and the off street carpark. This has been included in section 4.2.1 and 4.2.2 below.

#### 4.2.1 On-street parking surrounding the site.

On Thursday 14 November 2024 between 9 am and 5pm, parking occupancy levels along Hogan Court ranged between 35% and 100%. Apart from parking occupancy levels at 5 pm, parking occupancy did not fall below 94% at any time during the survey period. Across the 8 hours of parking surveys, the average parking occupancy recorded was 89%.

Whilst there is at least one vacant bay on-street during all but one of the eight hours the survey was completed, given the high parking occupancy recorded, there is limited capacity on-street to accommodate any additional parking. Given this, any spillover parking generated by the use will need to be accommodated within the off-street shared parking bays at 14-17 Hogan Court.

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#### 4.2.2 Utilisation of shared off-street parking provision

On Thursday 14 November 2024 between 9 am and 5pm, parking occupancy surveys were completed recording parking occupancy of the off-street shared parking bays at 14-17 Hogan Court, Pakenham. The results of the parking occupancy surveys are summarised below:

- A minimum of 27 parking bays were vacant during the survey period.
- Parking occupancy ranged between 17% and 43%.
- The average parking occupancy recorded was 32%.

The results of the parking occupancy surveys indicate there is sufficient capacity to accommodate any spill over of parking that occurs from the proposed use. As only one vehicle is expected to rely on the shared off-street parking within the site, this will have a negligible impact on the availability of parking within the shared carpark. When an additional vehicle parks within the off-street carpark, this will increase parking by ~2%. Given this, parking occupancy within the off-street carpark during the site's proposed operating hours will remain at or below 50%.

This is considered acceptable from a traffic engineering perspective given ample capacity will remain within the shared off-street carpark to accommodate parking generated by other units at 14-17 Hogan Court.

#### 4.2.2 The site's proximity to public transport infrastructure.

The site is within a 1050 metre walk from four bus services. Whilst public transport stops are not located within the immediate vicinity of the site, the bus stops along Bald Hill Road providing access to four bus services are located within a 15-minute walk from the site are still likely to be a viable option for some customers to use to arrive to the site. It is noted that it is expected that in this instance, only customers that do not already have access to a private vehicle to use public transport.

#### 4.2.3 The practicality of providing additional parking within the site.

The applicant is simply repurposing the existing building, and it is not considered feasible in this instance to provide customer parking within the building of the warehouse use. This is due to the limited space within the building and the practicality of managing customer parking being provided within the warehouse.

#### 4.2.4 Previously Permitted Use

Whilst Traffkd has not confirmed the previously permitted uses within the site, it is assumed that at the time of a planning permit being granted for the construction of 20 warehouses at 14-17 Hogan Court, the 47 shared car parking spaces were intended to support all 20 warehouses. Whilst a number of warehouses at 14-17 are smaller than Unit 10, if conservatively the 47 off-street parking spaces were to be shared equally amongst all 20 warehouses, this would equate to approximately 2.35 parking spaces per unit. Therefore, it is considered appropriate for the proposal to rely on the shared parking bays to accommodate a single vehicle for customers inspecting a vehicle displayed for sale within the building.

#### 4.2.5 Sustainable Transport Access

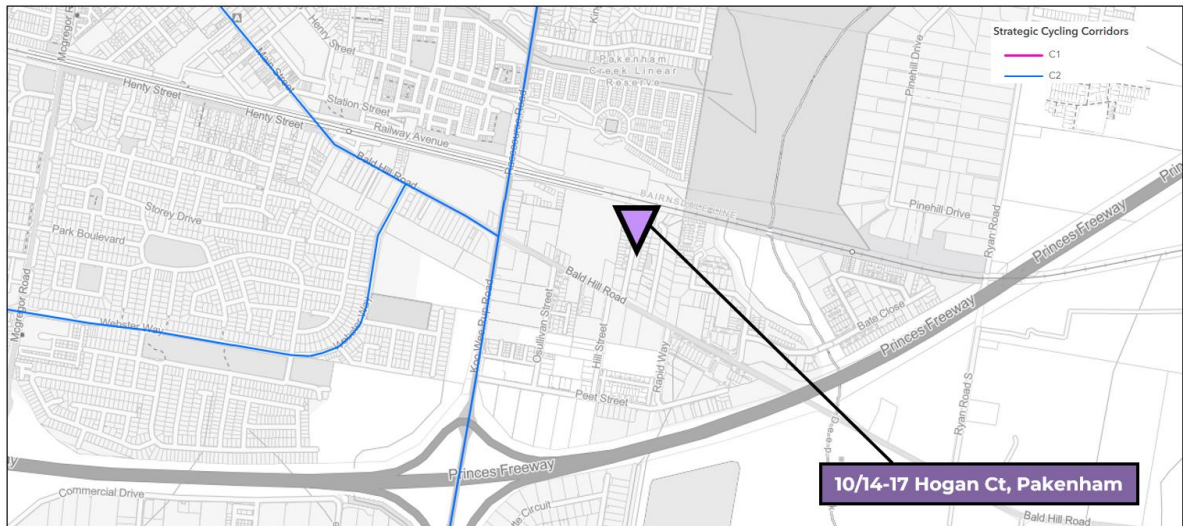
The subject site is located within an industrial zone and surrounded by commercial uses and there are limited existing on-road bicycle facilities within the immediate vicinity. A review of the Strategic Cycling Corridors published on the Department of Transport and Planning's Bicycle Network map revealed that Koo Wee Rup Road and Bald Hill Road (west of Koo Wee Rup Road) are both recognised as strategic cycling corridors. This data has been updated in 2020 by following a review completed by the Department of Transport and Planning. The review considered international best practices, considered the local context and extensive stakeholder input. Whilst limited bike infrastructure is currently located along these road segments, the classification of these roads as strategic cycling corridors indicates there will likely be an investment by state or local authorities in the future to introduce cycling infrastructure.

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As part of Victoria's Big Build - Pakenham Road Upgrade, new cycling paths are currently being constructed along Koo Wee Rup Road. Figure 9 below shows the location of bicycle infrastructure currently under construction. Following completion of construction, improved cycling connectivity to the site in the future is likely to support customers riding to the site to inspect a motor vehicle.

Figure 8 below shows the site's location within the strategic cycling corridors which form part of the PBN.

**Figure 8.** Proximity of the site to the Strategic Cyclic Corridor Network



**Figure 9.** Victoria's Big Build – Pakenham Road Upgrade Cycling Infrastructure works





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#### 4.2.6 Permit Conditions

The following permit conditions are recommended in any future permits issued for the site to reduce any impact the site may have on the surrounding uses once the site is operational:

- Vehicles to be displayed for sale must only be displayed within the building. No vehicle for sale may be displayed on an adjacent road or an area of land not within the boundaries of the land.
- Except with the prior written consent of the Responsible Authority, not more than five (5) motor vehicles may be offered for sale or be displayed on the land at any one time.
- Except with the prior written consent of the Responsible Authority, panel beating must not be carried out on the land and vehicle wrecks, body shells or parts must not be stored on the land.
- Parking areas and access lanes must be kept available for these purposes at all times.
- The operator under this permit must make all reasonable attempts to ensure that no vehicle under the operator's control, or the operator's staff, are parked in the streets nearby or within the shared off-street carparking at 14-17 Hogan Court, all to the satisfaction of the Responsible Authority.
- The car parking provided on the land must always be kept available for its intended purpose at all times.
- No measures must be taken to restrict access to the car parks.

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## 5.0 Bicycle Facilities

Clause 73.03 of the Cardinia Planning Scheme defines land used to sell or hire motor vehicles, boats or caravans as motor vehicle, boat, or caravan sales that is classified as a retail premises. Table 1 of Clause 52.34 of the Cardinia Planning Scheme specifies the following statutory rates associated with bicycle parking provision for a retail premises.

Proposed Use	Planning Scheme Parking Rate	Inventory	Planning Scheme Parking Requirement
Retail premises other than specified in this table	<b>Staff</b> 1 to each 300 sqm of leasable floor area	138.7 sqm	0
	<b>Visitors</b> 1 to each 500 sqm of leasable floor area		0
<b>Total</b>			<b>0</b>

As indicated in the table above, the proposal does not generate a bicycle parking requirement for the proposed use. In the event that a staff member or customer does ride a bike to the site, there is ample space to store a bicycle within the site without the need for any formal bicycle storage facilities.

Bicycles stored within the building will provide a safe and secure location for an employee that chooses to ride a bike to the site to store their bicycle. If Council traffic engineers require a formal bike rack to be installed within the site, this can be implemented by way of a permit condition.

## 6.0 Loading Demand and Refuse Requirements

### Loading Demand

Clause 65.01 of the Planning Scheme requires the Responsible Authority to consider the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Once the site is operational, deliveries of vehicles will be undertaken by the staff member driving vehicles to be displayed for sale to the site. On an infrequent basis, a tow truck will be used to deliver vehicles to the site. This will comprise of a single tilt tow truck. Swept path diagrams have been included in Appendix B of this report demonstrating a tow truck can reverse into the site. It is noted this manoeuvre is similar to other commercial vehicles are likely to undertake when delivering are undertaken to businesses at 14-17 Hogan Court. The swept path diagram included in Appendix B of this report demonstrates adequate clearance is maintained from all structures and parked vehicles when this manoeuvre is performed. It is also noted enter/egress from Hogan Court is undertaken in a forward direction.

### Waste

The applicant has indicated that waste material will be stored within a wheelie bin. The minimal waste generated by the use will be managed by the operator of the site.

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## 7. Traffic Generation

To assess the potential traffic impact of the proposal, an evaluation based on first principles has been undertaken. The site is expected to generate the following daily movements based on the different elements of the car sales use:

- **Staff:** One entry and exit movement will occur from the sole staff member working at the site.
- **Customers:** Based on the typical appointment time of between 30-45 minutes and consecutive appointments being scheduled to have at least a 15-minute gap, no more than two trips are expected to occur from the site every hour. This will result in a total of 16 vehicle trips from customers across a typical business day from 9 am – 5pm.
- **Deliveries of vehicles:** No more than one vehicle is expected to be delivered to the site on any given day. If this is delivered by staff this will most likely be delivered as part of a trip to the site. In instances where a tow truck delivers a vehicle this would generate a total of two movements including an entry and one exit movement. Conservatively two movements have been included in the calculations below for this movement.

Based on the above, the site is expected to generate the following:

- 20 daily vehicle trips a day
- A maximum of between 1 – 2 vehicle movements in any peak hour.

The traffic generated from the use is considered low in a traffic engineering context and is considered to have a negligible impact on the operation of the surrounding road network.

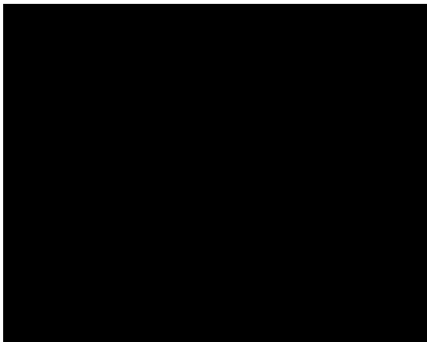
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## 8. Summary and Conclusion

The parking demand assessment undertaken concludes that the proposed off-street parking provision is appropriate given:

- The site's future parking generation based on the operators' requirements is considered sufficient to accommodate all staff parking within the building and any visitor parking within the shared off-street carpark.
- Parking occupancy surveys indicate capacity within the off-street carpark to accommodate any parking generated by customers.
- No additional parking can be provided within the building to accommodate customers.
- When equally distributing the 47 off-street shared parking bays between all 20 units at 14-17 Hogan Court, there are between two and three parking bays for each unit.

Considering the aforementioned, there are no parking grounds which should warrant the refusal of the sought Planning Permit.



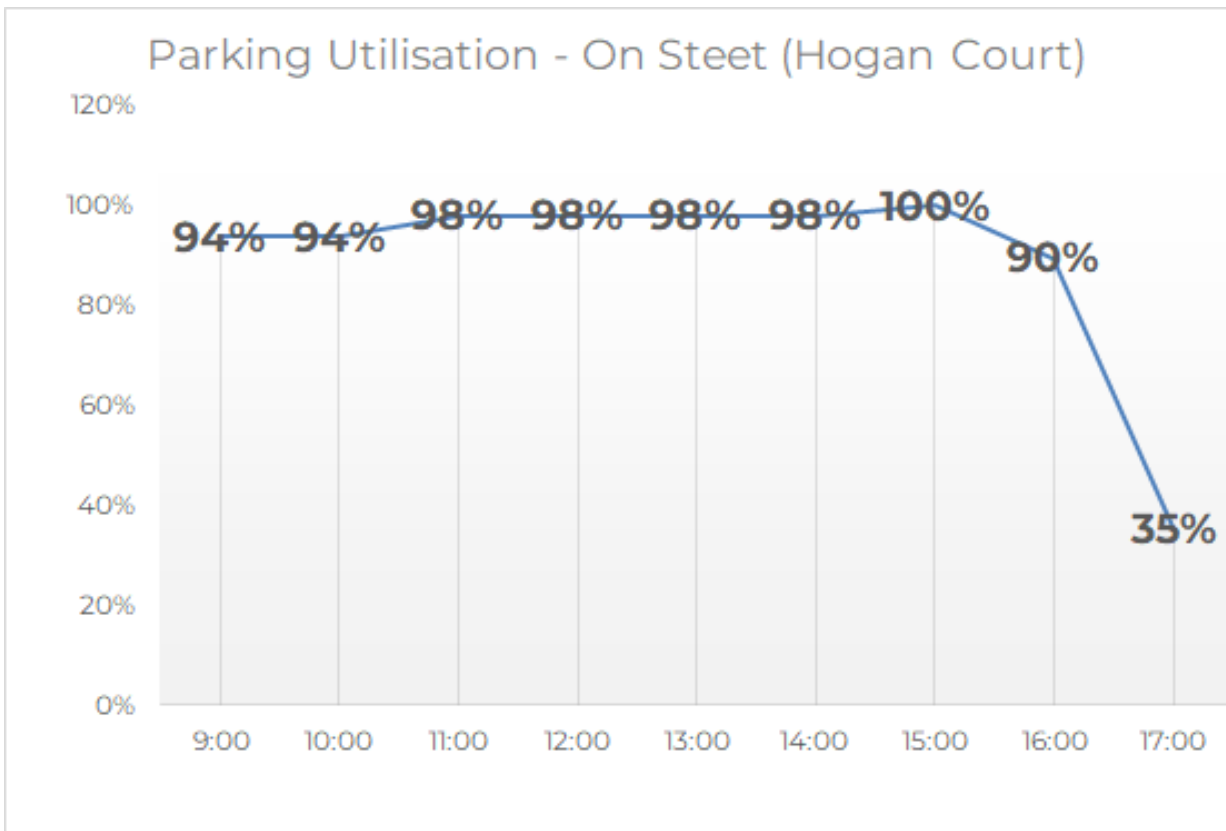
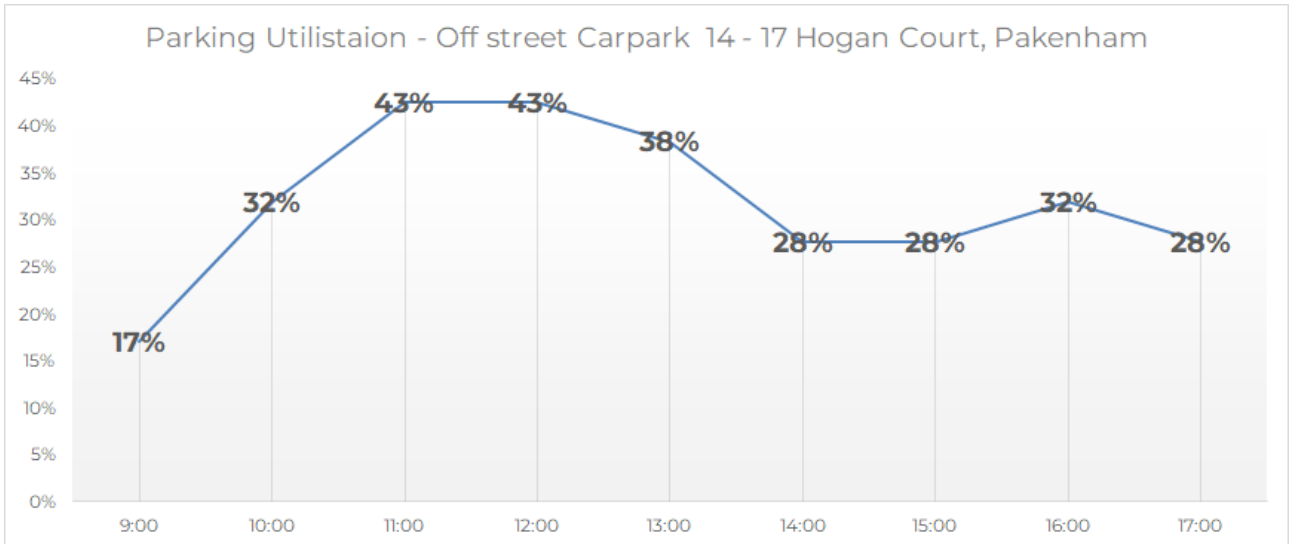
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## **APPENDIX A**

# **Parking Occupancy Surveys**

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Public Parking (10)	Map Ref	Street	Section	Side	Restriction	Clear Way	Capacity	Parking Occupancy									
								9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	
1	On Street	Hogan Ct	Bald Hill Rd to Off-Street Carpark	N	Unrestricted		25	23	23	24	24	24	24	25	22	9	
1				S	Unrestricted		23	22	22	23	23	23	23	23	21	8	
1	Off-Street Carpark 14-17 Hogan Court				Unrestricted		47	8	15	20	20	18	13	13	15	13	



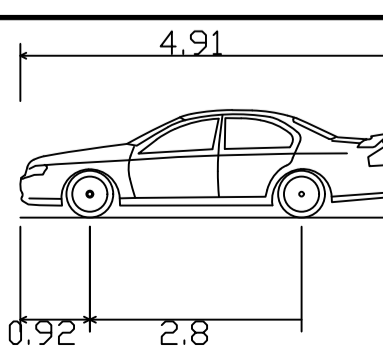
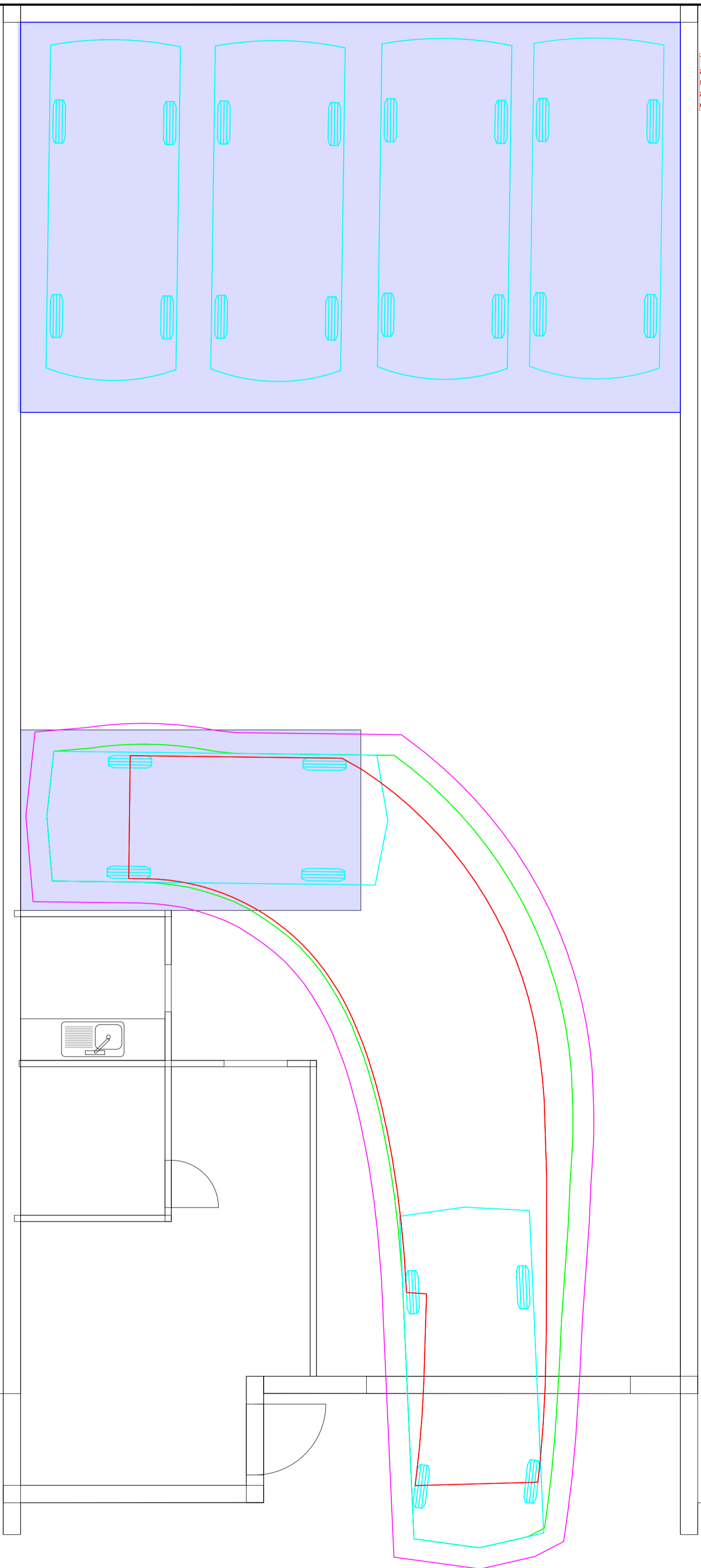
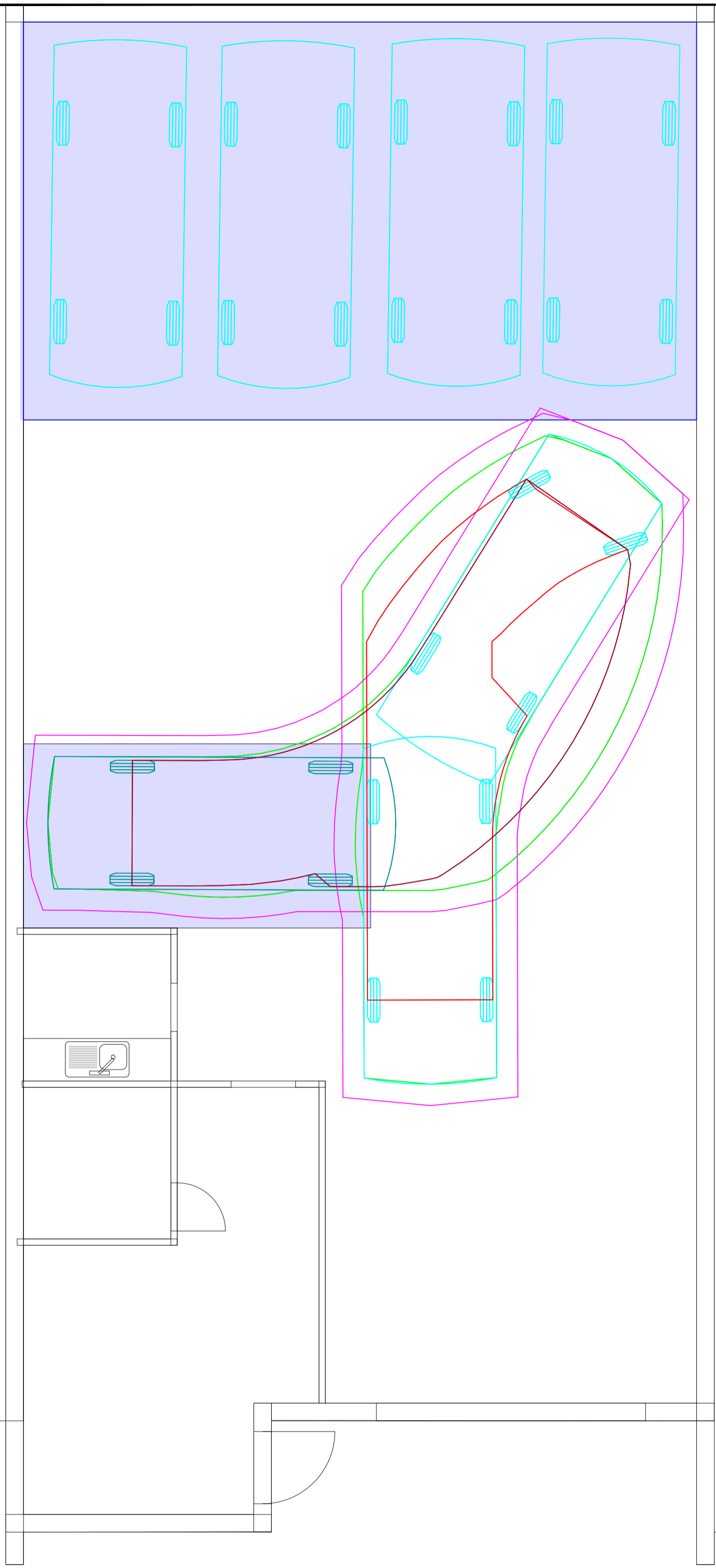
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## APPENDIX B

# Swept Path Diagrams



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**B85 Vehicle (AS 2890.1)**  
 Overall Length 4.910m  
 Overall Width 1.870m  
 Overall Body Height 1.421m  
 Track Width 1.770m  
 Vehicle Body Clearance +300mm  
 Wheel Path (forward) ———  
 Wheel Path (reverse) ———

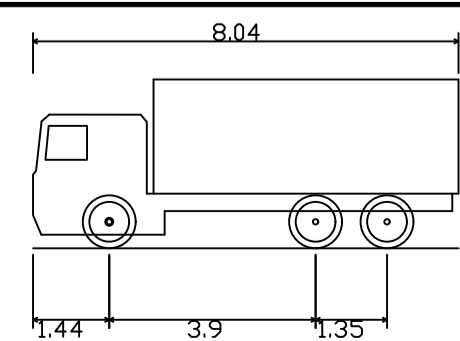
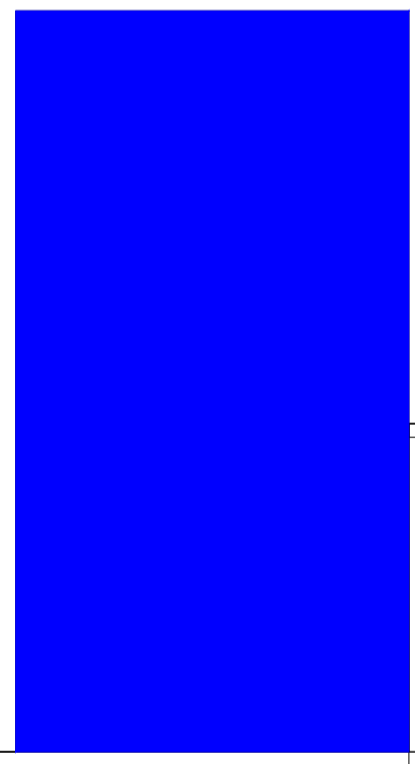
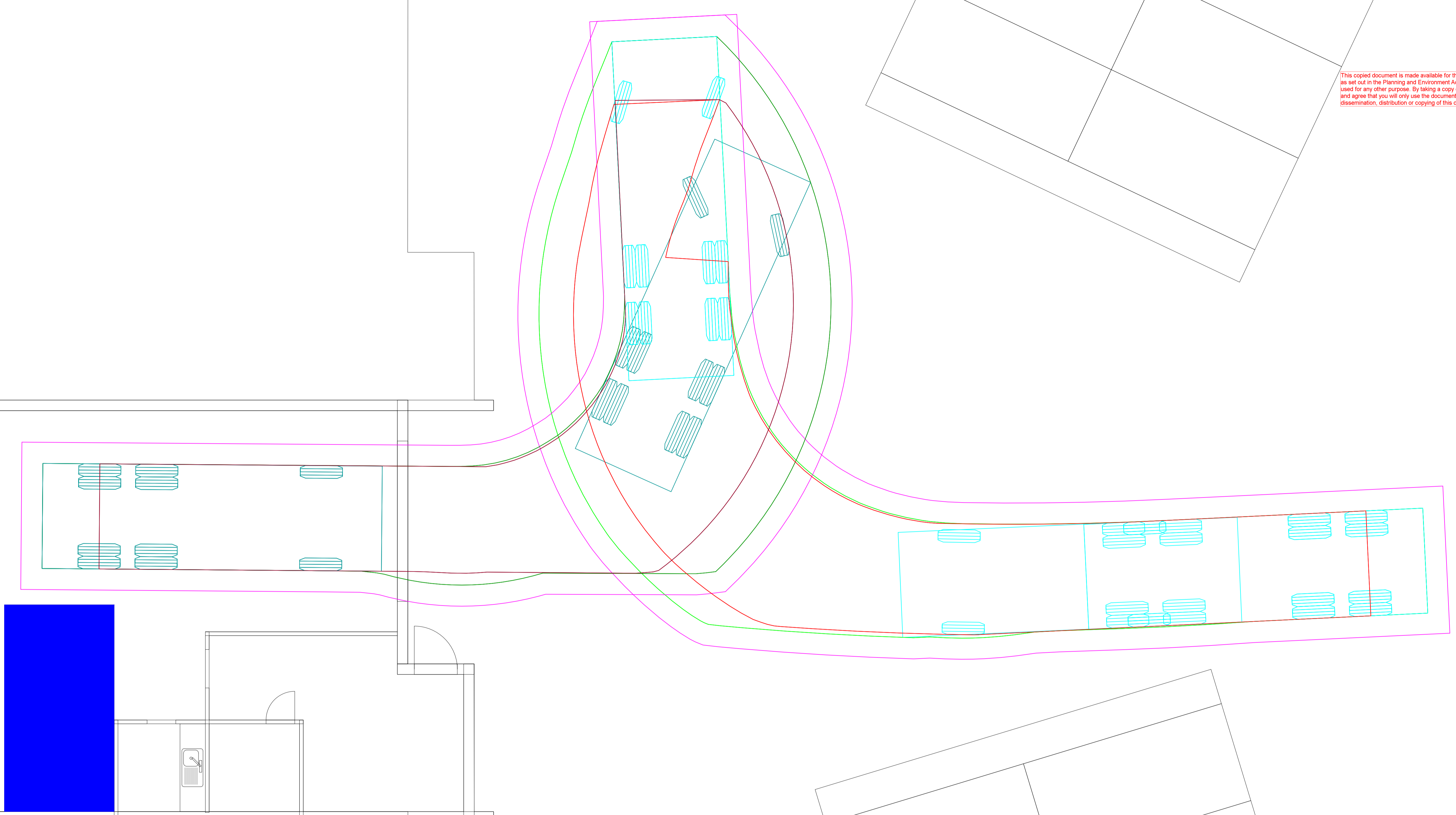
**traffkd**  
 TRAFFIC ENGINEERING CONSULTANTS  
 E: info@traffkd.com  
 W: www.traffkd.com

SCALE 1:50 @ A1  
 SURVEYED: -- DRAWN: C. Tsiofidis

JOB TITLE			Unit 10 14-17 Hogan Court, Pakenham VIC 3810		
CLIENT:	SHEET NUMBER	DRAWING REF	VERSION		
KLM Trading Co	1 of 2	18026SPD	1		

REV	DATE	DESIGN REVIEW	REV'D PMCR	APP'D PMCR	REVISIONS	DRN	CHKD	APP

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Mercedes Rigid Tow Vehicle 6 x 4  
 Overall Length 8.040m  
 Overall Width 2.490m  
 Overall Body Height 3.191m  
 Track Width 2.490m  
 Vehicle Body  
 Vehicle Body Clearance +500mm  
 Wheel Path (forward)  
 Wheel Path (reverse)



SCALE 1:50 @ A1

JOB TITLE  
 Proposed Car Sales Facility  
 Unit 10 14-17 Hogan Court, Pakenham VIC 3810

REV	DATE	DESIGN REVIEW	REV'D PMCR	APP'D PMCR	REVISIONS	DRN	CHKD	APP

SURVEYED	--	DRAWN	C. Tsiolidis	25.11.24	CLIENT: KLM Trading Co	SHEET NUMBER 2 of 2	DRAWING REF 18026SPD	VERSION 1
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KLM Trading Co. 10/14-  
17 Hogan Court  
PAKENHAM VIC 3810

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Application No.: T240263 PA  
Property No.: 5000002878  
Address: L10 PS545783 V10964 F292, FY 10/14-17 Hogan Court, Pakenham VIC 3810  
Proposal: Use of land for Moter Vehicle Sales.

FURTHER INFORMATION REQUIRED:

1. Application Fee: **Paid, please see receipt attached**
2. Amended plans: **Amended Site Plan attached**

d) The site access will not allow simultaneous entry/exit movements for heavy vehicles and propped heavy vehicles may impact the safety/operation of other businesses on the premises.

The following details are required:

- The size and frequency of heavy vehicles.  
**It will only be 1 single-tilt truck per month if at all. All imports will go straight to the compliance shop to get them complied and then staff will drive them to the warehouse.**  
**If a vehicle is being returned to the business because it has an issue and is not drivable, we endeavor to have the truck drivers take the car to the roadworthy issuing mechanic as this is where the work will be done to get it back on the road.**
- Details of how car deliveries will be managed to reduce the likelihood of heavy vehicle conflict at the site access. **Customers will pick up their car.**
- Details of traffic management requirements.  
**Traffic management should not be required.**
- Swept path analysis of the largest vehicle anticipated to access the site. (A condition then will be inserted to restrict the size of heavy vehicles.)  
**Single tilt tow truck**

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3. Use information.

- a. What portion of the business operation will be dedicated to servicing and repairs (Motor repairs)?

**10/14-17 Hogan Road is for retail sales (car sales) only. As per the submitted operations statement “mechanical work, detailing ect will be outsoiurced to local vendors and not carried out onsite”.**

- b. The application appears to propose the use of the land for car sales. Do you therefore seek signage as part of your application? If so, additional information is required, including an amended application form. Additional fee seeking the inclusion of signage and provided signage drawings, drawn by a suitably qualified professional.

**As per our operations statement and supporting site drawings a sign will be installed above the roller door on the front façade of the building, but will exceed no more than 8sqm.**

PRELIMINARY ASSESSMENT COMMENTS:

A preliminary assessment of the application has been undertaken and the following comments are provided for your consideration:

- a. The application will be referred to the Council’s traffic department for assessment which may result in additional information being requested.

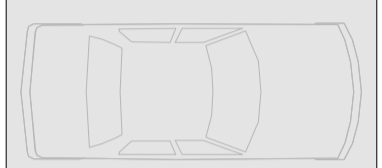
**Read & Understood**


- b. Additional information will assist the Council in conceptualizing the proposal in itsentirety.

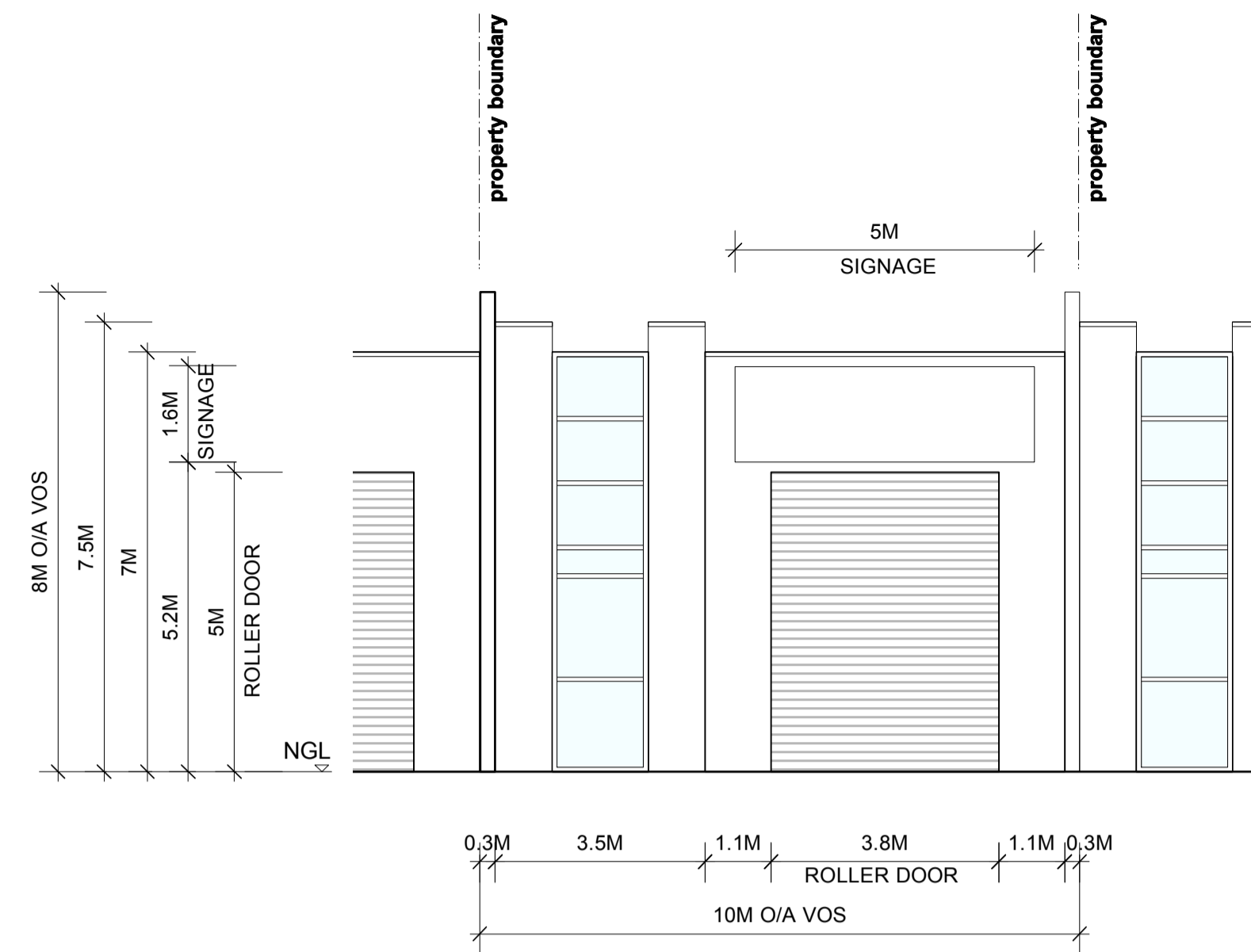
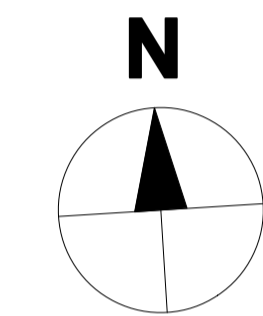
**Read & Understood**

<b>ADDRESS:</b>	10 / 14-17 HOGAN COURT PAKENHAM VIC 3810
<b>SITE INFO:</b>	BUILDING AREA 206m <sup>2</sup> RETAIL SHOWROOM AREA 161m <sup>2</sup> OFFICE AREA 19m <sup>2</sup> KITCHEN 4.5m <sup>2</sup> WC 4.5m <sup>2</sup> SIGNAGE max 8m <sup>2</sup>
<b>DRAWING NO:</b>	D01 - REVISION A
<b>SCALE:</b>	1:100 @A1
<b>DATE:</b>	5 AUGUST 2024

VOS = VERIFY ON SITE  
VERIFY ALL DIMENSIONS ON SITE  
DO NOT SCALE DIRECTLY FROM DRAWING

 DENOTES STAFF & RETAIL  
DISPLAY CAR PARKS  
(SALES CARS DRIVEN BY STAFF)

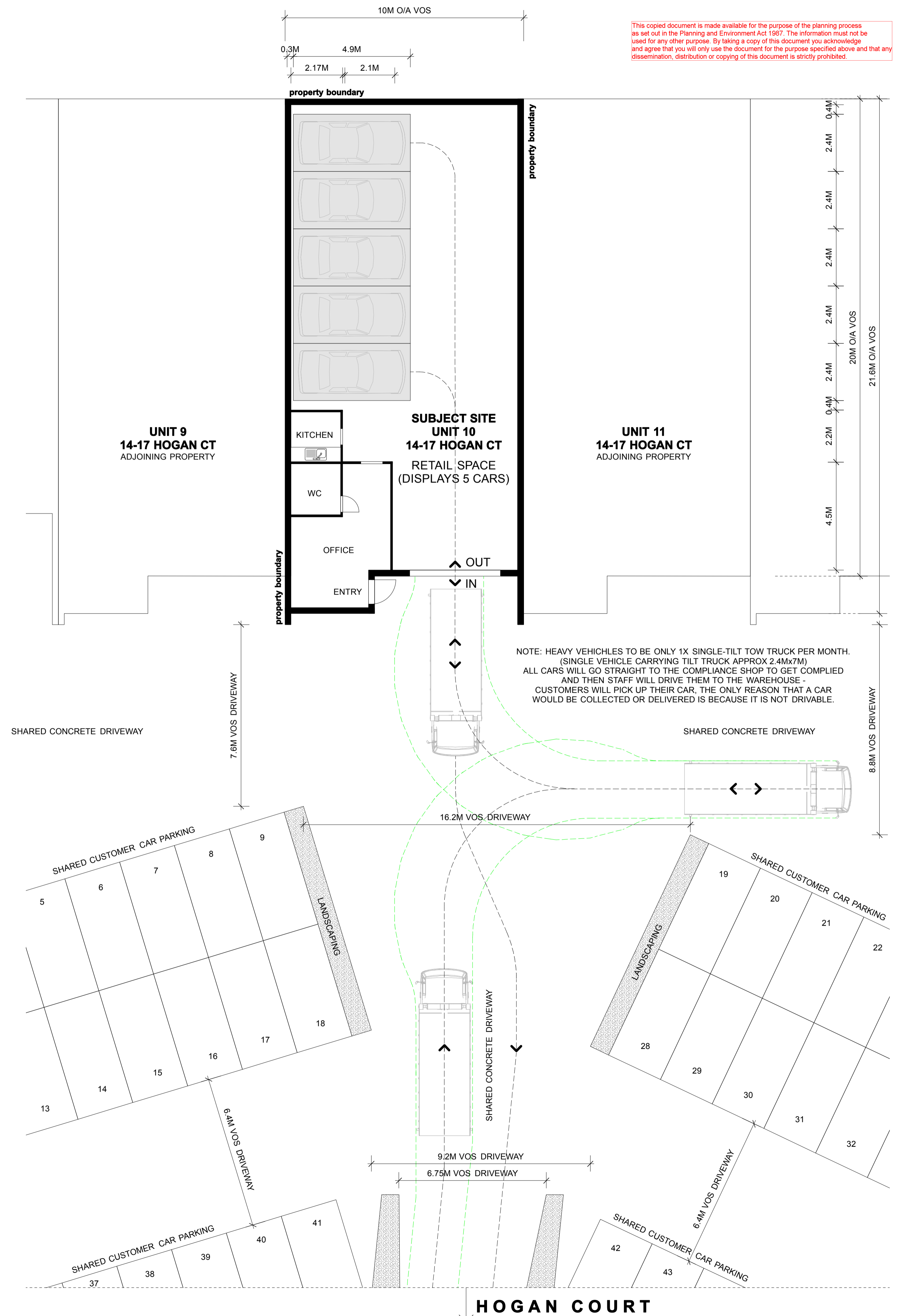
 DENOTES CUSTOMER CAR PARKS  
SHARED BETWEEN ALL TENANCIES  
14-17 HOGAN COURT (TOTAL = 47)



**FRONT ELEVATION 1:100**



**SITE PLAN 1:500**



**PLAN 1:100**

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