

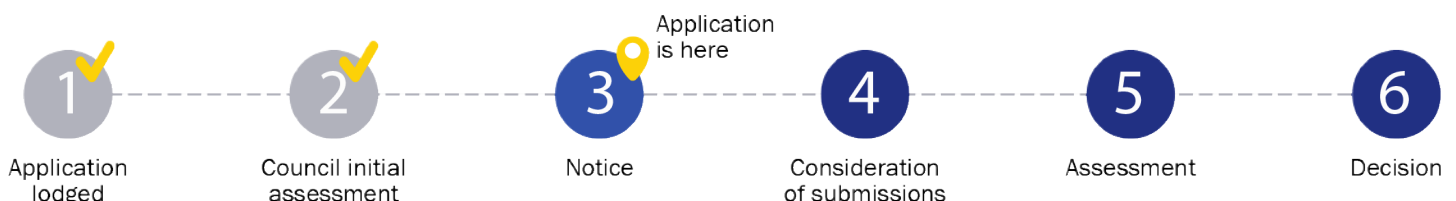
# Notice of Application for a Planning Permit



The land affected by the application is located at:	L1 PS638554 V11335 F513 FY 1/15 Bald Hill Road, Pakenham VIC 3810
The application is for a permit to:	Use of The Land for Motor Vehicle Sales ( Motor Vehicle Hire), Associated Buildings and Works and Display of Advertising Signage

APPLICATION DETAILS	
The applicant for the permit is:	TREELINE DEZIGNS
Application number:	T240450
<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?		
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:		<b>13 December 2024</b>
<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>



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 A3244652

### Basic Information

Proposed Use	CHANGE OF USE AND DEVELOPMENT OF THE LAND FOR THE PURPOSE OF A RETAIL PREMISES (CAR HIRE YARD) INCLUDING ADVERTISING SIGNAGE AND 1 CAR WASH BAY. 2.4 METRE HIGH TUBULAR METAL FENCING ON FRONT BOUNDARY, ACCESS VIA TPZ3.
Current Use	VACANT, 3 LOTS WITH 3 WAREHOUSES (ALL UNDER OWNERSHIP OF WJ WALKER & CO PTY. LTD (T/AS BUDGET TRUCK AND CAR RENTAL)
Cost of Works	\$100,000
Site Address	FY 1 15 Bald Hill Road 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?

Not Applicable, no such encumbrances apply.

### Contacts

### Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 1 Change of use only	\$1,453.40	100%	\$1,453.40
9 - Class 11 Not more than \$100,000	\$1,265.60	50%	\$632.80
<b>Total</b>			<b>\$2,086.20</b>

### Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	Ashley Boyce	02 Aug 2024



**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.vc.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.

## Documents Uploaded

Date	Type	Filename
09-09-2024	A Copy of Title	677941 - VIC Cert - Register Search Statement - Volume 11335 Folio 513.pdf
09-09-2024	A Copy of Title	678060 - VIC Cert - Register Search Statement Volume 11335 Folio 514.pdf
09-09-2024	A Copy of Title	678065 - VIC Cert - Register Search Statement Volume 11335 Folio 515.pdf
09-09-2024	Alteration statement	Design Response_15 Bald Hill Rd Pakenham.pdf
09-09-2024	Site plans	15 Bald Hill Road_PLANNING_RevB_25-08-2024.pdf
09-09-2024	Advertising Signs	24450_TP Plans (2024-09-05).pdf
09-09-2024	Additional Document	677941 - VIC Plan - Copy of Plan - P5638554W.pdf
09-09-2024	Additional Document	Ausnet Planning Application Approval 15 Bald Hill Rd Pakenham.pdf
09-09-2024	Additional Document	Cardinia Permit 24.6.2011.pdf
09-09-2024	Additional Document	LETTER OWNERS CORPORATION.pdf
09-09-2024	Additional Document	Owners coporation_15 Bald Hill Rd.pdf
09-09-2024	Additional Document	owners corporation notice.pdf
09-09-2024	Additional Document	SoC_15 Bald Hill Rd Pakenham_traffic assessment.pdf
09-09-2024	Additional Document	TW16597 consent.pdf
09-09-2024	Additional Document	TW16597 cover letter.pdf
09-09-2024	Additional Document	TW16597 site plan.pdf
09-09-2024	Additional Document	Application for Pre-development advice MWA-1343451.txt

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



## Declaration

By ticking this checkbox, I, Jennifer Beasley, 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 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



**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



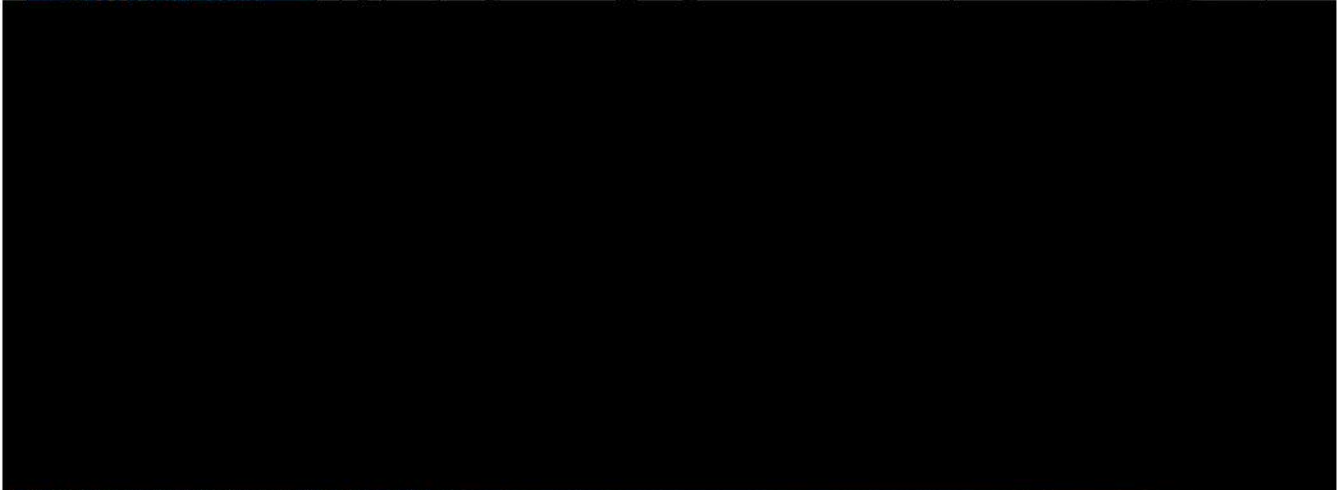
# Request to amend a current planning permit application

Cardinia

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.:	T240450PA
Address of the Land:	[REDACTED]



Under which section of the Act is this amendment being made? (select one)

Section 50 - Amendment to application at request of applicant <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority <b>before</b> notice:	<input type="checkbox"/>
Section 57A - Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)

What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	

Describe the changes. If you need more space, please attach a separate page.

CONFIRMATION OF THE ALLOTMENTS TO BE INCLUDED - Lots 1, 2 & 3, on 15 BALD HILL ROAD PAKENHAM 3810.

ARRANGEMENTS OF COMMON PROPERTY

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.

HAS CHANGED, INTRODUCTION OF BICYCLE SPACES AND FURTHER UNDERCOVER PARKING. PLANS ADJUSTED TO REFLECT CHANGES.

Specify the estimated cost of any development for which the permit is required:

Not applicable

Unchanged

New amount \$



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*.

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

### Revision Summary

Portal Reference	R4243C4
Reference No	T240450

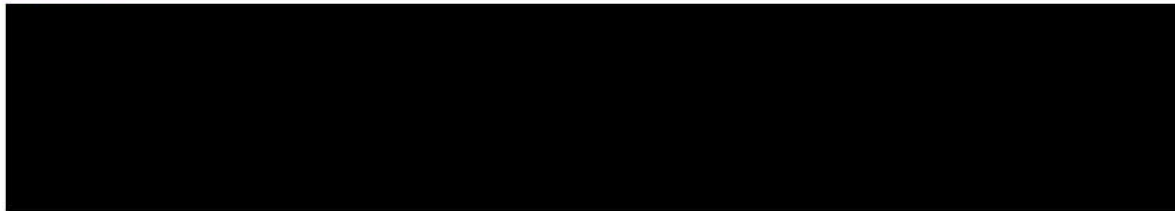
### Basic Information

Proposed Use	Use of The Land for Motor Vehicle Sales ( Motor Vehicle Hire), Associated Buildings and Works and Display of Advertising Signage
Current Use	VACANT, 3 LOTS WITH 3 WAREHOUSES (ALL UNDER OWERSHIP OF WJ WALKER & CO PTY. LTD (T/AS BUDGET TRUCK AND CAR RENTAL)
Cost of Works	\$100,000
Revised Cost of Works	\$100,000
Revisions	Plans Changed
Proposed Changes	Lots 1, 2 and 3 at 15 Bald Hill Rd Pakenham 3810 to be covered by the application. Town Planning report amended to cover this change and include Bicycle Facilities, 24 car storage spaces as confirmed by Car Parking Assessment, and a Waste Management Report as required by South East Water for their Trade Agreement. Architectural Plans updated to show use of Warehouse/Factory 3 with elevations. Vehicle storage updated and mapped out. Bicycle facilities included with x3 lockable spaces for staff.
Site Address	FY 1/ 15 Bald Hill Road 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?	No such encumbrances are breached
<input type="checkbox"/> Note: During the application process you may be required to provide more information in relation to any encumbrances.	

### Contacts



### Fees

Regulation Fee Condition	Amount	Modifier	Payable
	<b>Total</b>		<b>\$0.00</b>



**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

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.

## Documents Uploaded

Date	Type	Filename
30-10-2024	Additional Document	15 Bald Hill Road_PLANNING_RevD_19-10-2024.pdf
30-10-2024	Additional Document	677941 - VIC Cert - Lot 1.pdf
30-10-2024	Additional Document	677941 - VIC Plan - Copy of Plan - P5638554W.pdf
30-10-2024	Additional Document	678060 - VIC Cert - Lot 2.pdf
30-10-2024	Additional Document	678065 - VIC Cert - Lot 3.pdf
30-10-2024	Additional Document	CoC_15 Bald Hill Rd Pakenham_vehicle hire.pdf
30-10-2024	Additional Document	Cover Letter Response to RFI_29-10-24.pdf
30-10-2024	Additional Document	Section 50_15 Bald Hill Rd Pakenham.pdf
30-10-2024	Additional Document	Town Planning Report_15 Bald Hill Road Pakenham_amended.pdf
30-10-2024	Additional Document	Waste Management Plan.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

## Declaration

By ticking this checkbox, I, Jennifer Beasley, 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 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



**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

PLANNING DEPARTMENT  
Cardinia Shire  
PO Box 7  
Pakenham 3810



29<sup>th</sup> October 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.

**Application No.:** T240450PA  
**Address:** LP1 PS638554 V11335 F513,; FY1/15 Bald Hill Road, Pakenham Vic 380  
**Prop No.:** 3054050520  
**Proposal:** Use of the Land for Motor Vehicle Sales (Motor Vehicle Hire), Associated Buildings and Works and Display of Advertising Signage.

Dear Tanvi,

Please find attached the response to Council's request for further information.

As per Council's request:

1. Amended Town Planning Report to include response to Clause 52.34 – Bicycle Facilities. Plans have been amended to show the addition of 7 bicycle spaces, as per guidance from the clause.
2. Reference to existing dwellings removed from the town planning report.
3. Maximum number of vehicles to be stored on site at any one time amended to 24 and confirmed with a car parking demand assessment.
4. Clarification of Warehouse 3 to be included in vehicle storage and architectural plans updated accordingly.
5. Section 50 form supplied with revised application address to include Lots 1, 2, and 3 in the planning submission.
6. A Waste Management Plan has been supplied.
7. A Traffic report from EB Traffic solutions with parking demand has been supplied.

Should you require any further information, please don't hesitate to contact us.

Yours Sincerely,



Ed. Admin.; Grad Cert. Dev. Planning; Cert IV NatHERS Assessment



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

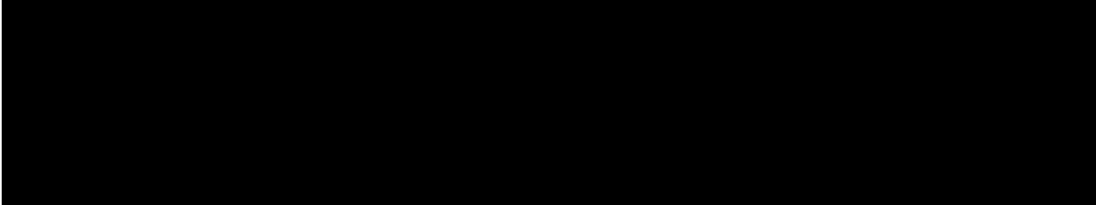
VOLUME 11335 FOLIO 513

Security no : 124116839513H  
Produced 23/07/2024 11:32 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 638554W.  
PARENT TITLE Volume 08097 Folio 869  
Created by instrument PS638554W 27/02/2012

REGISTERED PROPRIETOR



MORTGAGE AV749624D 17/06/2022  
NATIONAL AUSTRALIA BANK LTD

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 PS638554W 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: FACTORY 1 15 BALD HILL ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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.

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 17/06/2022

OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS638554W

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by Property Registry has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 11335 FOLIO 514

Security no : 124116839138Q  
Produced 23/07/2024 11:26 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 638554W.  
PARENT TITLE Volume 08097 Folio 869  
Created by instrument PS638554W 27/02/2012

REGISTERED PROPRIETOR

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 PS638554W 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: FACTORY 2 15 BALD HILL ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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.

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 16/06/2022

OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS638554W

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by Property Registry has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

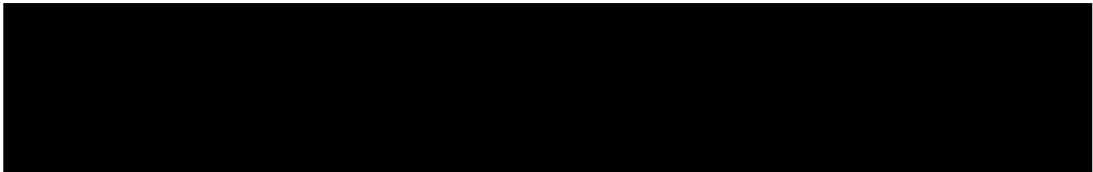
VOLUME 11335 FOLIO 515

Security no : 124116839294V  
Produced 23/07/2024 11:29 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 638554W.  
PARENT TITLE Volume 08097 Folio 869  
Created by instrument PS638554W 27/02/2012

REGISTERED PROPRIETOR



ENCUMBRANCES, EASEMENTS 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.

DIAGRAM LOCATION

SEE PS638554W 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: FACTORY 3 15 BALD HILL ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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.

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 16/06/2022

OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS638554W

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by Property Registry has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

who is licensed by the State of Victoria to provide this information via LANDATA® System.

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.

© 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.

Signed by Council, Cardinia Shire Council, Council Ref: S10/087, Original Certification: 02/07/2010, S.O.C.: 11/02/2011

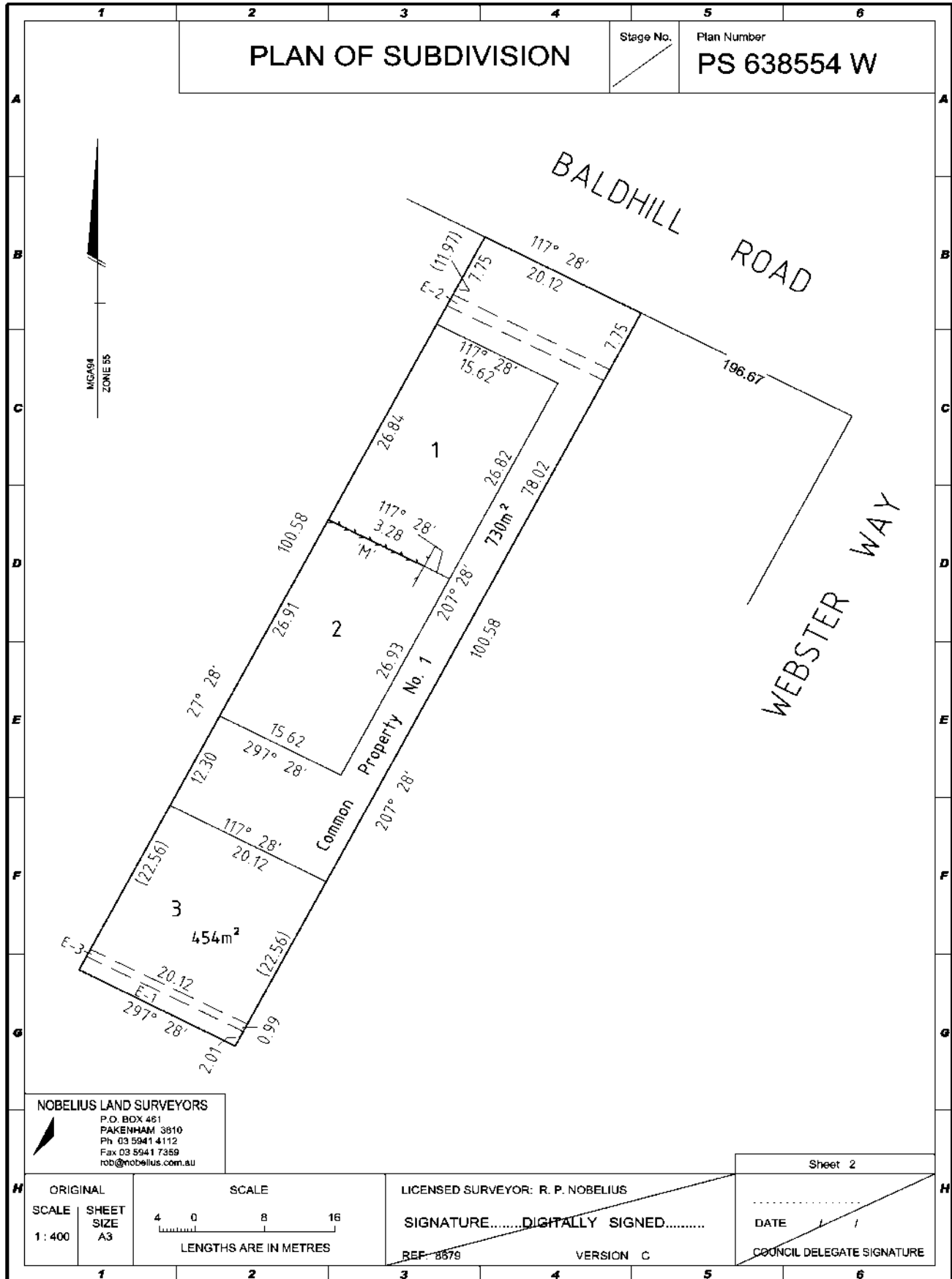
<b>PLAN OF SUBDIVISION</b>			LRS use only <b>EDITION 1</b>	Stage No.	Plan Number <b>PS 638554 W</b>
<b>LOCATION OF LAND</b> <b>Parish:</b> Nar Nar Goon <b>Township:</b> --- <b>Section:</b> --- <b>Crown Allotment:</b> 46 (pt) <b>Crown Portion:</b> --- <b>LRS Base Record:</b> DCMB <b>Title Reference:</b> V. 8097 F. 869 <b>Last Plan Reference:</b> Lot 1 TP 482568M <b>Postal Address:</b> 15 Baldhill Road <small>(at time of subdivision)</small> Pakenham 3810  <b>MGA94 Co-ordinates:</b> E 367 190 <small>(of approx. centre of land in plan)</small> N 5 784 050 Zone: 55			<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> <b>COUNCIL NAME :</b> CARDINIA <b>REF:</b> 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 21 of the Subdivision Act 1988.  <b>OPEN SPACE</b> (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 / /		
<b>Notations</b>					
Depth Limitation: DOES NOT APPLY			Staging This is not a staged subdivision Planning Permit No.		
This is a Spear Plan LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES			Location of Boundaries defined by Buildings Boundaries shown by thick continuous hatched lines are defined by buildings. Median : Denoted thus  'M'  Survey This plan is based on Survey This survey has been connected to permanent marks no(s) 67 In Proclaimed Survey Area No. ---		
<b>Easement Information</b>					
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					LRS use only
Section 12(2) of the Subdivision Act 1988 applies to all land herein.					Statement of Compliance/ Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/>
E-1	Drainage	2.01	LP 9751	All lots on LP 9751	DATE 16 / 2 /12
E-1 & E-3	Sewerage	See Plan	This Plan	South East Water Limited	
E-2	Drainage	1.50	Inst. M809973 E	Shire of Pakenham	
					LRS use only PLAN REGISTERED TIME 5.00PM DATE 27/ 2 /12 K.A.Balachandiran Assistant Registrar of Titles
					Sheet 1 of 2 sheets
NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph. 03 5941 4112 Fax 03 5941 7359 rob@nobelius.com.au			LICENSED SURVEYOR: R. P. NOBELIUS SIGNATURE.....DIGITALLY SIGNED..... REF: 8679 <span style="float: right;">VERSION C</span>		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

Signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (C) SPEAR Ref S007493H 29/06/2010

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.

Signed by Council Cardinia Shire Council, Council Ref: S10/087, Original Certification: 02/07/2010, S.O.C.: 11/02/2011



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 PS638554W**  
**Certification by Council (Form 5)**

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S007493H  
Plan Number: PS638554W  
Council Name: Cardinia Shire Council  
Council Reference Number 1: S10/087  
Surveyor's Plan Version: C

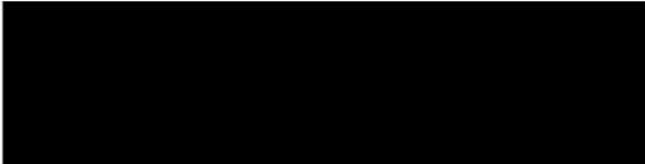
**Certification**

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 not been made



**TREELINE DEZIGNS**

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.

## Town Planning Report



**Lots 1-3 PS 638554W.  
Volume 08097 Folio 869.  
15 Bald Hill Road PAKENHAM VIC 3810**

**Change of use and development of the land for the purpose of a retail premises (Car hire yard) including advertising signage and 1 car wash bays. 2.4 metre high tubular metal fence on front boundary. Access is via a Transport Zone 3 (TPZ3).**

**Prepared for WJ WALKER & CO PTY LTD. (T/As Budget Truck and Car Rentals). Also known at Moglonemby Trading Co. Pty Ltd.**

Amended 17<sup>th</sup> October 2024 to address RFI from Cardinia Council 8<sup>th</sup> October 2024.

Amended sections to be **outline in RED**

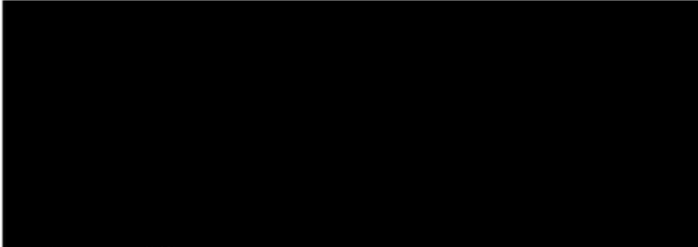
Amended 21<sup>st</sup> November, 2024 to address bicycle numbers per query from planner.





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.

Prepared by



Prepared for

**WJ Walker & Co Pty Ltd (T/A Budget Truck and Car Rentals). Also known as Moglonemby Trading Co. Pty Ltd.**

Date: 16<sup>th</sup> August 2024

Our Reference: TL10406

©Copyright, Treeline DeZigns, 2024.

This work is copyright. Apart from any use as permitted under Copyright Act 1963, no part may be reproduced without written permission of Treeline Design Pty Ltd.

#### Disclaimer:

Neither Treeline DeZigns nor any member or employee of Treeline DeZigns takes responsibility in any way whatsoever to any person or organisation (other than that for which this report has been prepared) in respect of the information set out in this report, including any errors or omissions therein. Treeline DeZigns is not liable for errors in plans, specifications, documentation or other advice not prepared or designed by Treeline DeZigns.

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

TREELINE DEZIGNS .....	1
Town Planning Report.....	1
1 INTRODUCTION .....	4
2 SITE CONTEXT.....	5
2.1 Subject Site .....	5
2.2 Surrounds .....	7
3 PROPOSAL.....	9
4 PLANNING CONTROLS.....	11
4.1 Zoning .....	11
4.2 Overlays .....	14
4.3 Provisions that require, enable or exempt a permit .....	17
4.4 General requirements and performance standards.....	21
5 PLANNING POLICY FRAMEWORK.....	21
5.1 Planning Policy Framework .....	21
5.2 Local Planning Policy Framework .....	22
6 PLANNING CONSIDERATIONS .....	22
6.1 Planning policy support for the proposal .....	23
6.2 Built form and integration with surroundings.....	23
6.3 Proposed Trading Hours .....	25
6.4 Car parking, access and waste collection arrangements.....	27
6.5 Advertising Signage .....	27
7 CONCLUSION.....	28
8 APPENDIX A.....	30



# 1 INTRODUCTION

[REDACTED] as Moglonemby Trading Co. Pty Ltd and Trading as Budget Truck and Car Rental), the permit applicant, to lodge a planning permit application (The Application) for change of use and development of the land for the purpose of a retail premises (Car hire yard) including advertising signage and 1 car wash bay. A tubular modular fence (open style) at 2.4 metres high, will be on the front boundary and on the west and eastern boundaries. Access is via a Transport Zone 3 (TPZ3) at Bald Hill Road, Pakenham. Previously, the site was used as a mechanic's business for Lot 1. Lots 2 & 3 have been unoccupied for a few years. The entire site is owned by WJ Walker & Co Pty Ltd (known as BUDGET RENTAL) and the proposal is that the site will operate under the Budget business model. There are no intentions to consolidate the site. The warehouses on Lots 1, 2 and 3 will be utilised as the Budget Car Hire with some internal modifications, notably one wash bay and removal of some building panels for Lot 2 warehouse, and new roller doors. Lot one will have a front porch projection, and a new eastern window. Two 5000 litre water tanks will be located at the rear of warehouse 2. **Lot 3 warehouse will also be used to store vehicles. It has an existing sliding door.**

Budget Rental, which currently resides at 7 Bald Hill Road, Pakenham, are required to move to a new site following the owner wishing to use the allotment for their own uses. Budget Rental have purchased 15 Bald Hill Road as their new site of operations.

The Body Corporate is controlled [REDACTED] and a signed letter to allow the works to commence has been attached.

The report addresses the planning merits of the proposal and should be read in conjunction with the following documentation:

- A completed Application for a Planning Permit Form;
- Certificates of titles for the three allotments;
- Letter of permission from Body Corporate;
- Architectural Plans, prepared by Treeline Dezigns;
- Swept Path and Traffic Report prepared by EB Traffic;
- **Car parking Demand Assessment by EB Traffic;**
- **Waste Management Report by Treeline Dezigns;**
- Email from Habib Dagner, VicTrack;
- Planning Permit TP620072 for 7 Bald Hill Rd Pakenham.
- Trade Waste Agreement from South East Water.
  
- Submitted to Melbourne Water, reference number MWA-1343451;
- Approval from Ausnet, (from Moustapha Ayache, Assistant Town Planner for Ausnet).

A telephone conversation was held with Cardinia Shire town planner [REDACTED] on August 2<sup>nd</sup>, 2024, at 15:10 pm regarding the application. The planner could find no issues with the proposal, identifying that lot one resided in an LSI0, and that any fencing should allow for the free flow of flood water.

## 2 SITE CONTEXT

### 2.1 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.

The site, comprising Lots 1, 2 and 3, is located at 15 Bald Hill Road, Pakenham. It is identified as parent title Volume 08097 Folio 869 on the Plan of Subdivision 638554W.

Under the title search:

Lot 1, Volume 11335 Folio 513

Lot 2, Volume 11335 Folio 514

Lot 3, Volume 11335 Folio 515.

The subject site is currently unoccupied.

Bald Hill Road, a TRZ3 or Significant Municipal Road, is situated directly to the north, and is the major access to the site. Across the road 20 metres to the north lies the new Pakenham Railway Station car park. On the immediate west lies a vacant allotment. To the direct east lie Industrial businesses: Stihl (mowers and chainsaw sales); The Tyre Factory 30 metres to the east; Accident Repairs 60 metres to the east; Powerup Performance Centre at 70 metres, and the Sand, Soil and Mini Mix business, 100 metres to the east. At 200 metres to the east Webster Way intersects Bald Hill Road. To the south lies an industrial development of various businesses which use a common entrance driveway off Bald Hill Road between the Accident Repairs and the Powerup Performance centre.

The subject site is rectangular with a total area approximately 2,024 metres square.

The below images are of the subject site at 15 Bald Hill Road, Pakenham.



Figure 1: View of subject site looking south from Bald Hill Road. (Source: Treeline Dezigns).



Figure 2: View of subject site from the Northeast Bald Hill Road. (Source Treeline Dezigns).



Figure 3: View of Vacant land to the immediate West. Note Budget Trucks located at existing site 7 Bald Hill Road. (Source: Treeline Dezigns).

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 4: Aerial Map of 15 Bald Hill Road. (Source: Google Maps)

Theo Coulcoulis, part owner of Budget, has spoken to the adjoining neighbours, who have no issue with Budget’s presence, having already known the company that has operated out of 7 Bald Hill Road for a number of years.

There is part of an overlay, Land Subject to Inundation (LSIO), which affects Lot 1. There will be no construction on this site, other than to place a Wash Bay Interceptor outside the proposed wash bays. The proposal has been sent to Melbourne Water, reference number **MWA-1343451**, for comment.

## 2.2 Surrounds

The Bald Hill Road Industrial area has been removed from the Pakenham Activity Centre Plan Boundary and will be subject to a future review.



Figure 5: 15 Bald Hill Rd lies outside the Pakenham Activity Centre Boundaries. (Source: Pakenham Major Activity Centre Structure Plan 2021).

The surrounding area is characterised by a range of industrial uses, with the new Pakenham Railway Station and carpark opposite. No buses run down Bald Hill Road.

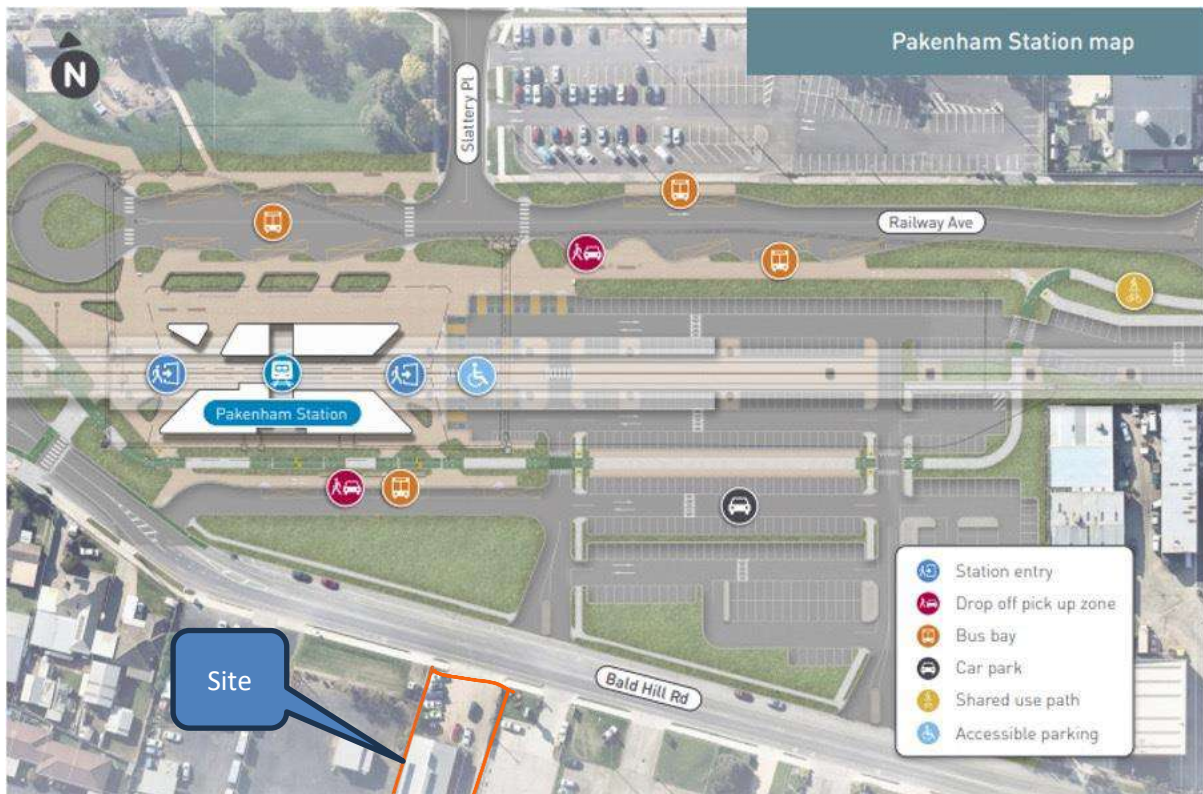


Figure 6: Pakenham Station map and Bus Stops located on Railway Ave. (Source <https://bigbuild.vic.gov.au/news/level-crossing-removal-project/accessing-the-new-pakenham-and-east-pakenham-stations>)

The following is a summary of the key land uses in the surrounding area:

- The core retail area of Pakenham central, located to the west (as defined by the Pakenham Major Activity Centre Structure Plan 2021), is a mix of retail and residential dwellings. As per Figure 5, the main access is via Bald Hill Road, which morphs into Main Street. To the immediate east is a vacant block of land.
- Industrial area, or the Bald Hill Road Industrial Area located to the east, is a mix of Industrial, transport, and food outlet with MacDonal’s on the south-eastern corner of Bald Hill Road and Koo Wee Rup Road, and Bunnings on the northern corner. The industrial area also trickles down Koo Wee Rup Road, with the newly formed industrial parks springing up off Peet Street from Koo Wee Rup Road, greatly increasing the Industrial Area and a reflection on the growing needs of Pakenham residents. Services include Tint-A-Car, Arden portable home builder, Kennards Hire, Service station and various other outlets.
- Pakenham Station, bus stops (Railway Avenue) and a mix of retail, medical and residential buildings are located to the north.
- Further industrial land is located to the south, directly behind 15 Bald Hill Road, with residential dwellings making up the remainder.

### 3 PROPOSAL

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.

The proposal seeks approval for the development of the site for the purpose of retail premises (Car hire yard) including advertising signage, a 2.4 metre high tubular style boundary fence and providing one (1) vehicle wash bay.

The site is currently unoccupied and previously has had mixed uses over the years. This planning application proposes to allow a retail premise- a Car Hire Yard, with advertising signage on the facade of the warehouse and on the eastern aspect.

This site is virtually flat and contains a stormwater easement to the front of the property and an easement to the rear of the yard. The rear easement contains the sewer pipe and the tie point has been marked on the plans.

There is no proposal for any alteration to access the allotment. A referral is not necessary for a TR23 zone, and Bald Hill Road, Pakenham, is not on the DTP managed roads map. The proposed development will not affect existing infrastructure including roads and services. The proposed development location is centred in the Industrial zone, while the 7 Bald Hill Road address abutted residential areas.

Under a DBYD search, VicTrack requested a response, and the email from Habib Dager, Team Leader Infrastructure, advised that VicTrack had no issue with the front fence or the business. Email comment attached.

Similarly, Ausnet also have given their approval and have no issue with the construction of the front boundary fence. Email comment attached.

As the premise is altering to a car hire yard, factors such as noise, emissions, light spills and activity will be kept to a minimum. Adjoining neighbouring retail/Industrial premise at 17 Bald Hill Road are Stihl Pakenham Mowers and Chainsaws, The Tyre Factory at 19 Bald Hill Road, Pakenham Accident Repairs and Gippsland Automotive at 21 & 23 Bald Hill Road, all of which would produce noise levels at a similar level. 13 Bald Hill Road is vacant.

Budget were previously operating out of 7 Bald Hill Road, but now must vacate the premises due to owners demands. They are not increasing the number of vehicles to operate from the proposed site.

The gross floor space that will be utilised will be in the buildings located in lots 1, 1/15 (420m<sup>2</sup>) and 2, 2/15 (420m<sup>2</sup>).

The existing warehouse at Lot 3, 3/15(454m<sup>2</sup>) will be utilised to store vehicles as there is a double sliding door and concrete floor. The additional car spaces will be counted towards the number of hire vehicles on-site. Architectural plans have been updated to reflect this.

A porch projection will be applied to Warehouse 1/15 to provide shelter to customers, particularly pedestrians who come in from the footpath and train/bus station. Textured steel blades will provide interest. Warehouse 1/15 will be renovated to include a reception area, 2 offices, a disabled toilet, a staff room, a storeroom and 2 toilets, with a preparation bay (unconditioned area) and new roller door. An internal wall will be constructed in warehouse 1 and a connecting roller door will lead from



the preparation bay into the wash bay with drainage leading to a new car wash interceptor outside. There will be no change to the boundary wall of Warehouse 2 to Warehouse 1. Warehouse 2/15 will be reconfigured to allow for covered car storage. A storage bay will be located next to the wash bay to store car washing amenities. The wall panels on the east wall of warehouse 2 adjoining the driveway will be removed. Two 5000 litre water tanks will be located externally to the rear of warehouse 2.

The concrete wall of No. 17 Bald Hill Road lines the boundary to 15 Bald Hill Road and provides privacy, noise protection and security.

There will be three car spaces at the front of the warehouses with one disabled access. **Four car spaces in front of 3/15 warehouse.** The remainder of the space will be to house 13 hire cars and **11 light ridge trucks (6.4 metres in length)**, which is less than the current storage at 7 Bald Hill Road Pakenham.

The Budget sign will be displayed on the façade and side of the front building and will not exceed ten square metres. However, there will be another Budget sign on the eastern façade slightly bigger, but again, will not exceed ten metres. The property will be securely fenced on the title boundary to the north, west and east with 2.4 metre high modular tubing and a sliding gate on the vehicle accessway from Bald Hill Road.

The hours of operation are from Sunday, 8am until 12:00 noon; Monday to Friday 8:00 am to 5:00 pm, and Saturday 8:00 am until 12:00 noon.

Waste bins will be located at the rear of 2/15 warehouse.

A 2.5 metre vegetation strip will provide generous greenery at the entrance along the western boundary and there is a large area to the rear near the easement for canopy trees.

A condition of permit can request a landscape plan if needed.

No significant vegetation is proposed to be removed from the site.

For further details relating to the proposal, please refer to the architectural drawings prepared by Treeline Dezigns.

## 4 PLANNING CONTROLS

### 4.1 Zoning

The subject site is zoned Industrial 1 Zone (IN1Z) and the Schedule to the Industrial 1 Zone (IN1Z). Refer to figure 7.

The purpose of the IN1Z is 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.

The trigger for the permit is Clause 33.01-1, section 2, Retail premises. The schedule to Clause 33.01 has no maximum leasable floor area requirements.

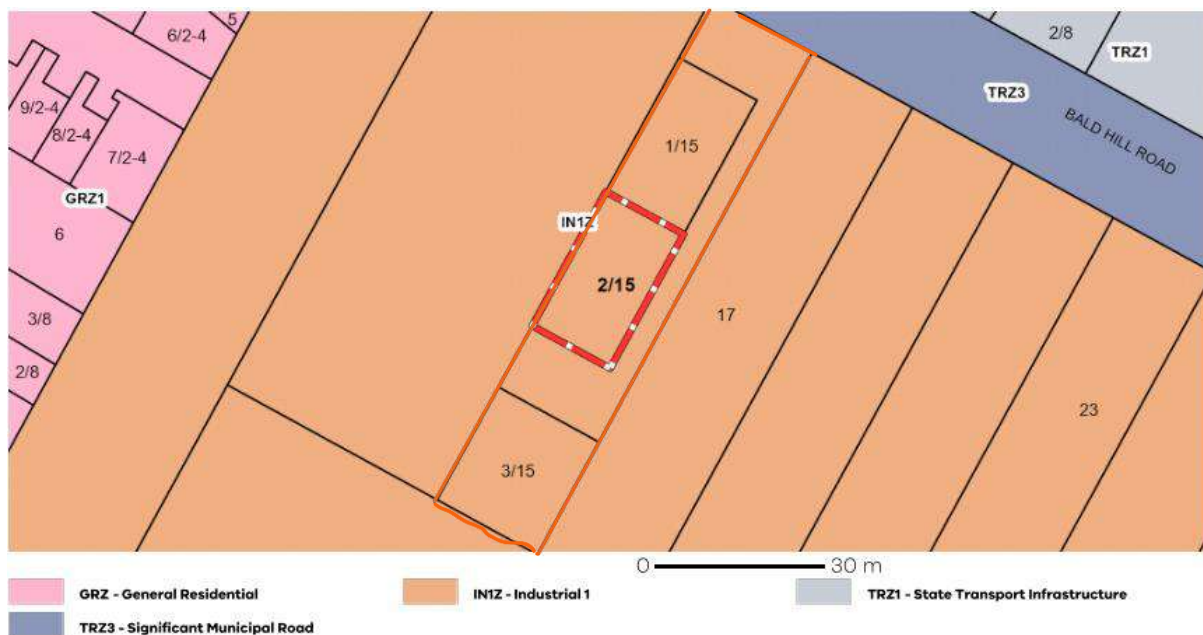


Figure 7: Cadastral map of 15 Bald Hill Road Pakenham (Source VicPlan).

The purpose of the proposal is to:

- Provide a business premises for the local franchise of Budget Rent a Car Australia Pty Ltd including:
  - o a reception area for clients to be received
  - o two office areas
  - o a store to be used to clean (excluding external washing) and detail vehicles for hire
  - o a store 80m<sup>2</sup> for car washing equipment, detergents and other items
  - o one car wash bay
  - o one preparation bay
  - o a staff room and toilet amenities, including a disabled access toilet.

The proposed use of the land will have minimal effect on nearby existing residential areas as these are located more than 100 metres away. The proposed use can be summarised as follows:

- It is intended that the proposed use would require 2No. full time staff and 2No. casual staff in order to operate the site.
- Hours of operation: Monday – Friday 8.00am – 5.00pm

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.

Saturday – Sunday 8.00am – 12.00pm

- After hours pick up and/or drop off of vehicles is discouraged
- There will be no motor vehicle repairs, (other than running repairs e.g. change tyre etc) including panel beating carried out on site. All vehicle servicing and repairs are to be carried out at the company's Dandenong or Warragul premises.
- The vehicle wash bay is not available for use by the public and will be used only by the occupant during the course of the prescribed business hours.
- There will be an average of **24 vehicles** ranging from small passenger sedans & hatchbacks through to light commercial vehicles **at 6.4ms in length**, four-wheel drives and minibuses(**also 6.4m in length**). Heavy industrial vehicles including prime - movers **will not be onsite** but will be stored at Budget's other sites.
- Commercial refrigerated vehicles with external compressor units **will not be on site**. These and large trucks are ordered online and delivered to the Dandenong or Warragul site. Noise will not affect the amenity of nearby industrial businesses, which have a solid brick wall between 15 Bald Hill Road.
- All loading and unloading of vehicles will be within the allotment boundaries. **Budget has advised that all hire vehicles are driven to the premises and will not be delivered. Drivers will deliver the vehicles and then return to Dandenong Budget site with another hire vehicle which will then have services and other repairs done there. There will be a designated loading area to the rear of the existing buildings. Refer to architectural plans and Car Parking Demand Assessment for details.**
- ~~Transport of vehicles to and from the site will be via tilt tray and/or trailer type trucks. It is not intended to use large car transport prime movers for this purpose.~~
- Traffic along Bald Hill Road will not be adversely affected by the proposed use. The proposed use will not result in heavy numbers of vehicles exiting or exiting the site. The nature of the business is such that vehicle movements are infrequent. Approximately 90 rental agreements are envisioned each month.
- There are to be no large storage containers/tanks of fuels, oils or chemicals on the site. Storage of these products would be fully contained within existing buildings (View plans re Store room). No external storage areas are proposed. Maximum quantities of these products to be stored on site are (Figure 8 items stored at 7 Bald Hill Road):
  - o Engine degreaser 20 litres
  - o Vehicle deodoriser 20 litres
  - o Car wash detergent 205 litres
  - o Engine oil 40 litres



Figure 8: Environmentally friendly cleaning products, 7 Bald Hill Rd (Source Treeline Dezigns)

Nearby developed industry includes a mixture of retail outlets and light industry and storage of goods. There will be no impact from nearby industry on the proposed use of this site.

Figure 9 shows the photo of the boundary solid brick wall between No. 15 & 17 Bald Hill Road. This wall provides privacy, security and noise reduction between the two sites and beyond. No. 17 operates a chainsaw and mower business. It is difficult to hear when the testing of mowers next door with the wall acting as a noise barrier.

There are 4 stormwater pits already existing on site. A further pit leading to the car wash interceptor and connected to the sewerage will be placed as marked on the architectural plans.



Figure 9: Solid brick wall on boundary between No. 17 & 15 Bald Hill Road (Source Treeline Dezigns)

There will be discharge of wastewater or contaminated stormwater to the sewer drainage system or surface waters as there will be a Car Washing Facility on this site. As per the Trade Waste Agreement with South East Water this proposal is classed as a Category 2: Commercial Trade Waste Customer and a silt pit and 1100 litre Triple interceptor trap is required. See figures 10 & 11.

The cleanout contractor will be required to come out monthly as per the signed agreement with South East Water.

There is no need for a notification under the Occupational Health and Safety Regulations 2017, a licence under the Dangerous Goods Act 1985 or a Fire protection quantity under the Dangerous Good (Storage and Handling) Regulations 2012 as none have been needed for any of Budget's other sites in Victoria or Australia due to the low impact of car hire requirements.



Figure 10: Interceptor at Budget Warragul (Source Budget).



Figure 11: Interceptor outside wash bays Warragul (source Budget).

Any vehicle repairs or maintenance not done at the Dandenong site will have spill trays utilised for collecting oil and other fluids and will be collected by JJ Richards, contractor.

Vehicle movement will be relatively low, only expecting about 90 contracts a month and most of that will be pick up on a Friday afternoon and drop off vehicle on a Sunday.

The emission of any noise, smell, fumes etc will be no greater than what is experienced at Budget's current address at No. 7 Bald Hill Road. As most of the bookings for car hire are online, there will be minimal flow of customer cars, who arrive by other transport, including rail, bus, bicycle/scooter or by foot.

The proposed use will not have any adverse effects on noise levels, stormwater run-off and drainage of the land, or traffic.

All required services (electricity, water, & sewerage) to enable the use to be carried out on the site are currently available and connected. There will be no additional service requirements necessary.

The water tap located at the junction of the north and eastern elevation will be decommissioned.

**This proposal is consistent with the objectives of clause 33.01.**

## 4.2 Overlays

Lot 1 of the subject site is situated in a Land Subject to Inundation Overlay (LSIO).

Its purposes are to:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*

*To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*

*To minimise the potential flood risk to life, health and safety associated with development.*

*To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989 .*

*To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*

*To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

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 12: LSIO 15 Bald Hill Rd Pakenham (Source VicPlan)

There is no trigger for a permit is Clause 44.04-2:

A permit is required to construct a building or to construct or carry out works, including a fence. However, The Schedule to Clause 44.04 LSIO section 3.0 says a permit is not required for an open-style fence.

Sand & Soil Mini Mix at 29 Bald Hill Rd has an open-style weave fence on the boundary facing Bald Hill Road and is also in an LSIO. View Figure 13 below:

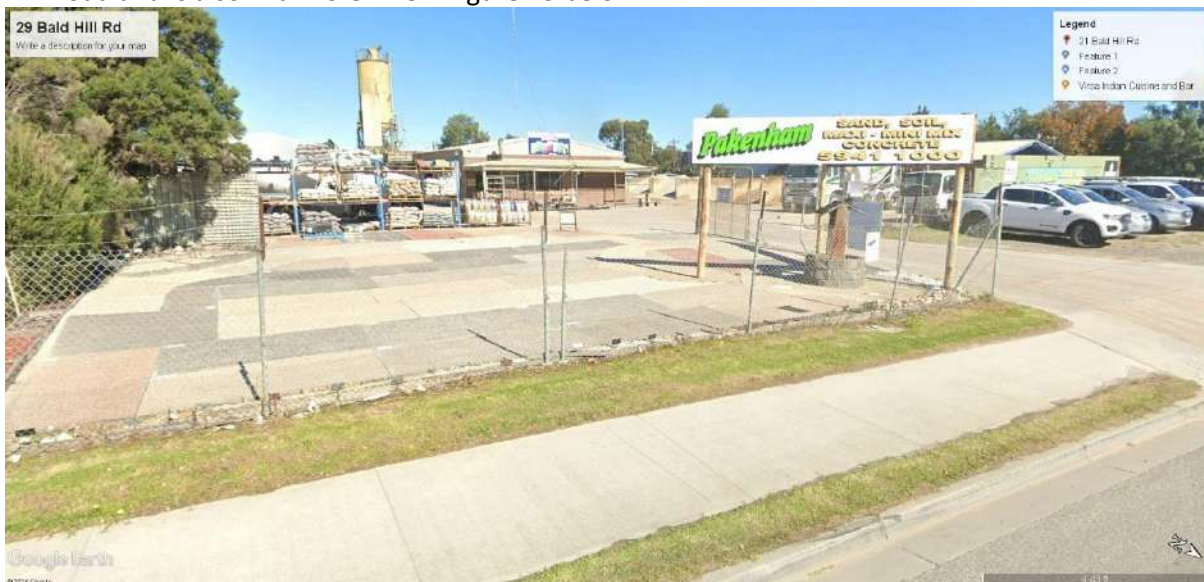


Figure 13: Sand & Soil Mini Mix, open weave fence on boundary, 29 Bald Hill Rd (Source Google Maps)

The proposed fence for the northern front boundary and the western and eastern boundary adjoining No. 17 Bald Hill Road will be made from modular tubing and be 2.4 metres tall with a sliding gate at the entrance. Please view architectural drafting plans for reference. Below, figure 14 demonstrates the style of the boundary fence and colour.

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.

The reasoning behind the 2.4 metre fence is that there have been multiple break-ins at 7 Bald Hill Road and vehicles stolen. Police reports can be supplied upon request.



Figure 14: Example of black modular tubing fence (source Bing images)

As well, the schedule supports the removal of the wall panels on the eastern aspect for warehouse 2/15 as it declares there is no need for a permit for an open building with no walls. Please view figure 15 of concepts drawings.

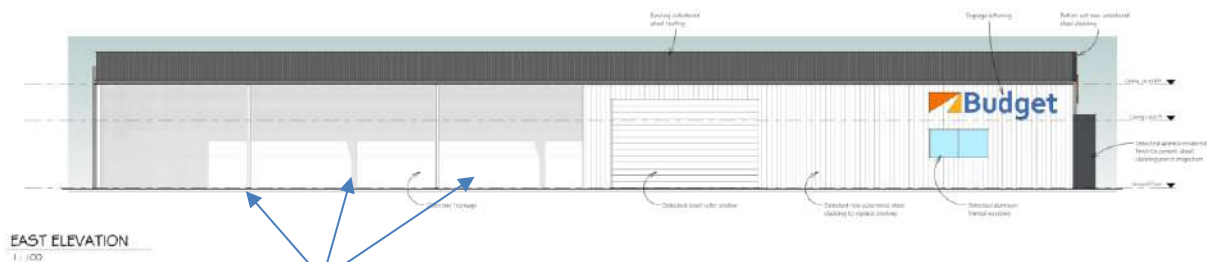


Figure 15: x3 wall panels removed from Warehouse 2 (Source Concept Drawings)

The proposed use will occupy existing built structure. There will be a porch extension for warehouse 1/15 (view Figure 16) and wall panel removal of warehouse 2/15. An open style modular metal pole fence will be constructed on the north, west and east boundary. Please view architectural 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.

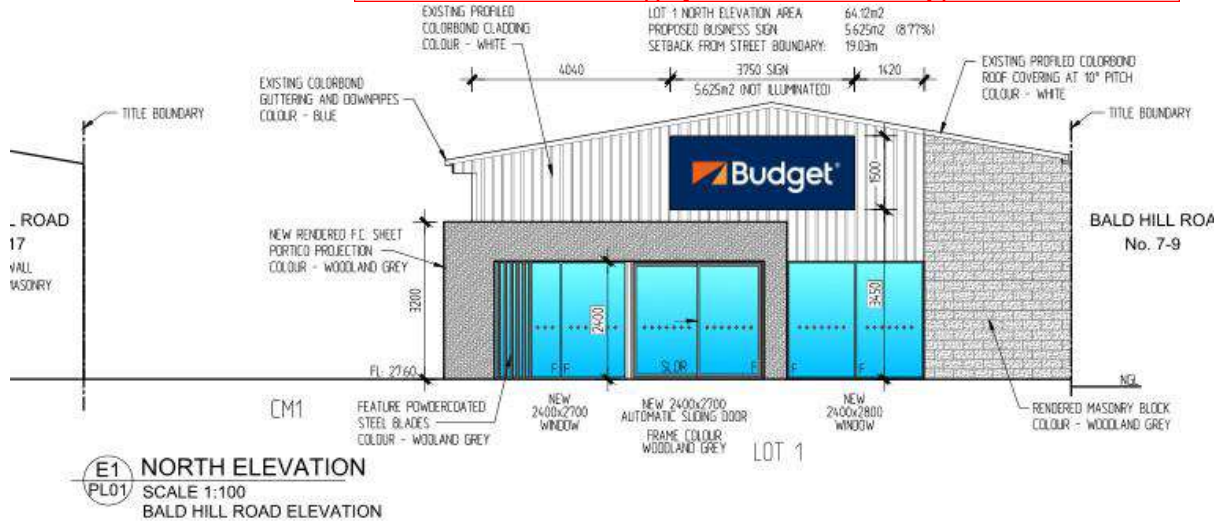


Figure 16: Porch extension to facade, 15 Bald Hill Rd (source Architectural Plans)

The floors of existing buildings on this site are concrete.  
All advertising signs will be attached to existing buildings.

AHD levels have been taken from the Features and Levels survey conducted by Nobelius Land Surveyors, August 2024, and incorporated into the architectural drafting plans.

This proposal has been referred to Melbourne Water for comment, reference number MWA\_1343451.

Any comment from Melbourne Water would be included as a condition on an approved planning permit.

### 4.3 Provisions that require, enable or exempt a permit

The following provisions apply to the proposal:

- Clause 52.05 – Signs

Under Clause 33.01-5 of the Industrial Zone of the Cardinia Planning Scheme, all signage is referred under Clause 52.05.

As there will be two signs, both the same, one will front the north aspect facing Bald Hill Road and the TRZ2, the other on the eastern aspect and the combined sizes will mean that this is a Section 2.

1. A business identification sign to be fixed to the headboard over the façade window and personal access door facing Bald Hill Road. This sign would be approximately 1.5 metres high and 3.7 metres in width, or a total of 5.62 square metres. This sign would face north, being visible to vehicles travelling north west along Bald Hill Road (view figure 15). The setback



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.

from the road is 18 metres and its elevation above ground is 3.45 metres means that it will not conflict with any traffic control signs in the area.

2. Secondary business identification sign located to the right of the headboard above the façade roller door on the eastern elevation. This sign would be approximately 1.8metres high and 4.5 metres wide, or a total of 8.1 square metres. This sign faces east. Setback from the boundary is 7.8 metres and the sign height is at 2.4 metres. The sign on the facade is no greater than 30% of the combined street facing area and is setback more than ten metres from the road.
3. Building painting. It is proposed to paint the front and right-hand sign of the building in the corporate colours for Budget Australia, these being predominately white blue and orange highlights.
4. Temporary promotional material may be affixed to display vehicles parked within the allotment as is typical for the use.

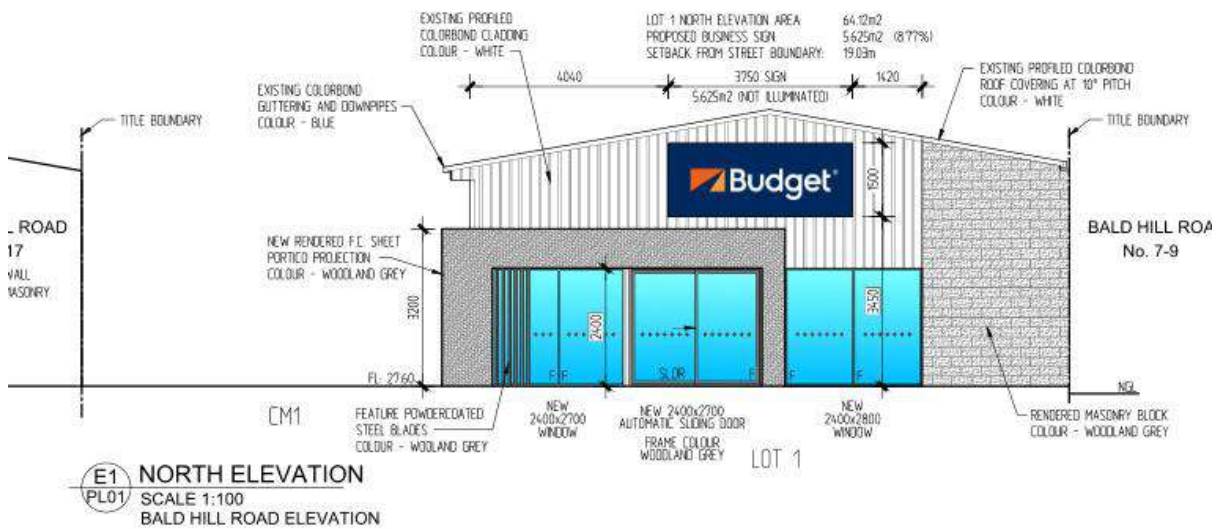


Figure 17: Budget Signage on North elevation (Source architectural plans)

There will be external visual renovations with paint and grey render to the façade.

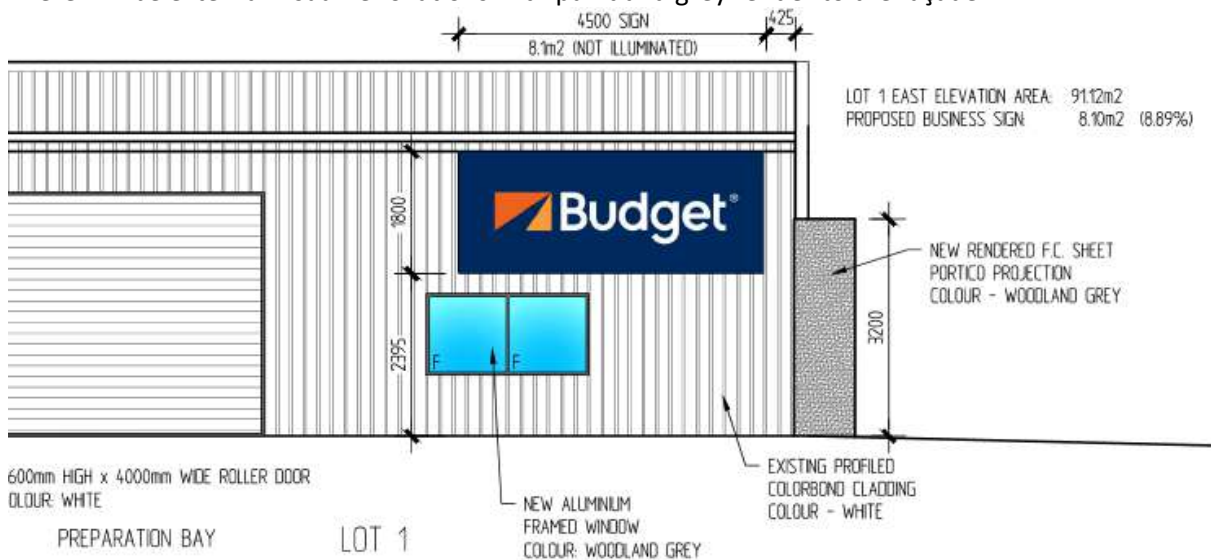


Figure 18: East elevation Budget sign (Source architectural plans)

There is no intention for any of the proposed signs to be electronic or animated in nature.

Proposed signs would not be located within 600mm of the road formation.

The proposed sign would not affect the character of the area

The proposed sign would not impact on road safety on the adjoining Road Zone.

- Clause 52.06 – Car Parking

Clause 52.06 applies to a new use.

Car parking requirements are outlined under Table 1 in Clause 52.06-5 of the Cardinia Planning Scheme. The proposal generates the following car parking requirements:

The table at Clause 52.06-5 sets out the number of car spaces required for uses not covered by a parking precinct plan or another clause. A parking precinct plan is not in affect for this site.

This business has no more than 3 staff currently employed. The area of occupation within the building is approximately 282.7 square metres.

The proposed use for care hire outlet will also occupy approximately 282.7 square metres of floor space (conditioned area). It is intended that there will be no more than 3 to 4 staff required.

On this basis, at the rate of 1.5 car spaces per 100 square meters of floor area, no more than 4.6, or 5 car spaces will be jointly required. It is proposed to jointly allocate an area suitable for 4 car spaces to the rear of the existing building, typically for staff, and a further 3 car spaces and 1 disabled car space to the front of the existing building, typically for clients. All car spaces would be contained within the allotment boundaries.

Vehicles can readily exit the site onto Bald Hill Road whilst travelling in a forward's direction. This applies to delivery vehicles to both premises, and larger vehicles associated with the proposed use as a car hire outlet. A vehicle circulation area is designated to the rear of existing buildings allowing larger vehicles to manoeuvre.

A swept path analysis and traffic report, and **car parking demand assessment** has been prepared by EBtraffic.

- Clause 52.35 Bicycle Facilities

Bicycle parking is required to be considered as part of the proposed application. Specifically, Clause 52.34-4 states:

**Provision of bicycle facilities**

*A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.*

As the leasable floor area is 1294 square metres (420 m<sup>2</sup> office including prep room and 874 m<sup>2</sup> warehouse), the site would attract a bicycle parking provision of 3 spaces for employees and 4 spaces for visitors (a total of 7 spaces). We note that no on-site showers or change rooms are required in this instance under table 2 & 3 to Clause 52.34-5 Showers and change rooms as there are less than 5 employees.

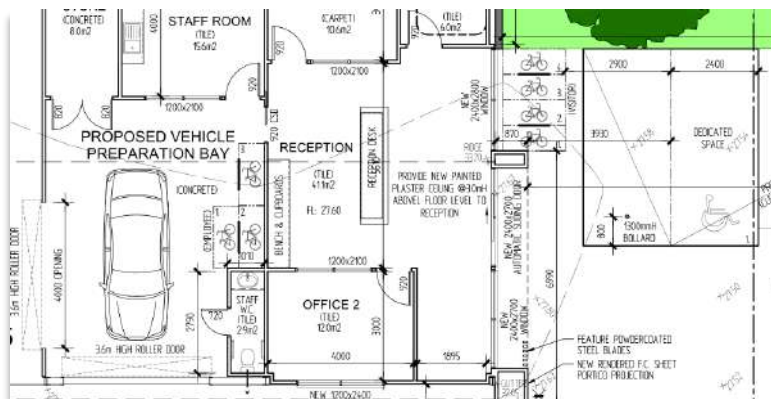
The plans have been amended to provide the following:

- 4 bicycle hoops (or similar) to be provided adjoining visitor car spaces to allow for 3 bicycles. Signage will mark the area.
- 3 bicycle hoops (or similar) are to be provided within warehouse 1 next to the preparation area. This area can be cordoned off and allow for 3 bicycles. This area is lockable ensuring that employee bicycles are kept safe, secure and under cover.
- **This allows for 7 bicycle facilities.**

This **complies** with Clause 52.35-5:

*A bicycle space for an employee or resident must be provided either in a bicycle locker or at a bicycle rail in a lockable compound. A bicycle space for a visitor, shopper or student must be provided at a bicycle rail.*

If further details of the specific hoops to be installed is required or if additional signage is required, this can be directed through suitable worded conditions on the permit. See extract below from Architectural plans by Treeline Dezigns, p1. Oct 2024.



#### 4.4 General requirements and performance standards

- Clause 53.18 – Stormwater Management in Urban Development

The purpose of this clause is to:

*...ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

It applies to:

An application to construct or carry out works with an area not exceeding 50 square metres.

The existing stormwater pits will be cleared by the plumber and evidence of this can be supplied once it has been done.

2x 5000 litre water tanks will be located at the rear of warehouse 2.

Given that this is an already existing site with stormwater pits, it will be under the determination of Council to review the storm water requirements of the site.

## 5 PLANNING POLICY FRAMEWORK

### 5.1 Planning Policy Framework

The planning policy framework (PPF) contains the following clauses relevant to this application:

- Clause 11.02 Managing Growth
- Clause 11.031R Activity Centre-Metropolitan Melbourne
- Clause 11.03-2S Growth areas
- Clause 11.03 Planning for Places
- Clause 15.01-2S Building design
- Clause 17.01-1S Diversified Economy
- Clause 17.02-1S Business

In summary, the above Clauses:

- Seek to ensure sufficient land is available for use.
- Encourage the concentration of commercial developments into activity centres.
- Encourage new developments that make a positive contribution to the urban environment in terms of livability and aesthetics.
- Seek to ensure new development achieves a positive visual appearance, suitability, walkability and diversity for sustainable neighbourhoods.
- Seek to ensure the development meets the communities' needs for commercial services, employment and generates net community benefits.

## 5.2 Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) comprises the Municipal Strategic Statement (MSS) and the Local Planning Policies (LPP). The sections of the LPPF relevant to the consideration of this application are:

- Clause 21.01 Cardinia Shire Key Issues and Strategic Vision
- Clause 21.03 Settlement and Housing
- Clause 21.04 Economic Development
- Clause 21.05 Infrastructure
- Clause 21.06 Particular Uses and Development
- Clause 22.09 Signs

In summary, the above Clauses ensure:

- Development in planned areas creates a desirable environment, providing increased access and choice to a diverse range of employment and regional facilities and access to everyday local services;
- A logical use of existing areas that are updated to allow for the growth of the region, offering visual appeal and vibrancy;
- Communities are provided with greater access to industrial use;
- Ensure development adjacent to key roads, such as Bald Hill Road, preserve the safe and efficient movement of vehicles along it;
- Encourage advertising signage that complements the urban environment and allows visual notification to customers to find.

## 6 PLANNING CONSIDERATIONS

The proposed use is consistent with the objectives, policies and performance standards in that it:

- Encourages local employment
- Planning policy support for the proposal
- Appropriateness of the built form and integration with surroundings
- Proposed trading hours
- Car parking, access and waste collection arrangements
- Enhances Pakenham's image as a business location while maintaining the amenity of nearby land including the Pakenham Activity Centre
- Complements adjoining uses of the land
- Is not a designated use with adverse amenity potential
- Will integrate proposed signage with the existing architecture of the building
- The facade will continue to focus on the Bald Hill Road frontage
- Traffic and pedestrian flow along Bald Hill Road will not be adversely affected as a result of the proposed use.

- The proposed facade sign at the entrance and to the side are in keeping with similar signs along the streetscape and aids in customer recognition of the correct location, particularly at night and during the winter months when daylight is restricted and will have good visibility from customers leaving the train station
- Has received consent for the wash bay from South East Water and an interceptor will be required (please view Waste Water Agreement).

## 6.1 Planning policy support for the proposal

The proposed development demonstrates a high level of consistency with the Planning and LPPF contained within the Cardinia Planning Scheme for the following reasons:

- Previous planning permit TP620072, issued to 7 Bald Hill Road, Pakenham and the business is relocating to 15 Bald Hill Road.
- The buildings are existing and will be renovated to meet Budget's needs. The proposal makes better use of the site, which has been vacant for a few years. The façade will be more aesthetically pleasing as it is also renovated with a small porch. Existing stormwater pits will be cleared, and water tanks added to the site.
- The location is well placed and visible to Pakenham Station and the road with easy access.
- The proposed built form is consistent with the corporate Budget business located throughout Australia and is a relocation from 7 Bald Hill Road.
- The proposed business identification advertising signage is commensurate with the size and function of the development. No lighting or freestanding signage is needed.
- Vehicle access is from Bald Hill Road, and the entrance allows ease of turning and the cracked and old concrete will be replaced.
- Security will be provided with a 2.4m high modular tubing fence to allow for the free flow of water and security cameras and lighting for clients.
- The proposed layout and site will give more employment opportunities. It remains easy to find, being visual from Pakenham station only 100 metres away. Bicycle spaces will be provided for staff and customers that choose to ride.
- The proposal provides minimal opportunity for landscaping/screening and being a low impact design has minimal visual appearance from either roads or adjacent warehouses. Existing trees will be kept and if landscaping is required it can be a condition of permit.

## 6.2 Built form and integration with surroundings

The design response is considered to be appropriate for the following reasons:

- The built form elements are existing and are appropriate for the industrial area where it is sited. The additional renovations will upgrade the building and increase their usefulness, thus adding a sustainable element to this proposal.
- Further to the sustainability of the proposal, there will be the addition of 2 x 5000 litre water tanks to the external rear of warehouse two, the stormwater pits will be cleared of any debris by a licensed plumber, the internal renovations will be built according to

the NCC 2024 guidelines with insulation and one of the existing windows will be replaced.

- The building height of 4.2 metres is consistent with the other built forms in the area.
- The removal of the wall panels of warehouse two is located directly across from the concrete wall of 17 Bald Hill Road, providing privacy, noise reduction and security.
- The proposal seeks to mirror the original Planning Permit requirements for TP620072 for 7 Bald Hill Rd Pakenham. The only other changes are to the façade, internal renovations, interceptor and the addition of two 5000 litre tanks. At least 80% of the façade will remain clear glazing.
- Building painting. At this stage it is proposed to leave the warehouse white. Signage will be in the corporate colours for Budget Australia, these being predominately Pantone Grey, Pantone Blue, and Pantone Orange. Refer to attached photos of previously completed and existing projects.
- The customer and staff entrance is through the front door in Warehouse 1 where the porch projection can provide some protection from the elements. Car parking has been provided at the front of the proposal. Access to the car wash bay is only for staff use only and is not for customer use.
- Lots 1 to 3 will not be consolidated as they are under one ownership. Body Corporate permission has been granted to commence renovation and external works.
- The walkability score is 79/100 at this site due to the close proximity of the public transport and footpaths ([15 Bald Hill Road, Pakenham VIC - Walk Score](#))
- There is a direct visual and physical connection to the Pakenham Activity Centre, the Pakenham Train station and to the roads leading to the M1 Freeway and the Princes Highway.
- There will be a 2570mm strip for landscaping at the front along the western boundary length of 18800mm. The existing trees will remain. There is room at the rear of 2/15 warehouse for bins. Bins will be placed near the front curb for collection as recycled waste and normal waste will be minimal.
- The vehicle wash bay is not available for use by the public, and will be used only by the occupant during the course of the prescribed business hours
- There will be an average of 24 vehicles ranging from small passenger sedans & hatchbacks through to light commercial vehicles up to 6.4 metres in length, four wheel drives and minibuses up to 6.4 metres in length. **The Car Parking Demand Assessment by EB Traffic supports this number.**
- Heavy industrial vehicles including prime - movers will not be kept at this site.
- There will be no noise from these vehicles that will affect the amenity of nearby residential developments.
- It is intended to store only passenger vehicles/4WD to the rear of the allotment. Heavier vehicles will be stored away from Pakenham to avoid any adverse impact on these properties from vehicle noise.
- ~~All loading and unloading of vehicles will be within the allotment boundaries. There will be a designated loading bay along the adjoining boundary wall (Proposed loading bay is labelled on the Architectural Plans site plan). Access to the loading bay is available from the entry from Bald Hill Road. Refer to architectural plan for details.~~
- ~~The loading and unloading of goods from vehicles will not disrupt the circulation and parking of vehicles as it is sited to the south of the property and with separation from the warehouse next door at 17 Bald Hill Road (Mower repair).~~

- **Transport of vehicles to and from the site will be via courier drivers who will deliver the vehicles and then return to Dandenong with vehicles that require mechanical repairs or work tilt tray and/or trailer type trucks.** It is not intended to use large car transport prime movers for this purpose.
- Traffic along the east-west bound carriageway of Bald Hill Road will not be adversely affected by the proposed use, as the business has been operating at 7 Bald Hill Road since 2011 with no negative effects. The proposed use will not result in heavy numbers of vehicles exiting or exiting the site. The nature of the business is such that vehicle movements are infrequent. Approximately 90 rental agreements are envisioned each month.
- There are to be no large storage containers/tanks of fuels, oils or chemicals on the site.
- There will be minimal storage of products such as car wash detergents, engine oil or engine degreaser at this site.
- The proposed use will not require notification under the Occupational Health and Safety Regulations 2007 as a Major Hazard Facility
- The proposed use will not require a license under the Dangerous Goods Act 1995
- The quantity of dangerous goods on site will not exceed those listed in Schedule 2 of the Dangerous Goods (Storage and Handling) Regulations 2000 and as determined under Regulation 204 as requiring fire protection. This does not preclude the occupier from providing appropriate measures to control the risk associated with any dangerous goods stored on site.
- There will be discharge of wastewater or contaminated stormwater to the stormwater drainage system or surface waters as there will be one Car Washing Facility on this site. As per the Trade Waste Agreement with South East Water this proposal is classed as a Category 2: Commercial Trade Waste Customer and a silt pit and 1100 litre Triple interceptor trap is required.
- There will be limited chemicals or liquid wastes stored at the premises as required for vehicle washing and repairs. The cleanout contractor will be required to come out monthly as per the signed agreement with South East Water.
- Any vehicle repairs or maintenance not done at the Dandenong site will have spill trays utilised for collecting oil and other fluids.
- Noise emitted from the premises must meet the noise objectives as set out in Noise from Industry in Regional Victoria (NIRV) (EPA Publication No. 1411, October 2011).

Nearby developed industry includes a mixture of retail outlets and light industry and storage of goods. There will be no impact from nearby industry on the proposed use of this site.

### 6.3 Proposed Trading Hours

The purpose of the use of the land is for a Car Hire Yard-Retail Premises. This involves the hiring of cars, 4WD and light trucks for the purposes of business and leisure.



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.

The hours of operation are:

Hours of Operation	
Monday – Friday	08:00 AM - 05:30 PM
Saturday – Sunday	08:00 AM – 12 Noon.

The cars will be washed at the proposed car wash bay.

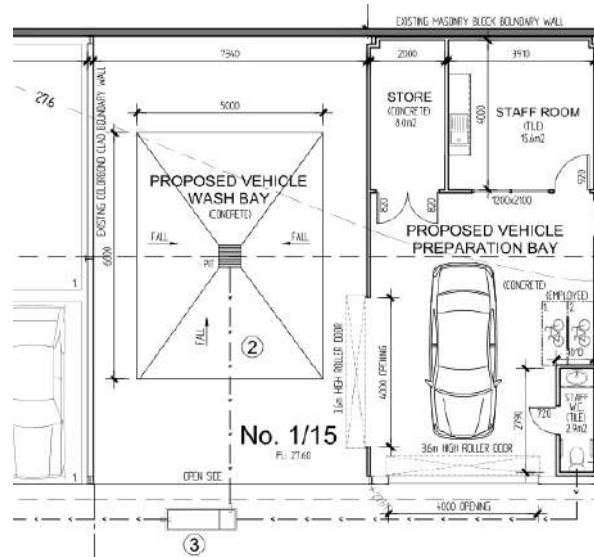


Figure 19: Proposed car wash bay (Source Architectural drawings)

- After hours pick up and/or drop off of vehicles is discouraged
- A 2.4 metre fence will provide security as a number of break ins have occurred at the 7 Bald Hill Road site. Some low-level security solar lighting will assist customers to the front entrance of the business.
- There will be minor motor vehicle repairs, (other than running repairs e.g. change tyre etc). All major vehicle servicing and repairs are to be carried out at the company’s Dandenong premises.
- The vehicle wash bay is not available for use by the public and will be used only by the occupant during the course of the prescribed business hours.

Nearby developed industry includes a mixture of retail outlets and light industry and storage of goods. There will be no impact from nearby industry on the proposed use of this site.

The proposed use will not have any adverse effects on noise levels, stormwater run-off and drainage of the land, or traffic.

All required services (electricity, water, & sewerage) to enable the use to be carried out on the site are currently available and connected. There will be no additional service requirements necessary.

## 6.4 Car parking, access and waste collection arrangements

A Transport Impact Assessment (TIA) of the proposal has been undertaken by EB Traffic. The following summarises the key finds from EB Traffic's TIA:

- The carpark layout and accessways have been designed generally in accordance with the requirements of the Planning Scheme and are considered appropriate.
- The driveway is existing.
- Assuming a maximum of 2 patrons and 4 staff on-site at any one time, a total car parking demand of up to 6 spaces is projected for the car hire yard.
- The proposed provision of disable parking satisfies the BCA requirements.
- 3 bicycle spaces inside Warehouse 1 ensures a lockable space and there will be 4 bicycle spaces near the warehouse 1 façade.
- The Car Parking Demand Assessment supports the provision for 24 car storage spaces.
- The anticipated traffic volumes generated by the development are expected to be suitably accommodated by Bald Hill Road and the surrounding road network, which is unchanged from how it is at the site of 7 Bald Hill Road.
- The proposed site is considered appropriate for the proposed development without any changes to the traffic volume on Bald Hill Road.

Waste management of bins and car wash runoff:

- The site plan of the architectural drawings illustrates sufficient space for onsite bin storage. Waste collection will be by council trucks and the bins will be collected from the curbside on collection days. It is not anticipated that the car hire company will accrue much waste.
- Car wash facility will be collected into a silt pit and lead into a 1100 litre triple interceptor connected to the sewerage.
- Collection will be done monthly to check the interceptor and silt pit.
- A Trade Waste Agreement has been contracted between Budget and South East Water for 15 Bald Hill Road, Pakenham. This agreement has been organised by Budget's plumber, in keeping with Budget's policy and procedures.
- No motor works will be held at this site. All mechanical repairs will be carried out at either Warragul site or Dandenong site.
- All car wash equipment and detergents, as well as some engine oil for top ups will be securely located in the store room as marked on plans.
- The operators will be responsible for removing site litter, keeping the site in a tidy manner and maintaining the cleanliness of the hire vehicles.

## 6.5 Advertising Signage

Two business identification signs are proposed for this proposal. There will be no illuminated or pole signs.

It is considered the proposed signage is appropriate for the following reasons:

- The proposed signage is in keeping with the existing character and forms of signage that already exist in the Industrial zone.
- The subject site is located within an industrial setting where no sensitive residential land uses exist.
- The 18 metre setback from Bald Hill Road means that the signage does not distract drivers or interfere with other signages fronting the road. The signs are 24.3 metres from the Stihl pole sign situated at 17 Bald Hill Road.
- The signage is in keeping with Budget's other sites.
- The location of the signs does not clutter the built form and is less than 30% of the surface area.
- Warehouse 1 (Lot 1) façade on the northern elevation has an area of 64.12m<sup>2</sup>. The Business Identification signage has an area of 5.625m<sup>2</sup> or 8.77% of the surface area. The surface area for Warehouse 1 on the eastern aspect is 91.12m<sup>2</sup>. The Business Identification signage is 8.10m<sup>2</sup> or 8.89% of the surface area.
- The proposed signage is in keeping with the requirements of Clause 22.05 (Signs) where the signs are not within 30 metres of land which is in a residential zone, not a pole sign or illuminated. The display area of each sign does not exceed 10 square metres.
- No view lines or vistas are affected by the proposed signs.
- The façade sign on the northern aspect will be 3.7 metres in length and 1.5 metres high, to a total of 5.625 metres square. The setback from the road will be 18 metres and the height of the sign placement from the ground will be 3.4 metres from NGL and above the glazing. The sign on the eastern side will be 4.5 metres in width, and 1.8 metres wide. It will be 2.37 metres off the ground and 7.8 metres from the boundary.
- The signage colours will be in the corporate colours for Budget Australia, these being predominately Pantone Grey, Pantone Blue, and Pantone Orange.
- There will be no signage on the southern elevation of the building.
- There is no advertising signage to be applied to the glazed elements.

## 7 CONCLUSION

The use of this site as a retail car hire outlet represents an integration of an associated use to the existing industrial in the area. Commercial interests are served through the range of vehicles offered for hire.

The Tourist industry is growing and with the increased number of customers choosing to book online the Car Hire yard can offer passenger vehicles, 4WD, Light Trucks and Mini buses (both to 6.4 metres in length).

Pakenham is fast becoming a desirable city to hold conferences, and as such there is a strong need to have vehicles on hand to service this. The location is close to both bus and train stations.

The car hire service allows customers to hire light trucks to move residences, hire minibuses for social outings or visit the high country to experience 4WD.

The growth predicted in the Pakenham area allows for strategies to achieve the future direction of the shire and a wide range of integrated transport options that link Cardinia Shire internally and externally.

Budget is also community minded and have a register where they will donate a rental vehicle for a non-profit organisation for use.

The application seeks to operate out of an existing factory and re-vitalise the façade and front of the property to make it more appealing and accessible. All cars to be washed will occur at this site.

The proposal provides sufficient on-site car parking to meet the anticipate car parking needs. The proposed fence will not interfere with the flow of water. The application has been referred to Melbourne Water for comment.

The proposed interceptor is in keeping with the Trade Waste Agreement from South East Water. Signage will not distract drivers or cause any distractions as they will not be illuminated.

A schematic design response is provided on the attached architectural drawings as prepared by Treeline Dezigns.

The proposed development of the land is considered to be a high standard application that should be approved.

## 8 APPENDIX A

### SITE PHOTOGRAPHY

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. VIEW LOOKING WEST FROM ALONG BALD HILL ROAD TOWARDS NEW PAKENHAM STATION AND STREETScape.



2. VIEW LOOKING EAST ALONG BALD HILL ROAD TOWARDS KOO WEE RUP ROAD FROM 15 BALD HILL ROAD ENTRANCE AND STREETScape.



3. LOOKING NORTH EAST ACROSS BALD HILL ROAD TO NEW PAKENHAM STATION CAR PARK.



4. VIEW LOOKING SOUTH ACROSS NO. 15 & 17 BALD HILL ROAD AND SITE OF PROPOSED NEW FENCE FOR NO. 15 WILL SIT A METRE BEHIND POLE.



5. WAREHOUSE 1 EXISTING SITE AT 15 BALD HILL ROAD.



6. EASTERN VIEW OF WAREHOUSE 1 & 2 15 BALD HILL ROAD FROM 17 BALD HILL ROAD STHIL 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.



7. INSIDE WAREHOUSE 1 TO PROPOSED CAR PREP AREA AND CAR WASH BAY. THERE IS NO INTENTION TO BREAK INTO THE BOUNDARY WALL TO WAREHOUSE 2.



8. LOOKING SOUTH TOWARDS THE REAR OF THE EXISTING WAREHOUSE 15 BALD HILL ROAD. BLOCKWORK WALL WILL PROVIDE NOISE REDUCTION BETWEEN LOTS.



9. INSIDE WAREHOUSE 2 WHICH WILL BE OPEN ON THE EASTERN SIDE AND BECOME COVERED CAR STORAGE.



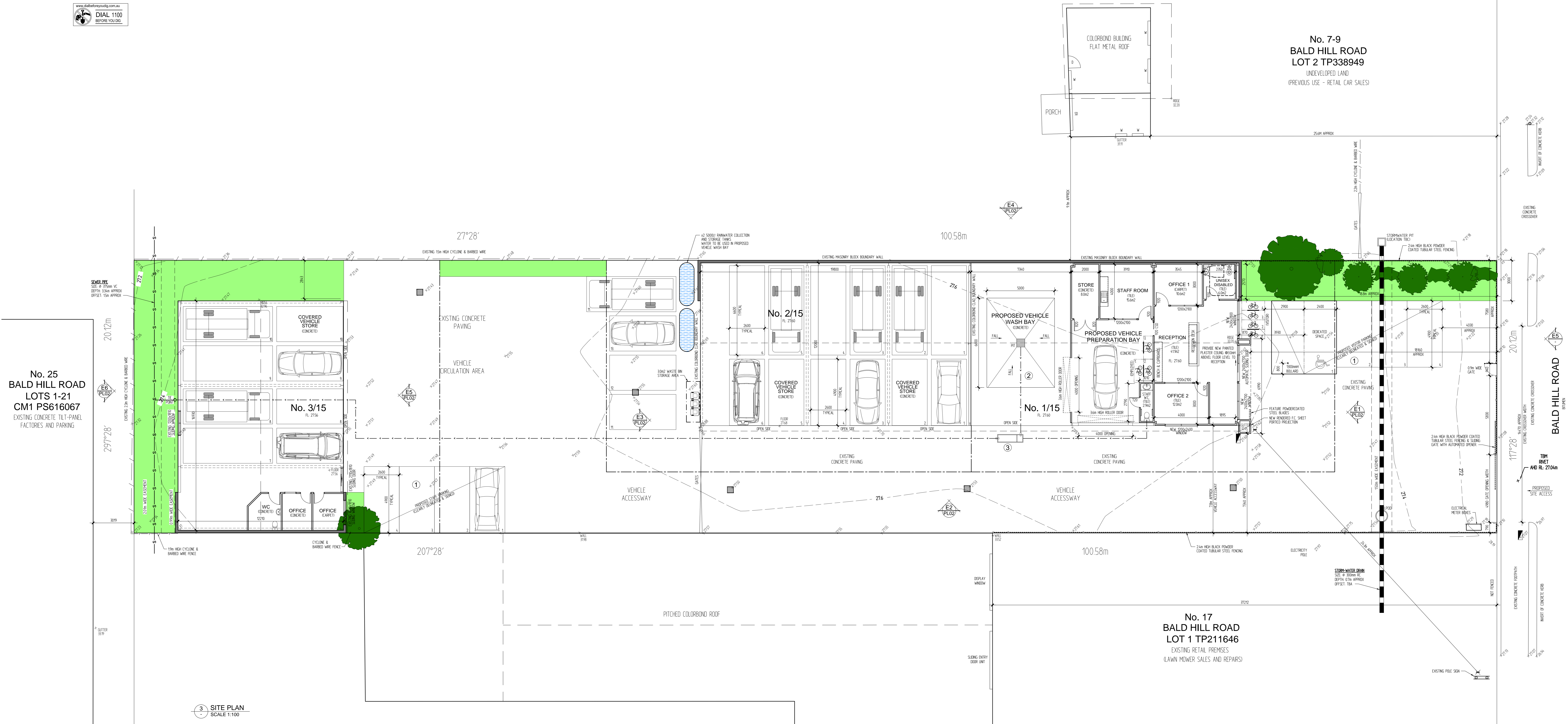
10. LOOKING SOUTH EAST FROM THE ACCESSWAY TO VIEW THE PROPOSED LOADING BAY ON THE LEFT AND EXTRA SPACE FOR HIRE VEHICLES.



11. LOOKING EAST AT BOUNDARY WALL OF NEIGHBOUR NO. 17 BALD HILL ROAD.



12. LOOKING EAST ALONG EASEMENT AT REAR OF 15 BALD HILL ROAD AND WAREHOUSE 3. TIE POINT LOCATED WITH PIPE ON WAREHOUSE JUST VISIBLE NEAR WINDOW TO CONNECT INTERCEPTOR.

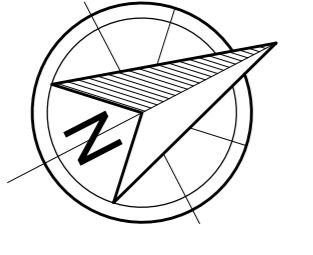


No. 25  
BALD HILL ROAD  
LOTS 1-21  
CM1 PS616067  
EXISTING CONCRETE TILT-PANEL  
FACTORIES AND PARKING

No. 17  
BALD HILL ROAD  
LOT 1 TP211646  
EXISTING RETAIL PREMISES  
(LAWN MOWER SALES AND REPAIRS)

3 SITE PLAN  
SCALE 1:100

- LEGEND**
- ⊕ ELECTRICITY PIT
  - ⊕ STREET LAMP
  - ⊕ POWER POLE
  - ⊕ WATER METER
  - ⊕ GAS METER
  - ⊕ WATER VALVE
  - ⊕ SEWER PIT
  - ⊕ SOLIDUM PIT
  - ⊕ DRAINAGE PIT
  - ⊕ SEE ENTRY PIT
  - ⊕ UNCLASSIFIED PIT
  - ⊕ SURFACE GRATE
  - ⊕ STREET SIGN
  - ⊕ EXISTING AND PROPOSED VEGETATION



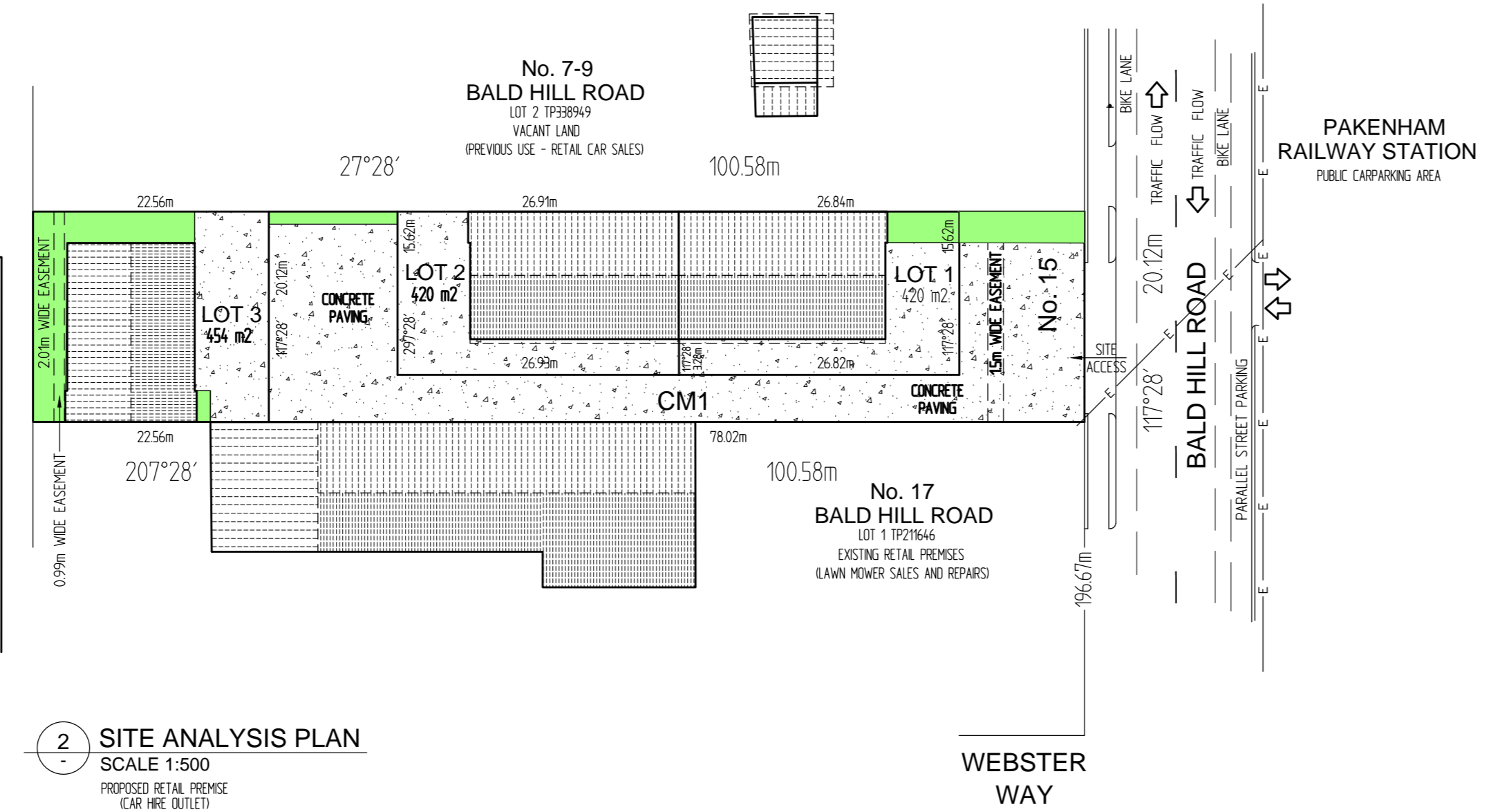
© COPYRIGHT - ALL RIGHTS RESERVED  
BY THESELEND DESIGNS  
MELWAY REF: 317 E9

**DEVELOPMENT NOTES**

- 1 PROVIDE STAFF & CUSTOMER PARKING AS INDICATED THE AREA SET ASIDE FOR CUSTOMER AND EMPLOYEE CAR PARKING IS TO BE CLEARLY MARKED WITH DELINEATED CAR SPACES
  - 2 WASHING OF VEHICLES TO BE CONDUCTED ON-SITE LONG PROPOSED WASH BAY FACILITY ONLY
  - 3 PROVIDE BELOW GROUND INTERCEPT TRAP RECALLED TO MANUFACTURERS DESIGN AND SPECIFICATIONS
  - 4 PROVIDE ADEQUATE SITE SIGNAGE TO CONTROL VEHICLE MOVEMENT AND DIRECTION OF TRAVEL
- PUBLIC ACCESS TO BE RESTRICTED FROM ROAD UNLESS DIRECTED BY OR SUPERVISED BY STAFF
- THE LOADING AND UNLOADING OF VEHICLES AND THE DEPOSIT OF GOODS TO AND FROM THE PROPOSED WASH AT ALL TIMES BE CARRIED OUT ENTIRELY WITHIN THE SITE AND MUST NOT INTERFERE WITH OTHER TRAFFIC

**SITE ANALYSIS**

LOT 1	420 m <sup>2</sup>
LOT 2	420 m <sup>2</sup>
LOT 3	420 m <sup>2</sup>
<b>TOTAL SITE AREA</b>	<b>1260 m<sup>2</sup></b>
<b>BUILDING AREA</b>	<b>2000 m<sup>2</sup></b>
LOT 1	24176 m <sup>2</sup>
LOT 2	24108 m <sup>2</sup>
LOT 3	27816 m <sup>2</sup>
<b>TOTAL BUILT AREA</b>	<b>66100 m<sup>2</sup> 52.43%</b>
EXISTING CONCRETE PAVING	19725 m <sup>2</sup> 15.66%
<b>TOTAL SITE COVERAGE</b>	<b>19725 m<sup>2</sup> 15.66%</b>
EXISTING PERMEABLE AREA	1675 m <sup>2</sup> 13.29%



2 SITE ANALYSIS PLAN  
SCALE 1:500

**BICYCLE FACILITIES**

BICYCLE SPACE SIZE:  
175 LENGTH x 675 WIDTH

BICYCLE SPACES TO BE ADEQUATELY LIT DURING EVENING OR USE

PROVIDE BICYCLE SIGNAGE TO DIRECT CYCLISTS TO THE BICYCLE FACILITY TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

TYPICAL BICYCLE SERVICE  
SIZE: 0.3m WIDE x 0.5m HIGH

TYPICAL BICYCLE RAIL  
ACCESS: COMPLIANT  
SIZE: 0.6m WIDE x 0.3m HIGH  
ONE (1) RAIL PER EACH SIDE  
SIGNAL MOUNTED

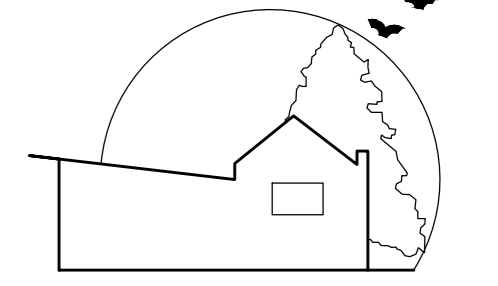
**GENERAL NOTES**

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, THE NATIONAL CONSTRUCTION CODE 2012 BUILDING CODE OF AUSTRALIA VOL. 1 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS AS APPLICABLE REFERRED TO THEREIN.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED BY THE COURSE OF THE CONTRACT.

THESE DRAWINGS DO NOT IMPLY ANY EXISTING BUILT FORM COMPLIES WITH ALL RELEVANT BUILDING REGULATIONS INCLUDING RELEVANT BUILDING CODE OF AUSTRALIA VOL. 1 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS AS APPLICABLE REFERRED TO THEREIN.

ANY PERSON WHO USES OR RELIES ON THESE PLANS FOR THE CONSTRUCTION OF A SHED OR BUILDING IN ANY SHAPE OR FORM DOES SO AT THEIR OWN RISK. THESELEND DESIGNS ACCEPTS NO RESPONSIBILITY FOR THE DESIGNER FOR SUCH USE AND/OR FAILURE.



**TREELINE DESIGNS**

BUILDING DESIGN AND DRAFTING  
HEIP No. 014-402-24877  
MOB: 0417 517 223

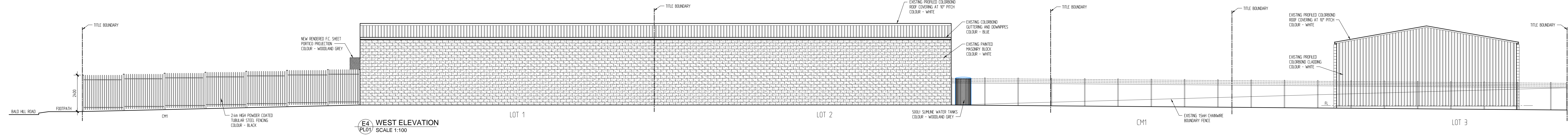
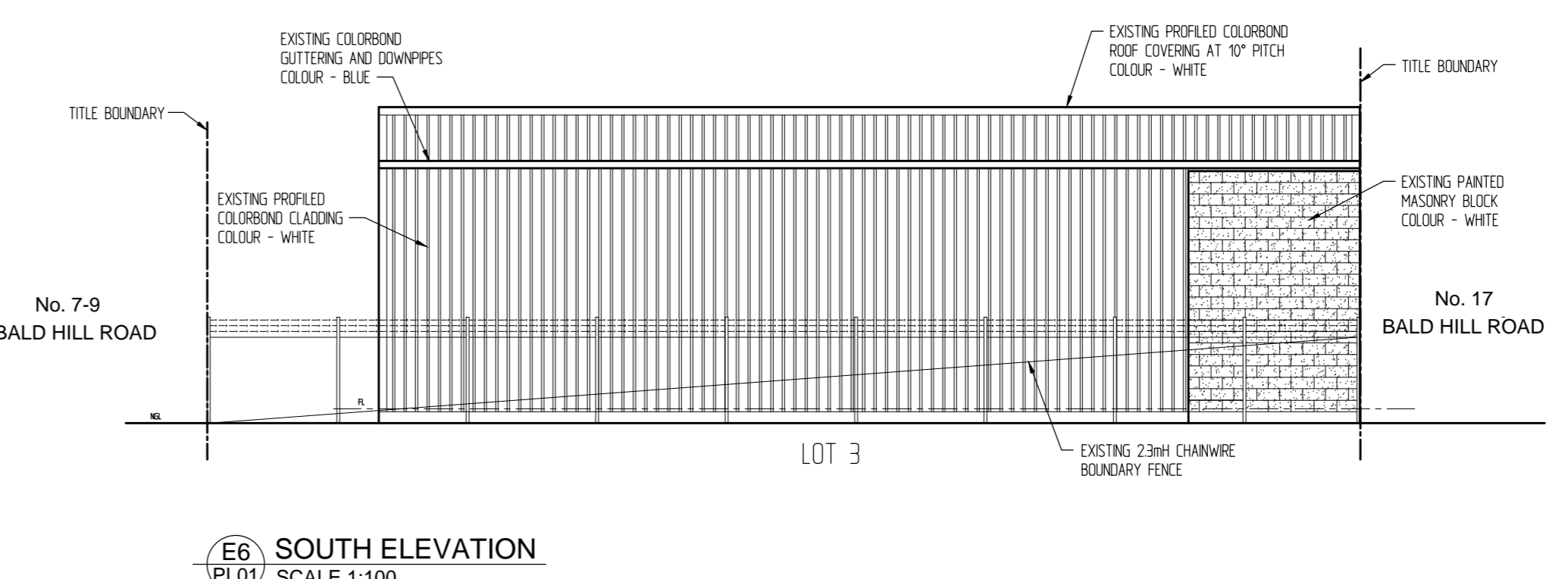
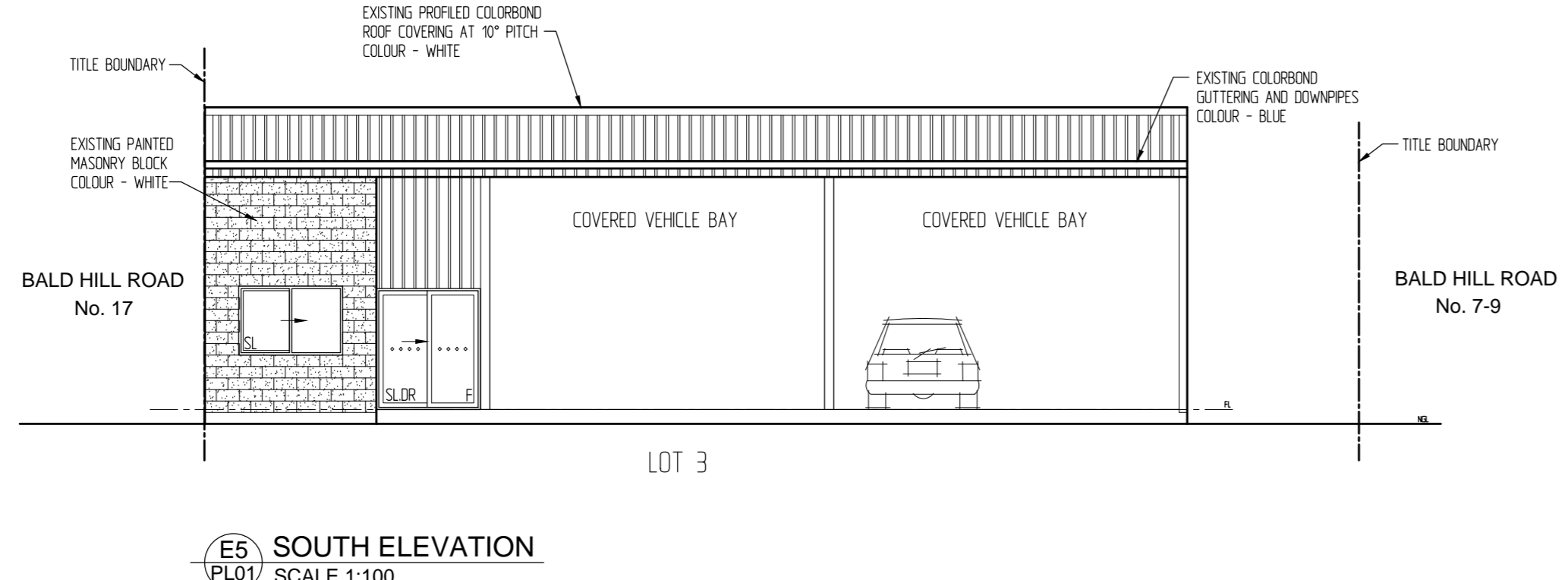
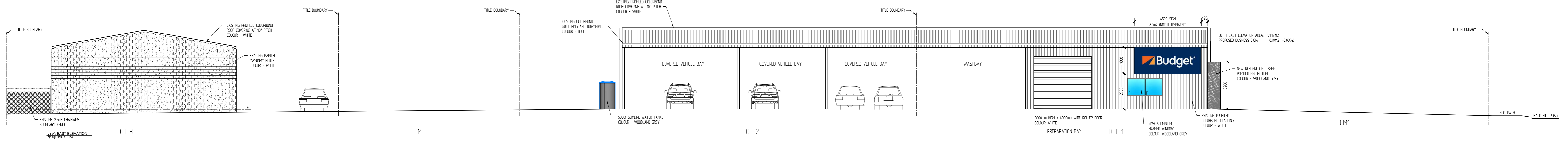
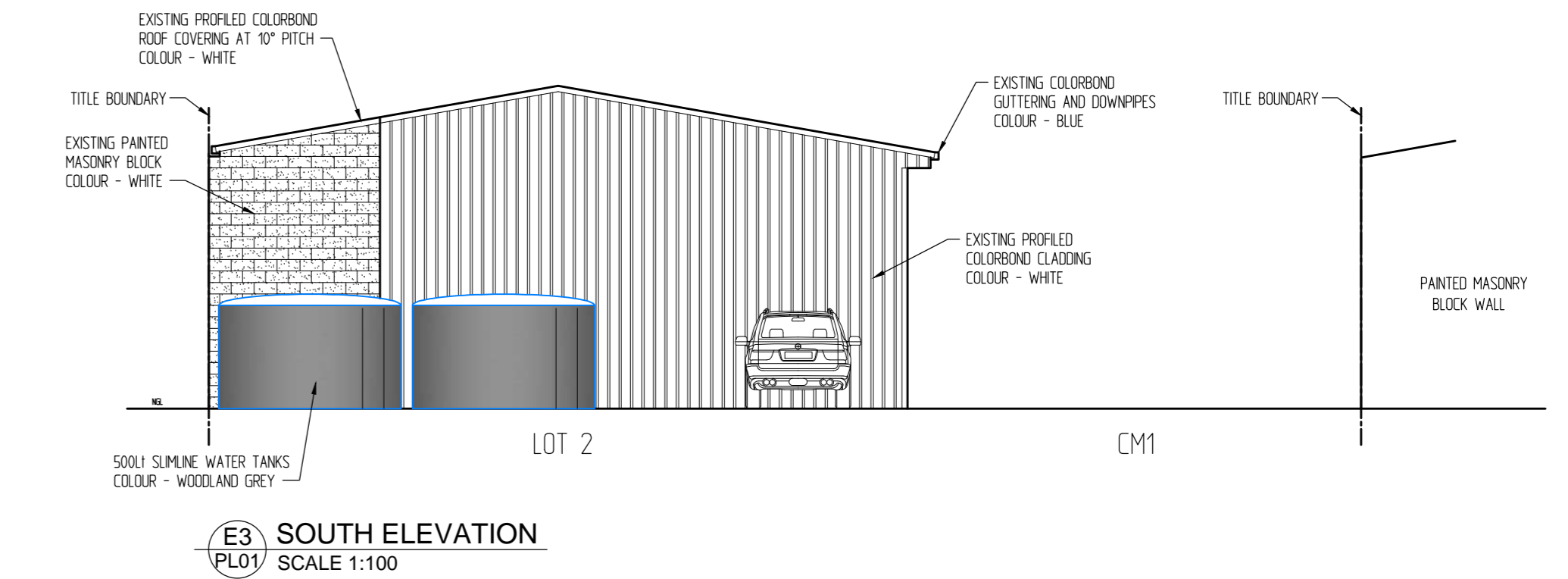
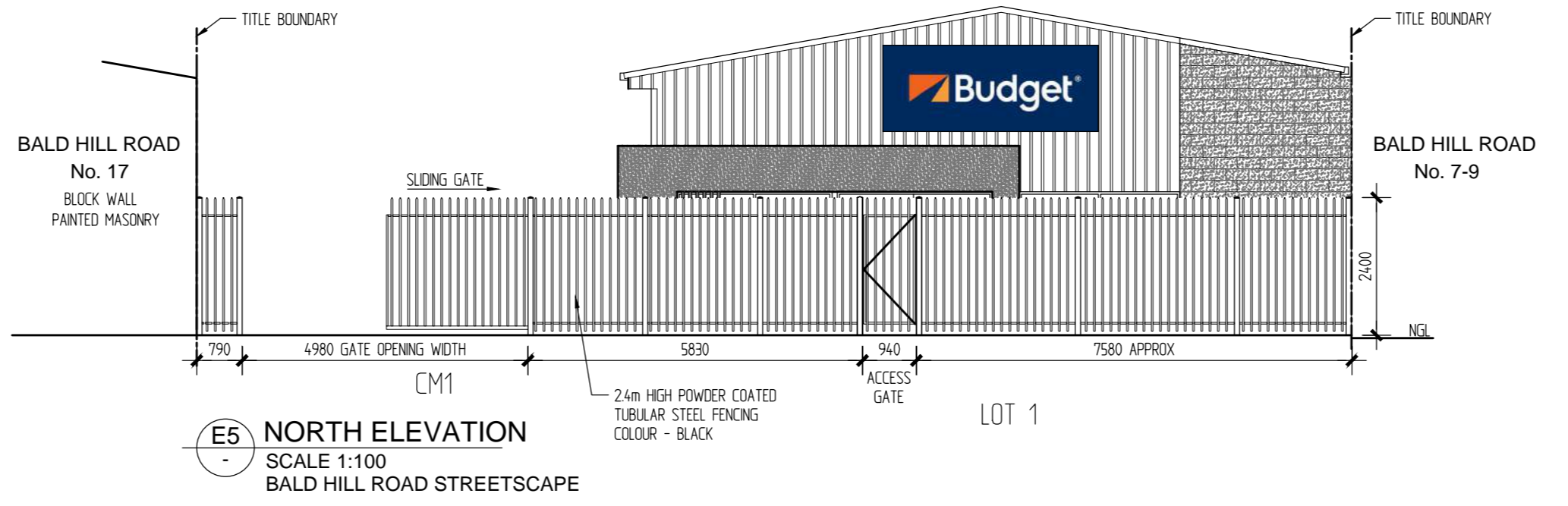
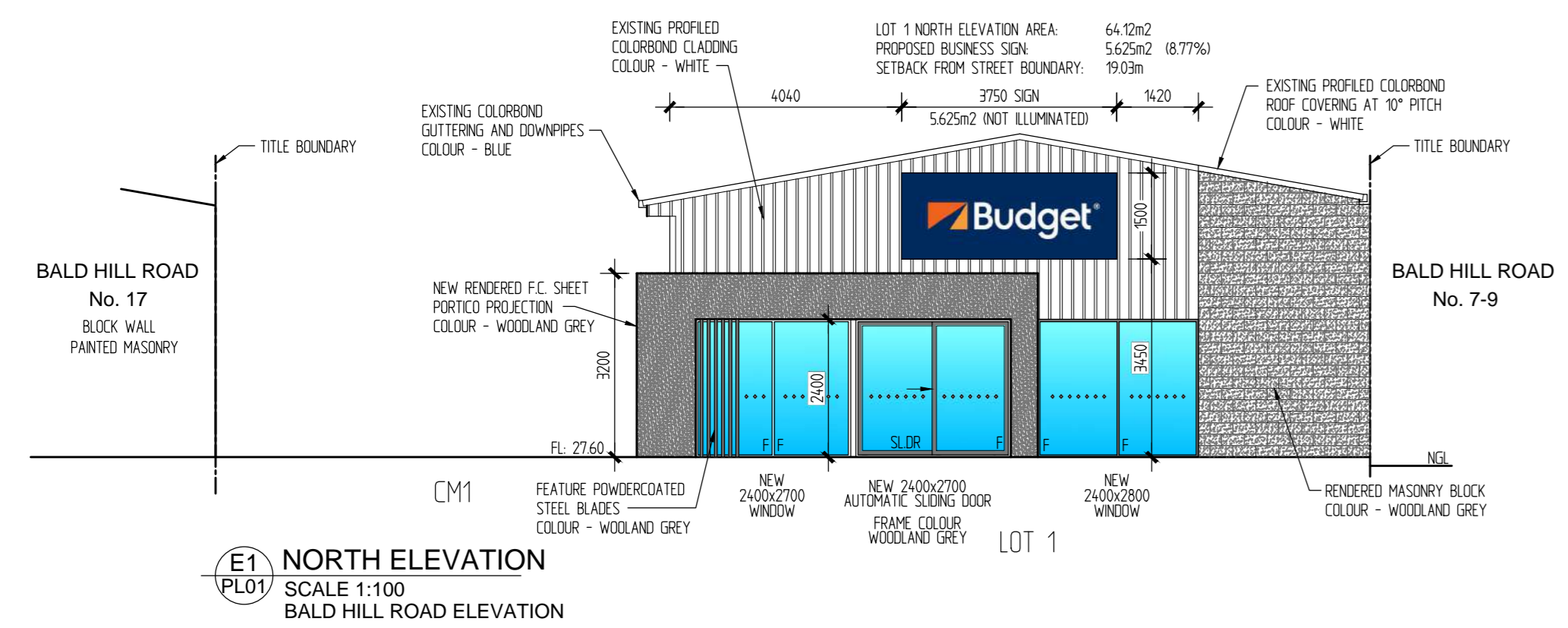
CLIENT:  
**WU BAKER & CO. PTY LTD**  
15 BALD HILL ROAD  
PAKENHAM VIC. 3810

REVISION:

DATE: 18/12/2024 ISSUE: 0  
DRAWN: KUB JOB No. TL10406  
SHEET SIZE: A0 SCALE: 1:1000 / 1:500 / 1:100

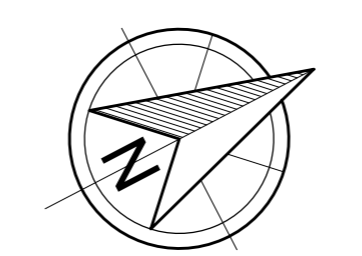
**PLANNING ISSUE**

**SHEET PL01 OF 2**

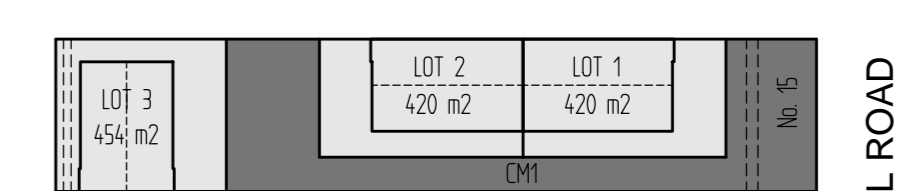


**SITE ANALYSIS**

LOT 1	420 m <sup>2</sup>
LOT 2	420 m <sup>2</sup>
LOT 3	420 m <sup>2</sup>
CM1	750 m <sup>2</sup>
<b>TOTAL SITE AREA</b>	<b>2024 m<sup>2</sup></b>
<b>BUILDING AREA</b>	
LOT 1	2474 m <sup>2</sup>
LOT 2	2448 m <sup>2</sup>
LOT 3	2718 m <sup>2</sup>
<b>TOTAL BUILT AREA</b>	<b>6640 m<sup>2</sup> 32.33%</b>
EXISTING CONCRETE PAVING	1118 m <sup>2</sup> 55.17%
<b>TOTAL SITE COVERING</b>	<b>1874 m<sup>2</sup> 92.60%</b>
EXISTING PERMEABLE AREA	1075 m <sup>2</sup> 7.40%



© COPYRIGHT - ALL RIGHTS RESERVED BY TREELINE DESIGNS  
MELWAY REF: 317 E9



PS 638554  
**1 LOCALITY PLAN**  
SCALE 1:1000



**TREELINE DESIGNS**  
BUILDING DESIGN AND DRAFTING  
RSP No. 181-AD-20877  
MOR. 0417 517 223

CLIENT:  
WJ WALKER & CO. PTY LTD  
Tras BUDGET RENT A CAR AUSTRALIA P/L

ADDRESS:  
LOTS 1, 2 & 3 & CM1 PS638554  
15 BALD HILL ROAD  
PAKENHAM VIC. 3810

REVISION:

NOTE: DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER ALL DIMENSIONS SHOWN ON DRAWINGS OR IN THE COMMUNICATION OF WORKS.

**PLANNING ISSUE**

DATE: 18/10/2024 ISSUE: 01  
DRAWN: KJB JOB No: TL15406  
SHEET SIZE: A0 SCALE: 1:1000 1:100

**SHEET PLO2 of 2**

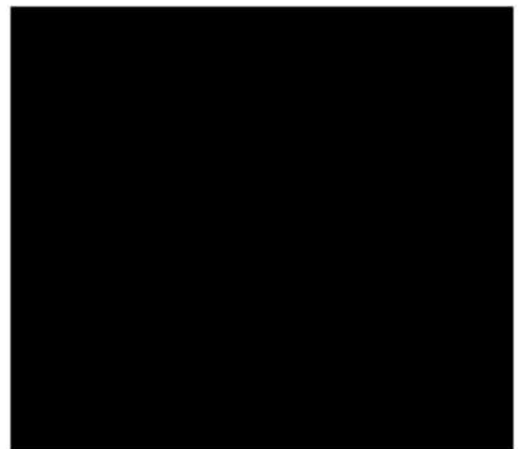


# 15 Bald Hill Rd Pakenham

## Car Parking Impact Assessment

Client: Budget Rent A Car Australia 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.



29 October 2024

# 1. INTRODUCTION

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.

## 1.1 Purpose of this report

This report sets out an assessment of the existing conditions, description of the proposed use, an assessment of the adequacy of the car park layout, the ability for cars and trucks to safely enter the site, manoeuvre into and out of the bays to then exit from the site in a forward manner and the traffic impact of the proposal.

## 1.2 Referenced documents

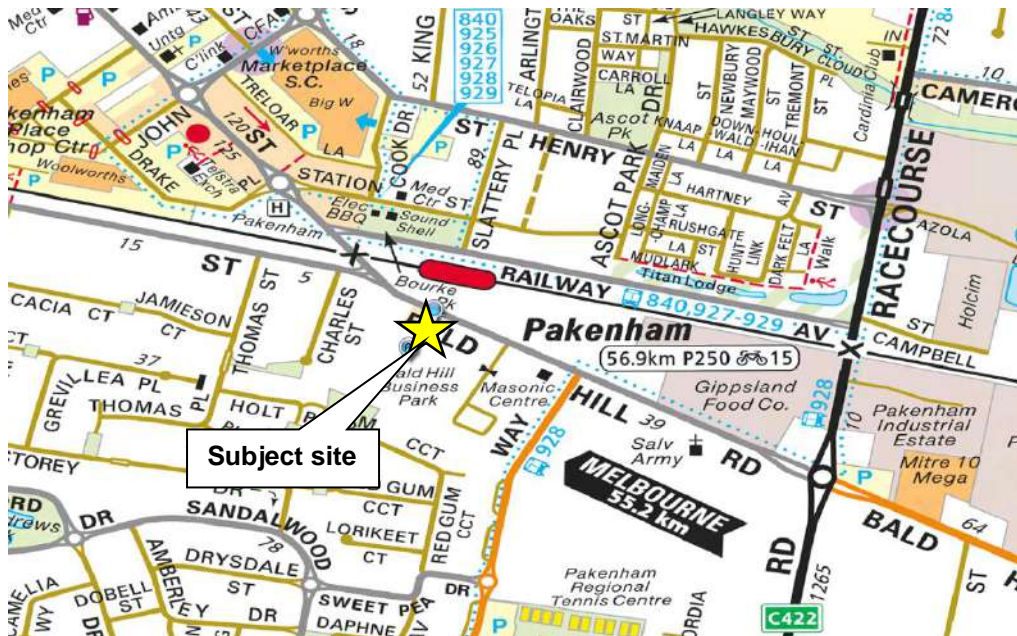
This report has been based upon a number of sources. These include:

- Site observations and information provided by the applicant;
- Melways maps, Nearmap online, planning maps online and Google maps;
- AutoTURN computer software for the swept path assessment;
- Cardinia Planning Scheme and Building Code of Australia;
- Cardinia Shire Pedestrian and Bicycle Strategy and Cardinia Public Transport and PPTN maps;
- Australian Standards AS 2890.1:2004, AS 2890.6:2009 and AS 2890.2:2018;
- Plans prepared by Treeline Dezigns, Job TL10406, Sheets PL01 of 2 and PL02 of 2, dated 19 October 2024.

# 2. EXISTING CONDITIONS

## 2.1 Background

The site is located on the south side of Bald Hill Road approximately midway between Webster Way and Railway Avenue. The location of the subject site is shown in **Figure 2.1**.



Source: Copyright Melways Publishing Pty, Ltd. Reproduced from Melways online with permission

**Figure 2.1: Location of subject site and surrounding road network**

The site, which has an area of approximately 2,024 sqm, is currently used for mechanical repairs. There are 11 spaces allocated for staff/customers. The land uses in the immediately surrounding area are typically light industrial and commercial in nature.

The nature of the site and the surrounding area is shown in **Figure 2.2**.



Source: google maps

**Figure 2.2: Aerial view of subject site and surrounding area**

## 2.2 Road Network

Bald Hill Road is a local industrial road with an undivided cross section containing a traffic and parking lane in each direction. The parking restrictions along Bald Hill Road in the immediate vicinity of the site typically comprise of unrestricted parking.

Bald Hill Road is demonstrated through photos taken looking to the east and west as shown in **Figures 2.3** and **2.4**.

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.



Source: Google Maps Street View

**Figure 2.3: Bald Hill Road looking east**



Source: Google Maps Street View

**Figure 2.4: Bald Hill Road looking west**

## 2.4 Sustainable Transport Modes

### 2.4.1 Public Transport

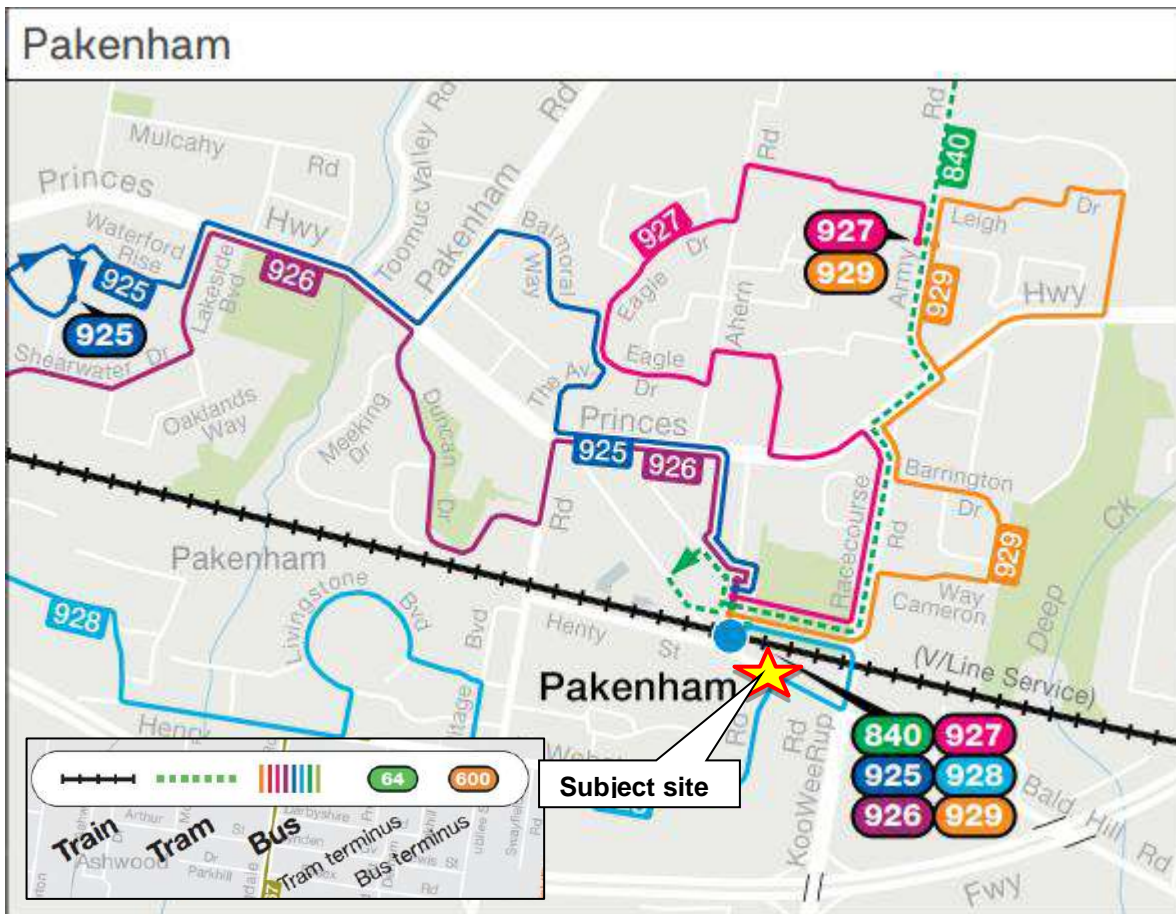
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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

The subject site is well serviced by the Pakenham railway station and six bus routes which operate in close proximity to the site.

Details of the bus routes are summarised as:

- Bus route 840 operates between Gembrook and Pakenham via Pakenham Upper;
- Bus route 925 operates between Pakenham railway station and Lakeside via The Avenue;
- Bus route 926 operates between Pakenham railway station and Fountain Gate shopping centre via Lakeside and Beaconsfield;
- Bus route 927 operates between Pakenham railway station and Pakenham North via Meadowvale;
- Bus route 928 operates between Pakenham railway station and Cardinia Road station; and
- Bus route 929 operates between Pakenham railway station and Pakenham North via Army Road and Windermere Blvd.

The public transport modes in the vicinity of the site are shown diagrammatically in **Figure 2.5**.



Source: Cardinia Shire Public Transport map

**Figure 2.5: Public transport services in vicinity of subject site**

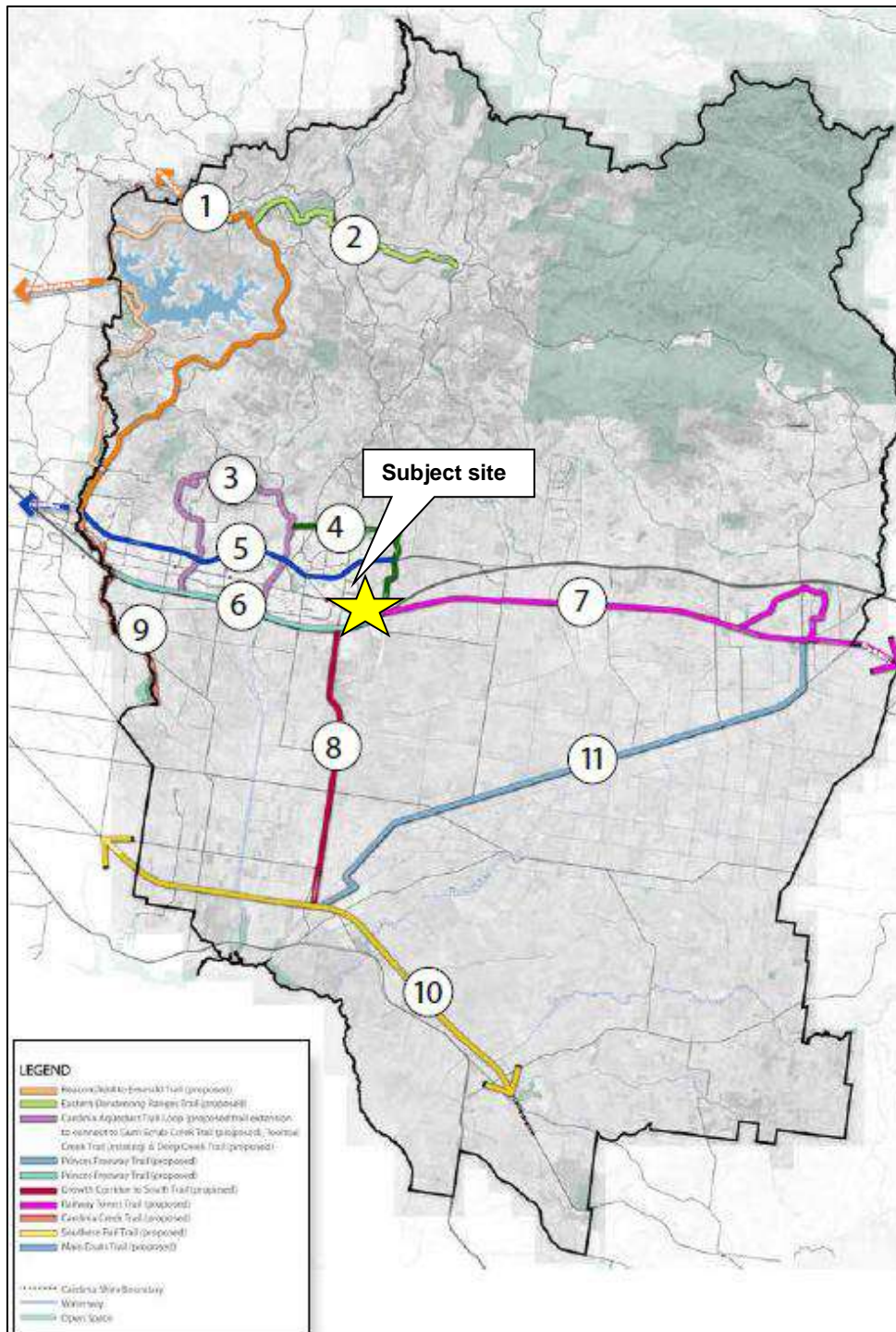
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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

### 2.4.2 Bicycle Facilities

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.

The Cardinia Shire is well serviced by an extensive network of on- and off-road bicycle network linking the municipality with the surrounding municipalities.

The sustainable transport modes including the formal and informal bicycle network within and adjacent to the study area are shown in an extract from the Cardinia Shire Pedestrian and Bicycle Strategy in **Figure 2.6**.



Source: Extract from the Cardinia Shire Pedestrian and Bicycle Strategy  
**Figure 2.6: Existing and proposed bicycle routes**

### 3. THE PROPOSAL

The proposal is for the refurbishment of the existing premises to provide a vehicle rental business with the capacity to store 11 trucks and 13 cars on site which will be available for hire. In addition, eight spaces will be provided for staff/customers, inclusive of a disabled bay.

The applicant has advised that there will be a maximum of up to four staff on site at any one time and that, based upon experience, the vast majority of car hire pickup occurs as a result of pre-arranged bookings.

When a vehicle is hired, the customer is not permitted to leave their vehicle at the premises, that is, they must arrange to be dropped off or arrive by taxi/uber or public transport to then be able to pick up the hire vehicle.

The building area corresponds to a total of 696 sqm or 34.39 % of the site area.

Use will be made of the existing crossover located adjacent to the site's eastern boundary to access the on-site parking areas.

Information provided by the applicant indicates that the largest commercial vehicle available for hire will be a 6.4 m Single Rigid Vehicle.

The layout of the proposed development and car parking areas are shown in **Attachment A**.

### 4. CAR PARKING

#### 4.1 Statutory Car Parking Requirements

The statutory requirements for car parking are set out in Clause 52.06 of the Cardinia Planning Scheme, with parking rates stipulated in the table to Clause 52.06-5.

Clause 52.06-5A of the Cardinia Planning Scheme, it stipulates that:

*"Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority."*

Having regard to the above, the subsequent empirical assessment will be undertaken as a basis for determining the statutory car parking requirements for the proposed car rental premises.

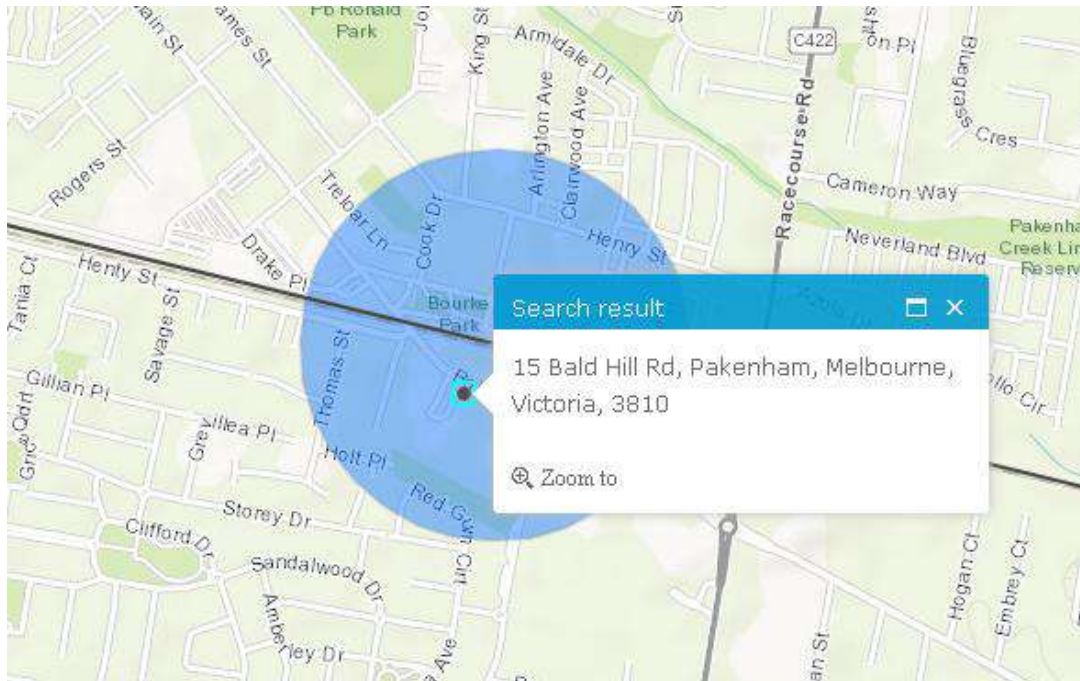
The parking requirements for the proposal has been sourced from an empirical assessment (refer section 4.2), which indicates that the proposed vehicle hire premises will generate an anticipated peak parking demand for up to six spaces.

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.

The development's parking provision of eight on-site spaces can accommodate the development's anticipated peak parking demand for up to seven spaces.

The Building Code of Australia further states that a disabled bay is required to be provided which is satisfied by the provision of a disabled bay.

It is further noted that the site is located within a PPTN area, as shown in **Figure 4.1**.



Source: Department of Environment, Land Water and Planning

**Figure 4.1: PPTN routes in vicinity of the proposed development**

The Clause 52.06 Column B parking rates now apply automatically to a site if any part of the land is “within the Principal Public Transport Network”.

The Principal Public Transport Network (PPTN) supports integrated transport and land use planning, by encouraging more diverse and dense development near high-quality public transport to help support public transport usage.

Notwithstanding the above, if the car hire premises was defined as a land use category within Clause 52.06 of the Cardinia Planning Scheme, the Column B or a lesser car parking requirement would apply to the new use.

## 4.2 Empirical Assessment of Car Parking Demands

The empirical assessment of anticipated peak parking demands can be assessed having regard to information provided by the applicant, which is based upon their extensive experience within the vehicle hire industry.

Based upon a maximum of four staff at any one time and, conservatively assuming that say 75 % of staff will drive with the balance of staff arriving by sustainable means, that is, by public transport, dropped off, cycling or walking to the premises, it is anticipated that the staff peak parking demand will correspond to three 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.



Further, based upon information provided by the applicant, it is anticipated that, based upon the majority of customers arriving as part of a pre-arranged booking to pick up a rental vehicle, it is anticipated that the peak customer parking demand will correspond to two spaces and allowing say one space for a 'walk in' customer, thereby totalling an overall peak customer parking demand for up to three spaces.

Therefore, the proposed on-site parking supply of eight spaces can accommodate the anticipated peak staff and customer parking demands for up to six spaces.

## 4.3 Statutory Bicycle Parking Requirements

Clause 52.34 of the Cardinia Planning Scheme seeks to encourage cycling as a mode of transport with the provision of secure, accessible and convenient bicycle parking spaces.

Reference to Clause 52.34 of the Cardinia Planning Scheme, indicate that there are no statutory bicycle parking requirements for the proposed vehicle rental premises.

Notwithstanding the above, reference to the layout plan indicates that seven bicycle spaces will be provided of which three lockable bicycle spaces will be provided within the premises and four bicycle spaces are proposed to be located adjacent to the premises to encourage staff and customers to travel sustainably.

## 4.4 Car Park Layout

Reference to the layout plans indicate that the parking bays have been provided at 2.6 m in width and 4.9 m in length.

The disabled bay is proposed to be provided (on a hard stand area) at a width of 2.4 m wide and a length of 4.9 m long and the adjacent shared space has been provided at a width of 2.4 m and a length of 4.9 m with a centrally located bollard provided within the shared space at an offset distance of 800 mm from the edge of the accessway.

300 mm offset clearances have been provided adjacent to parking bays located next to end walls, as required by AS 2890.1:2004.

The car park layout complies with Clause 52.06-9 of the Cardinia Planning Scheme.

## 5. LOADING DOCK FACILITIES

The adequacy of loading facilities for new developments can be assessed having regard to Clause 65.01 of the Cardinia Planning Scheme.

Specifically, the responsible authority must consider, amongst other things:

*'The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.'*

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.

The applicant has indicated that the largest truck anticipated to be generated on the development site is a 6.4 m Single Rigid Vehicle (SRV).

The ability for a 6.4 m HRV to safely enter the site, manoeuvre along the site's accessways and access the on-site bays and then exit from the site was tested with the use of the AutoTURN computer software, the analysis of which is shown in **Attachment B**.

The analysis shows that a 6.4 m SRV can safely enter the site, manoeuvre along the accessways as well as into and out of the on-site bays and then exit from the site in a forward manner.

Further, the applicant has advised that all hire vehicles are driven to the premises rather than being transported upon a car transporter vehicle.

## 6. TRAFFIC IMPACT

The anticipated peak traffic flows generated by the proposed development is considered to be minimal and adequately accommodated on the surrounding road network during the daytime commuter peak periods.

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. REFUSE

Discussions with the applicant indicates that the refuse bins will be stored on-site and would be serviced by a private contractor outside of the business hours, as currently occurs.

## 8. CONCLUSIONS

Having regard to the above, it is considered that:

- The parking requirements for the proposal has been sourced from an empirical assessment (refer section 4.2), which indicates that the proposed vehicle hire premises will generate an anticipated peak parking demand for up to six spaces;
- The development's parking provision of eight on-site spaces can accommodate the development's anticipated peak parking demand for up to six spaces;
- The anticipated peak traffic flows generated by the proposed development is considered to be minimal and adequately accommodated on the surrounding road network during the daytime commuter peak periods; and
- This application is supported on traffic engineering grounds.

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.



**Copyright**

The information contained in this report is confidential and intended for the use of the client specified on the front of the report. No representation is made or is implied to be made to any third party. No part of this report may be reproduced or used without the written permission of EB Traffic Solutions Pty Ltd. Any unauthorised use of this report will constitute an infringement of copyright.

**Disclaimer**

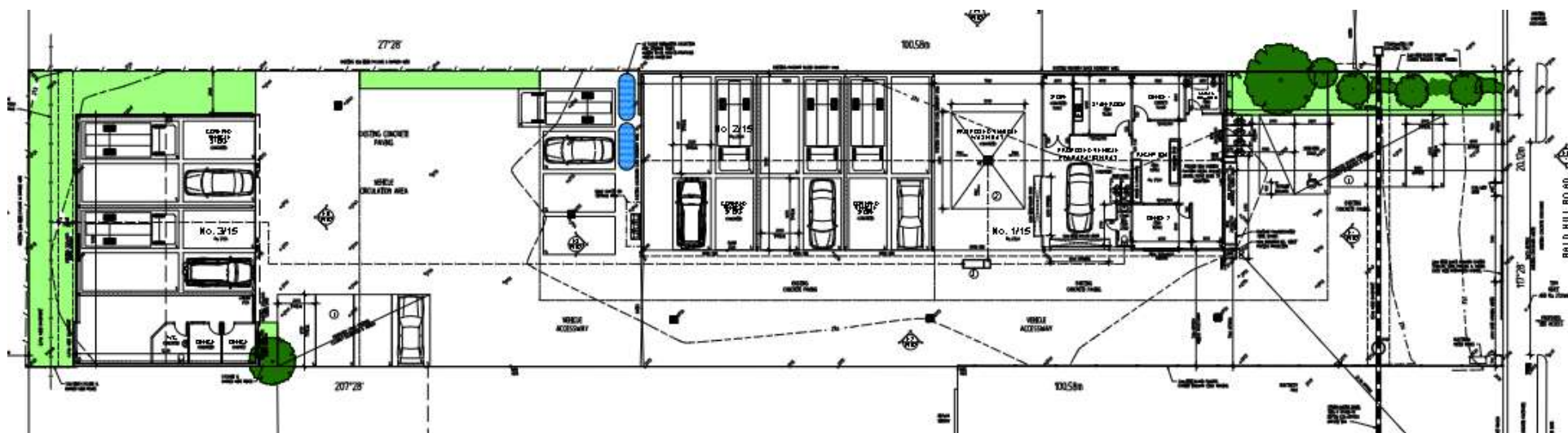
EB Traffic Solutions Pty Ltd takes no responsibility in any way to any person or organisation, other than that for which the report has been prepared, in respect of the information contained in this report, including any omissions or errors.

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.

**ATTACHMENT A**

**PROPOSED DEVELOPMENT**

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.

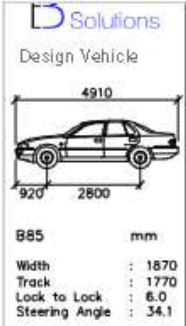


This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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

**ATTACHMENT B**

**SWEPT PATH ANALYSIS**

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.

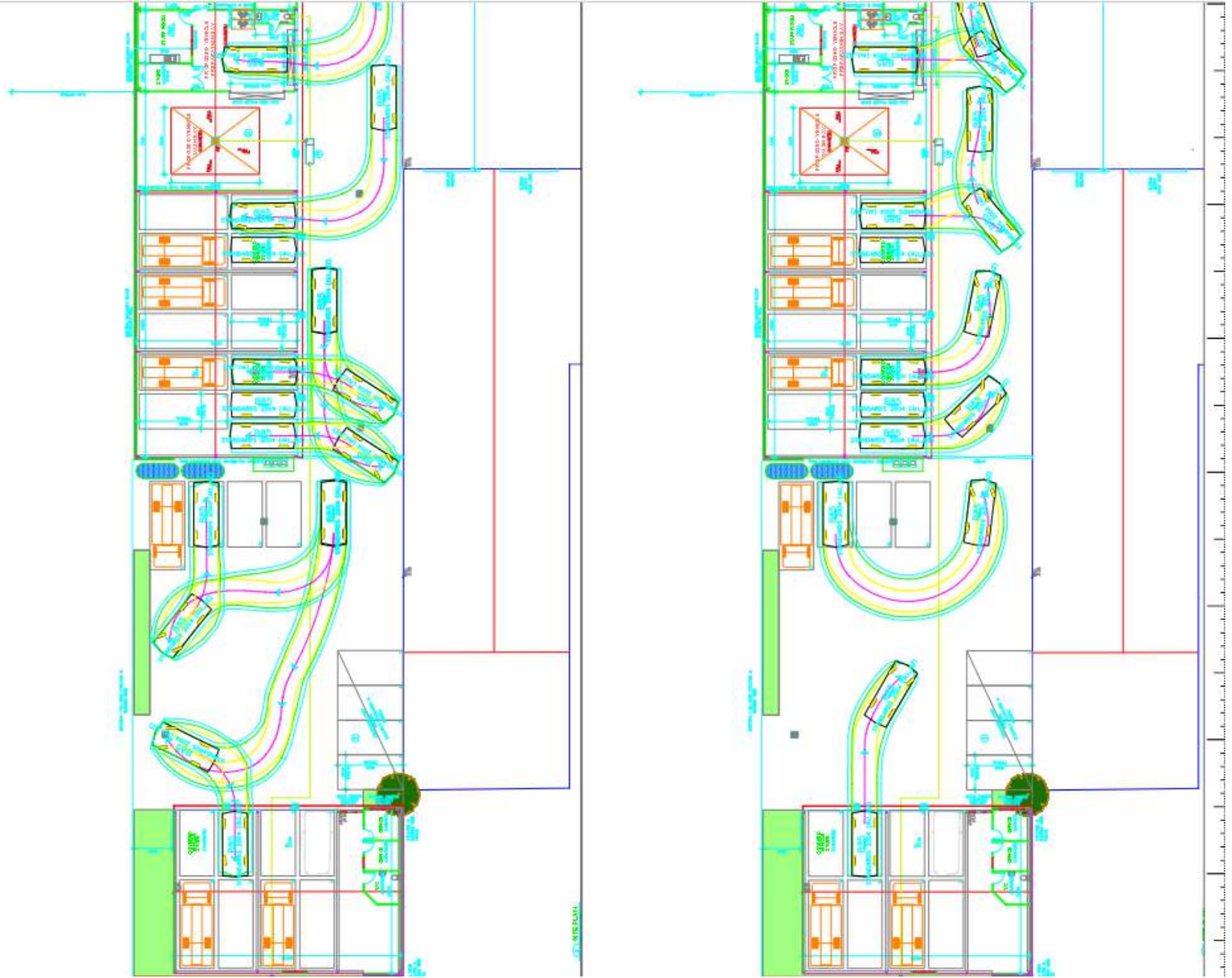


**A3.01**  
24/10/2024



15 Bald Hill Road, Pakenham

Scale 1:250 @ A3  
Swept Path Analysis (B85 Car)  
Plan prepared by EB Traffic Solutions 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.

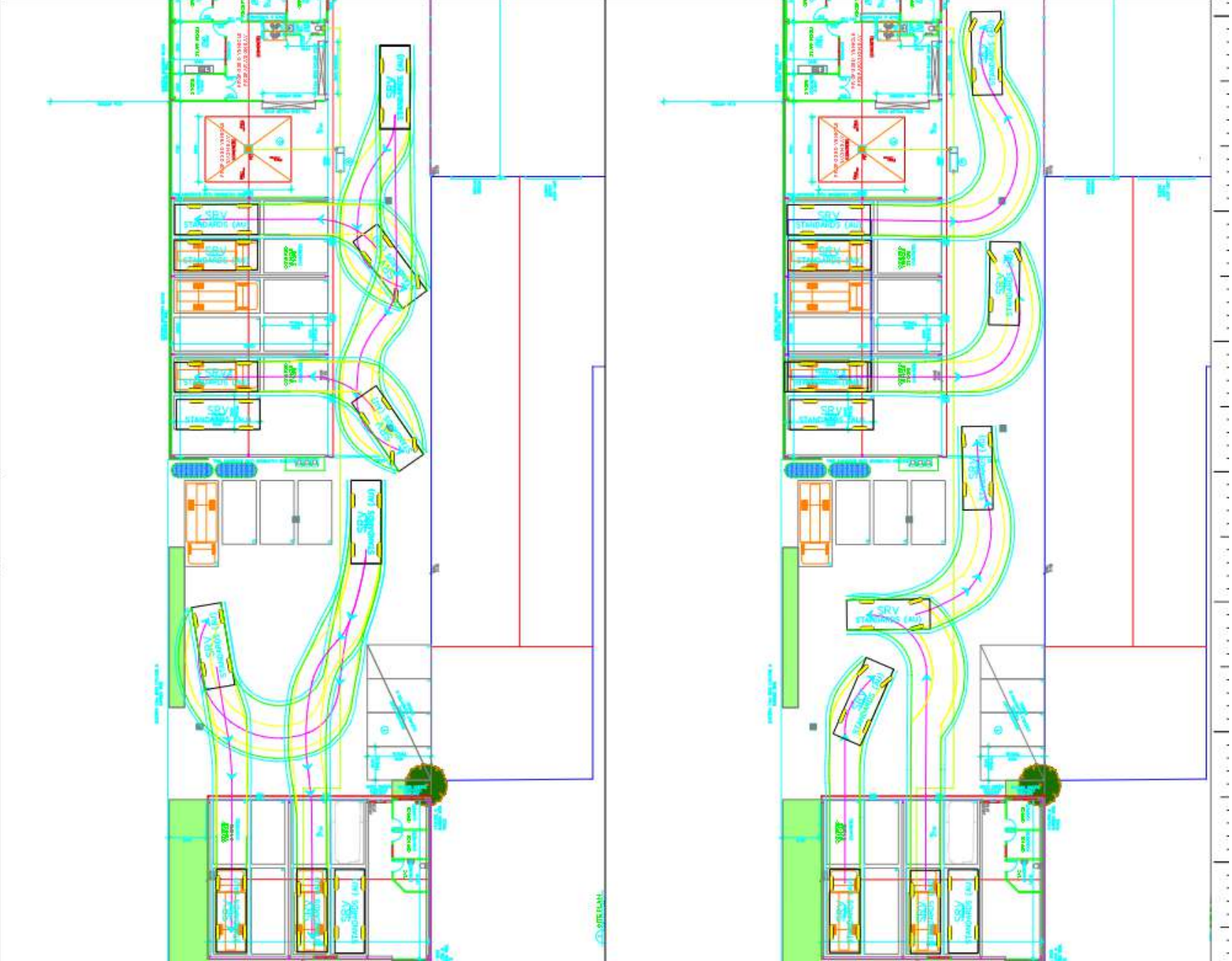
**EB Traffic Solutions**  
Design Vehicle

SRV mm  
Width : 2300  
Track : 2300  
Lock to Lock Time : 4.0  
Steering Angle : 38.0

**A3.02**  
24/10/2024



15 Bald Hill Road, Pakenham  
Scale 1:250 @ A3  
Swept Path Analysis (Refuse Truck)  
Plan prepared by EB Traffic Solutions Pty Ltd

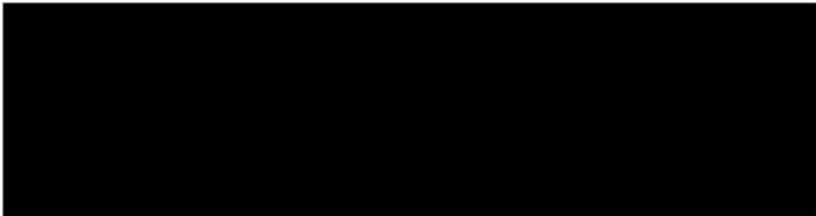




This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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



## WASTE MANAGEMENT PLAN



Date: 14<sup>th</sup> October, 2024.

©Copyright, Treeline Dezigns, 2024.

This work is copyright. Apart from any use as permitted under Copyright Act 1963, no part may be reproduced without written permission of Treeline Design Pty Ltd.

### Disclaimer:

Neither Treeline Dezigns nor any member or employee of Treeline Dezigns takes responsibility in any way whatsoever to any person or organisation (other than that for which this report has been prepared) in respect of the information set out in this report, including any errors or omissions therein. Treeline Dezigns is not liable for errors in plans, specifications, documentation or other advice not prepared or designed by Treeline Dezigns.

# Table of Contents

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.

WASTE MANAGEMENT PLAN.....	1
1. SPACE AND SYSTEM FOR WASTE MANAGEMENT .....	3
2. ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES .....	5
3. AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN .....	6
4. MANAGEMENT AND SUSTAINABILITY .....	8
5. SUPPLEMENTARY INFORMATION .....	10
6. CONTACT INFORMATION.....	11
7. LIMITATIONS .....	11

## WASTE MANAGEMENT SUMMARY

- Budget staff/Operator shall be responsible for managing the waste system, checking the site for ground rubbish and the development of waste systems and implementing safe operating procedures.
- Waste shall be stored at the rear of the site.
- Users shall place sorted waste into their respective collection bins.
- Waste shall be collected within the subject land as per council’s collection policy.

The **operator** refers to the owner and the Owners Corporation (both being Budget), who shall manage site operations with the aid of cleaners and contractors. **User** refers to staff.

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. SPACE AND SYSTEM FOR WASTE MANAGEMENT

## 1.1 Development Description and Use

The development at Lots 1-3, 15 Bald Hill Road Pakenham VIC 3810, shall consist of only one commercial tenant, who is also the owner of the Body Corporate (Budget Car and Truck Rental).

This Waste Management Plan (WMP) offers the following definitions:

- Litter Management: Please refer to Section 3.2 of this report.
- Bin Storage: Dedicated Bin Enclosures shall be provided as illustrated in the architectural drawings.
- Hard Waste: This material shall be stored at the back of warehouse 2 (refer to Section 1.4 and the drawings).

## 1.2 Estimated Waste Generation

### 1. General Waste Estimates.

Waste Source	Base Qty estimate	Garbage	Recycling
Retail Factory 1	Area (m <sup>2</sup> ) = 241	0.12	0.06
<b>Total (m<sup>3</sup>/wk)</b>		<b>0.12</b>	<b>0.06</b>

Note: Waste figures are based on Sustainability Victoria Guidelines

### 2. Motor Vehicle Waste

Waste Source	Base Qty (est.)	Output
Vehicle Wash Bay	33 m <sup>2</sup>	1100 litres a year (Interceptor)
Vehicle cleaning containers	33m <sup>2</sup>	80 litres a month
Vehicle oil containers to top up	33m <sup>2</sup>	10 litres a month

## 1.3 Collection Services

Please refer to the Trade Waste Agreement with South East Water regarding the Petrol and Oil Interceptor, which must be pumped out every twelve months. Contractor for this is **JJ Richards** who also do the Mobile Garbage Bins (MGB's) for general, used oil & cleaning fluid containers and recyclable waste [Wheelie Bin Services - J.J. Richards & Sons \(jjrichards.com.au\)](http://jjrichards.com.au)

NB: Vehicle serving is conducted at the Budget Dandenong site. Budget remains liable to pay for municipal charges irrespective of the level of collection services provided by Council.

## 1.4 Location, Equipment, and System for Managing Waste

The waste management system is as follows:

- Tenancy receptacles at internal areas.
- Collection bins (kept within the Bin Enclosures – at the rear of Factory 2).

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.

The various collection waste streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Recycling: All recyclables shall be commingled into a single type of collection bin (for paper, cardboard, glass, aluminium, steel, and plastics). However, if glass separation is required in future; the Operator shall provide dedicated glass bins.

Green Waste: Garden organics shall be collected and disposed by the landscape maintenance contractor.

Food Organics: Based on retail use, limited organic waste generation is anticipated.

Where the volume of organic waste warrants its separation, dedicated bins for Organics shall be sourced.

Other Waste Streams: Hard/electronic/liquid and other wastes (polystyrene, batteries, computers, paint, chemicals and detox items, etc) shall be kept in the storeroom in factory 1, as noted in the architectural drawings. These items shall be removed on an “at call” basis, noting that e-waste must not be disposed in landfill.

The following table summarises bin quantity/capacity, collection frequency, and area requirements (based on Table 1):

Table 2: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Ltrs	Net Area m <sup>2</sup>
External Bins	Garbage	1	120	1.0
	Recycling	1	120	1.0
	Recyclable used oil & car cleaning containers	1	120	1.0
<b>Net Waste Storage Area (excludes circulation) in M<sup>2</sup></b>				<b>3.0</b>

Notes:

- Three 120L garbage, used containers and recycling bins to be stored behind factory 2
- Sanitary bins for toilets
- Bins shall be sourced by the Operator (either purchased from a supplier or leased from the collection contractor).
- Subject to stakeholders’ preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

### 1.5 Planning Drawings, Waste Areas, and Management of the Waste System

The submitted drawings illustrate sufficient space for onsite bin storage, as required by the above schedule.

Collection days shall be staged appropriately, and the Operator shall stipulate procedures for effective management of the available space.

### 1.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

Table 3 Bin Details

Capacity/Litres	Height mm	Width mm	Depth mm	Empty weight Kg	Average* Gross Weight Kg
120	930	480	545	10	26

Notes:

- \* = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Sulo plastic flat-lid bins.

Table 4: **JJ Richard Colour Coding** (all bins have labelled site addresses and waste type)

Bin	Garbage	Used Containers	Recycling
Lid	Red	Black	Yellow
Body	Green	Black	Green

## 2. ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES

### 2.1 User Access to Waste Facilities

Commercial tenants shall dispose sorted waste into designated collection bins located at the rear of factory 2. Bins will not need to be enclosed and locked as there is a security fence and cameras to deter illegal dumping.

### 2.2 Collection Arrangements and Access to Waste Facilities

A private contractor shall collect waste at the curb side where side-lift vehicles (nom. 8.8m long, 4m operational height, and 24 tonnes gross vehicle mass) shall empty the bins.

Notes:

- For hard and other wastes, tenants shall organise a private collection
- The enclosed drawings illustrate the waste system.

### 3. AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN

#### 3.1 Noise Minimisation Initiatives

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- The waste system and collections shall meet relevant acoustic requirements.
- Local laws shall be observed for all operations in public and private areas.

For private services, the hours of waste collections shall be as specified in Council's local laws. Also, Section 6 of the Victorian EPA Noise Control Guideline Publication 1254 (see below) shall be observed to protect the acoustic amenity of the development and surroundings.

#### **Victorian EPA Noise Control Guideline Publication 1254.2 May 2021 (excerpt)**

[Section] 6. Industrial Refuse Collection [for commercial waste]

Annoyance created by industrial waste collection tends to intensify in the early morning period. To this

end, early morning collections should be restricted to non-residential areas to minimise early morning

disturbances. Where a residential area is impacted by noise from the collection of refuse then

collections should be restricted to the times contained within the schedule.

- Refuse bins should be located at sites that provide minimal annoyance to residential premises.

- Compaction should be carried out while the vehicle is moving.

- Bottles should not be broken up at collection site.

- Routes which service predominantly residential areas should be altered regularly to reduce

early morning disturbances.

- Noisy verbal communication between operators should be avoided where possible.

#### SCHEDULE

One collection per week

6:30am to 8:00pm Monday to Saturday

9:00am to 8:00pm Sunday & Public Holidays

Two or more collections per week

7:00am to 8:00pm Monday to Saturday

9:00am to 8:00pm Sunday & Public Holidays

#### 3.2 Litter/Rubbish Management and Prevention of Stormwater Pollution

The Operator shall be responsible for removing site litter/rubbish. Effective management practices shall abate site litter, minimise litter dispersion onto adjoining land and public areas, and reduce stormwater pollution (thus avoiding litter-impact to the local amenity and environment).

For rubbish management, the Operator shall:

- Keep the site in a tidy manner. Weekly onsite rubbish management patrols shall be carried-out, extending these to within 50 metres of the site boundary. If required, the collection frequency shall be increased in order to keep receptacles from overflowing.
- Tenants shall ensure that waste collection bins are not overfilled, keeping lids closed and bungs leak-free. Bin Enclosures are illustrated in the architectural drawings.
- Address litter problem-areas, obtaining guidance from:  
[www.litterwatchvictoria.org.au](http://www.litterwatchvictoria.org.au).
- Monitor waste disposal areas and take action to prevent waste-dumping and/or unauthorised use of waste areas.
- Require the collection contractor to clean-up any spillage that might occur when clearing bins.
- Conduct regular inspections and cleaning of onsite drainage litter traps.

### **3.3 Ventilation, Washing, and Vermin-Prevention Arrangements**

Waste areas shall feature:

- Natural ventilation in accordance with Australian Standard AS1668.
- Impervious flooring (also, smooth, slip-resistant, and appropriately drained).
- A graded bin wash area, hosecock, hose, and a suitable floor-waste connected in accordance with relevant authority requirements (alternatively, the Operator shall engage a suitable contractor to wash bins in a mobile bin-wash vehicle). The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed.

The Operator shall regularly clean waste areas/equipment. Also, access doors and bin-lids shall be kept closed.

### **3.4 Design and Aesthetics of Waste Storage Areas and Equipment**

Waste shall be placed within collection bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety, and security to users, staff, and contractors). Access doors shall feature keyless opening from within.

The design and construction of waste facilities and equipment shall conform to the Building Code of Australia, Australian Standards, and local laws.

## 4. MANAGEMENT AND SUSTAINABILITY

### 4.1 Waste Sorting, Transfer, and Collection Responsibilities

Garbage shall be placed within tied plastic bags prior to transferring into collection bins. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Refer to Section 1.4 for all other waste streams and details of the waste system. Also, Section 2 outlines waste transfer requirements and collection arrangements.

### 4.2 Facility Management Provisions Including Maintenance & Improvements

The Operator shall be responsible for managing the waste system and for developing and implementing safe operating procedures (refer to the glossary in page 2).

It shall be the responsibility of the Operator to maintain all waste areas and components, to the satisfaction of users, staff, and the relevant authority (users shall maintain their internal waste receptacles).

The Operator shall ensure that maintenance and upgrades are carried-out on the facility and components of the waste system. When required, the Operator shall engage an appropriate contractor to conduct services, replacements, or upgrades.

### 4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism

It shall be the responsibility of the Operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Keep the security gate locked after hours.
- Label the bins according to property address.
- Waste shall be collected at the site boundary.

### 4.4 Communication Strategy - System Labelling and how staff are to Use the System Correctly

- The Operator shall provide appropriate signage for the bins. Signage is available at the following internet address: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).
- The Operator shall publish/distribute “house rules” and educational material to:
  - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
  - Improve facility management results (lessen equipment damage, reduce littering, and achieve cleanliness).
  - Advise users/staff how to sort waste with care to minimise contamination of various waste streams.
- For user safety when disposing waste, the Operator shall develop and provide safety instructions.



#### **4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives**

The Environment Protection Amendment Act 2018 (and the principal EPA Act of 2017) includes fundamentals of environment protection and guidance for waste management decision making. Also, the Sustainability Victoria Act 2005 established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

From a design perspective, the development shall support the acts by providing an adequate waste system with ability to sort waste.

The Operator shall promote the observance of the acts (where relevant and practicable) and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the Operator shall consider the following:

- Observe the Environment Protection Amendment Act 2018 principle of waste management hierarchy, which states that waste should be managed in accordance with the following order of preference, so far as reasonably practicable: a) avoidance, b) reuse, c) recycling, d) recovery of energy, e) containment, and f) waste disposal.
- Read the Sustainability Victoria website: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).
- Participate in Council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

#### **4.6 Waste Management Plan Revisions**

For any future appropriate Council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume, or distribution), or to address unforeseen operational issues, the Operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

## 5. SUPPLEMENTARY INFORMATION

The Operator shall observe local laws and ensure that bins aren't overfilled or overloaded.

Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.

For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight, and/or distance affect the ease/safety of bin transfers, the Operator shall consider the use of a suitable tug.

The Operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:

- Comply with Worksafe Victoria's Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
- Assess the Manual Handling Risk and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
- Obtain and provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

Task (To be confirmed)	Hazard (TBC)	Control Measures (TBC)
Sorting/disposing waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Waste/bin manual handling	Sprain, strain, crush	PPE, staff training. Maintain bin wheel-hubs. Limit waste/bin weight. Provide mechanical assistance to transfer bins
Bin transfers and emptying into truck	Vehicular strike, run-over	PPE. Develop a Hazard Control Plan for transfers and collections. Maintain visibility. Use a mechanical bin-tipper
Truck access (reversing & manoeuvring)	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoevring and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures, and controls (refer to Section 6).

## 6. CONTACT INFORMATION

**Cardinia Shire Council** (local council): ph 1300 787 624

**JJ Richards** (private waste collector and preferred by client): ph 03 97945722

**Cleanaway** (private waste collector): ph 131339

**KS Environmental** (private waste collector): ph 03 9551 7833

**Eco-Safe Technologies** (odour control equipment supplier): ph 03 9706 4149

**FJP Safety Advisors** (OH&S consultant): ph 03 9255 3660

**Warequip** (tug supplier – for bin transfers): ph 1800 337 711

**Sabco Commercial** (supplier of cleaner's trolleys): ph 1800 066 522

**Sulo MGB Australia** (bin supplier): ph 1300 364 388

**One Stop Garbage Shop** (bin supplier): ph 03 9338 1411

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Treeline Dezigns does not warrant (or make representations for) the goods/services provided by these suppliers.

## 7. LIMITATIONS

The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

Ongoing use of the development (excludes demolition/construction phases).

For occupation and fit-out phases, the Operator shall determine specific waste procedures.

Drawings and information supplied by the project architect.

The figures presented in this report are estimates only. The actual amount of waste will depend on the development's patronage, occupancy rate, waste generation intensity, the user's disposition toward waste and recycling, and the Operator's approach to waste management.

The Operator shall adjust, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased).

This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures.

---

## **Trade Waste Consent**

---

**MOGLONEMBY TRADING CO. PTY. LTD.**  
**Trading as BUDGET TRUCK AND CAR RENTALS**  
**ACN 006 535 486**  
**ABN 49 006 535 486**

**AND**

**SOUTH EAST WATER CORPORATION**

**Trade Waste Number : 16597**  
**Reference Number : 2**

## CONTENTS

<b>PART 1</b>	<b>CRITICAL DETAILS .....</b>	<b>3</b>
1.1	PREMISES .....	3
1.2	PARTIES .....	3
1.3	TERM.....	3
1.4	EXECUTED .....	3
<b>PART 2</b>	<b>SPECIAL REQUIREMENTS FOR THIS CONSENT .....</b>	<b>4</b>
2.1	RATES OF DISCHARGE .....	4
2.2	FIRE SERVICE .....	4
2.3	SAMPLING POINTS .....	4
2.4	ANALYSIS .....	4
2.5	CUSTOMER SAMPLING.....	4
2.6	WASTE MANAGEMENT PLAN .....	5
2.7	TREATMENT APPARATUS .....	5
<b>PART 3</b>	<b>ACCEPTANCE CRITERIA.....</b>	<b>6</b>
3.1	PHYSICAL CHARACTERISTICS .....	6
3.2	CHEMICAL CHARACTERISTICS .....	7
<b>PART 4</b>	<b>GENERAL CONDITIONS .....</b>	<b>15</b>
4.1	ACCEPTANCE OF TRADE WASTE.....	15
4.2	INSPECTIONS .....	15
4.3	TEMPORARY SUSPENSION OF DISCHARGES .....	15
4.4	CHANGES TO TRADE WASTE DISCHARGES .....	16
4.5	NOTICE OF DANGEROUS EVENTS .....	16
4.6	INDEMNITY .....	17
4.7	TRADE WASTE CHARGES .....	17
4.8	OTHER CHARGES.....	17
4.9	AMENDMENT .....	17
4.10	BREACH .....	17
4.11	TERMINATION .....	18
4.12	DISPUTE RESOLUTION .....	19
4.13	NO ASSIGNMENT .....	19
4.14	NOTICES .....	19
4.15	GENERAL.....	19
4.16	INTERPRETATION .....	20
4.17	PRIVACY .....	21

## **Part 1 CRITICAL DETAILS**

South East Water Corporation agrees to accept trade waste discharge for vehicle washing - manual and vehicle engine washing from the Premises to sewer, subject to the requirements contained in this Consent. This discharge will be received and treated at the Pakenham Treatment Plant.

This Consent will be taken to be a trade waste agreement for the purposes of the Act.

This part sets out important details about the Premises from which trade waste may be discharged, the parties and the term of the Consent.

### **1.1 PREMISES**

1, 15 BALD HILL ROAD, PAKENHAM

### **1.2 PARTIES**

#### **The Customer**

MOGLONEMBY TRADING CO. PTY. LTD.  
Trading as BUDGET TRUCK AND CAR RENTALS  
ACN 006 535 486  
ABN 49 006 535 486

#### **Contact Details:**

Mr Phil Moloney  
Director

#### **South East Water Corporation**

Manager Trade Waste  
Postal Address: PO Box 2268, Seaford VIC 3198  
Telephone: 9552 3662 (working hours)  
Telephone: 132 812 (after hours)  
Email: tradewaste@sew.com.au

### **1.3 TERM**

From 1 October 2024 to 01 October 2034

### **1.4**



## Part 2 SPECIAL REQUIREMENTS FOR THIS CONSENT

### 2.1 RATES OF DISCHARGE

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.

The Customer must not discharge:

- (a) more than 3 kilolitres of trade waste per day; and
- (b) trade waste at a greater:
  - (i) volume than 750 litres per hour; and
  - (ii) rate than 25 litres per minute.

### 2.2 FIRE SERVICE

The Customer must not use any fire service at the Premises:

- (a) to dilute trade waste; and
- (b) for any purpose other than fire fighting.

[Note: under clause 4.10, this Consent can be terminated if the Customer does not comply with this or any other requirement of this Consent.]

### 2.3 SAMPLING POINTS

The following points marked on the Site Plan annexed to this Consent are Sampling Points for the purpose of this Consent.

Sampling Point	Code
Disconnector Gully serving the Petrol and Oil Interceptor 1	DG@POI-1

### 2.4 ANALYSIS

2.4.1 Every sample taken by either party pursuant to this Consent must be handled, stored and analysed in accordance with the current edition of 'Sampling and Analysis of Trade Wastes'.

[Note: 'Sampling and Analysis of Trade Wastes' is available from South East Water.]

2.4.2 Each sample must be analysed by a laboratory registered by the National Association of Testing Authorities to analyse samples for each component or characteristic required.

### 2.5 CUSTOMER SAMPLING

2.5.1 Notwithstanding any additional provisions of clause 2.5, it is the Customer's obligation to:

- (a) Screen for and, if appropriate, periodically monitor any parameters in Part 3 that the Customer believes may be present in the discharge; and
- (b) Submit any analytical results relating to any of the parameters in part 2.5.1(a) that have been monitored to South East Water upon request.

## 2.6 WASTE MANAGEMENT PLAN

- 2.6.1 The Customer is encouraged to prepare a Waste Management Plan which must identify the sources, types and quantities of, and evaluate options for minimising, waste generated at the Premises.

## 2.7 TREATMENT APPARATUS

- 2.7.1 The Customer must install and operate the treatment apparatus set out in the following table and maintain it in good working order:

Apparatus	Ident	Minimum Capacity	Pump out Frequency
Petrol and Oil Interceptor	1	1100 litres	12 months

- 2.7.2 South East Water may, at any time, direct the Customer to upgrade, retrofit, or replace existing treatment apparatus where in South East Water's opinion:
- (a) the treatment apparatus does not meet accepted standard sizing guidelines and criteria;
  - (b) discharge compliance cannot be demonstrated in a sustainable and regular manner; or
  - (c) changes occur in the constituents, volume and/or frequency of discharge to the sewer.
- 2.7.3 South East Water does not give any warranty or accept any liability in respect of the performance of any treatment apparatus or in respect of the ability of the treatment apparatus to ensure compliance with Part 3 of this Consent.
- 2.7.4 The treatment apparatus must be pumped out at the frequency specified in the table and any resulting prescribed waste removed from the premises by a waste transporter must be in accordance with the Environment Protection Act 2017. The Customer must allow South East Water to inspect all waste transport certificates for prescribed waste removed, upon request.
- 2.7.5 The Customer shall ensure copies of the relevant documentation regarding the pump out of the Petrol and Oil Interceptor is sent to South East Water within 24 hours of the pump out.
- 2.7.6 The Customer must notify South East Water in writing of any changes/alterations made to the treatment apparatus.
- 2.7.7 The Customer must maintain document procedures clearly detailing how the Treatment Apparatus is operated and maintained and give a copy to South East Water within 24 hours upon request.



### Part 3 ACCEPTANCE CRITERIA

The nature and levels of the characteristics of trade waste discharged pursuant to this Consent must at all times comply with the provisions of the Acceptance Criteria outlined below.

#### 3.1 PHYSICAL CHARACTERISTICS

##### 3.1.1 Temperature

The Customer must not discharge trade waste with a temperature greater than 38<sup>0</sup> C.

##### 3.1.2 Solids

- (a) The Customer must not discharge trade waste containing gross solids, suspended solids or total dissolved solids except in accordance with this paragraph.
- (b) Gross solids contained in trade waste must:
  - (i) be able to pass through a bar screen with 13mm spaces between bars; and
  - (ii) have a quiescent settling velocity of not more than 3m/hour.
- (c) Where the total mass load of suspended solids exceeds 1,000 kg/day, the concentration of suspended solids must not exceed 10,000 mg/litre.
- (d) The total mass load of total dissolved solids must not exceed 200 kg/day.
- (e) The Customer must not discharge waste containing fibrous material which, in the opinion of South East Water is likely to cause obstructions in a drain or sewer.

##### 3.1.3 Oils, fats and grease

- (a) The Customer must not discharge trade waste containing any free or floating layer of oil, fat or grease.
- (b) The Customer may discharge trade waste containing emulsified oil, fat or grease which, in the opinion of South East Water, is biodegradable, if the emulsion is stable:
  - (i) at a temperature of 15<sup>0</sup> C; and
  - (ii) when it is in contact with raw sewage and the resulting mixture has a pH of no less than 4.5 and no greater than 10.0.
- (c) The Customer must not discharge trade waste containing emulsified oil, fat or grease which, in the opinion of South East Water is not biodegradable, if it contains more than 1,000 mg/litre of material recovered by a solvent prescribed South East Water as extractable matter when the emulsion:
  - (i) is stable at a temperature of 15<sup>0</sup> C; and
  - (ii) is in contact with raw sewage and the resulting mixture has a pH no less than 4.5 and no greater than 10.0.
- (d) The Customer must not discharge trade waste containing emulsified oil, fat or grease if it contains more than 200 mg/litre of material recoverable by a solvent prescribed by South East Water as extractable matter when the emulsion is:

- (i) unstable at a temperature of 15°C; and
- (ii) in contact with raw sewage and the resulting mixture has a pH of no less than 4.5 and no greater than 10.0.

### 3.1.4 Organic Liquids

- (a) The Customer must not discharge trade waste containing any free or floating layer of organic liquid.
- (b) The Customer must not discharge any trade waste which, in the opinion of an Authorised Person, may be flammable.

### 3.1.5 Latex Emulsions

- (a) In this clause “biodegradable” in relation to trade waste means that, in the opinion South East Water, the total organic carbon content of the trade waste would decrease by at least 90% when submitted to the sewage treatment process employed by the Company for that waste.
- (b) In this clause “latex emulsion” includes an emulsion containing paint, adhesive, rubber, plastic or similar materials.
- (c) In this clause “stable latex emulsion” means a latex emulsion in which the solids deposited in a filter do not increase by more than 200 mg/litre when the emulsion:
  - (i) is at 15° C; and
  - (ii) is in contact with raw sewage and the resulting mixture has a pH of no less than 4.5 and no greater than 10.0.
- (d) The Customer may discharge trade waste containing a biodegradable stable latex emulsion.
- (e) The Customer must not discharge trade waste containing a stable latex emulsion which is not biodegradable at a concentration greater than 1,000 mg/litre of total solids.
- (f) The Customer must not discharge trade waste containing an unstable latex emulsion.

### 3.1.6 Radioactive waste

The Customer must only discharge trade waste which complies in all respects with the Radiation Regulations 2017, as amended from time to time.

### 3.1.7 Colour

The Customer must not discharge trade waste containing Colour greater than 9 Adams- Nickerson (42) units, determined from the most pronounced Colour obtained from a sample adjusted to a pH of not less than 7.0 and no greater than 8.0, following biological treatment by an activated sludge process.

## 3.2 CHEMICAL CHARACTERISTICS

### 3.2.1 pH Value

The Customer must not discharge trade waste with a pH value of less than 6.0 or greater than 10.0, except as provided by Clause 3.2.3 (b) (ii).

### 3.2.2 Organic Concentration

The Customer must not discharge trade waste with a total mass load of 5-day biochemical oxygen demand in excess of 1,000 kg/day, unless its concentration is no greater than 4,000 mg/litre.

### 3.2.3 Nitrogen

The Customer must not discharge trade waste with a:

- (a) total mass load of TKN exceeding 788 kg/day (expressed as N) unless its concentration is no greater than 500 mg/L; and
- (b) concentration of ammonia, plus ammoniacal ion (expressed as N), greater than
  - (i) 50 mg/litre; or
  - 200 mg/litre if the pH is within the restricted range 6.0 to 8.0

### 3.2.4 Sulfur Substances

- (a) Oxidised Sulfur
  - (i) For the purpose of this paragraph, "Oxidised Sulfur" means the chemical substances expressed as S and known as sulfates, sulfites and thiosulfates.
  - (ii) The Customer must not discharge trade waste containing Oxidised Sulfur with a concentration of 100 mg/litre or more, except as provided in this paragraph.
  - (iii) The Customer must treat any trade waste with a concentration of Oxidised Sulfur greater than 600 mg/litre before it is discharged.
  - (iv) Where trade waste prior to discharge would have a total concentration of Oxidised Sulfur of not less than 100 mg/litre and not more than 600 mg/litre, the Customer must treat any stream of waste contributing to the discharge which has a concentration of Oxidised Sulfur greater than 600 mg/litre.
  - (v) The Customer must use the best available technology, as determined South East Water, to treat any trade waste under sub-paragraph (iii) or (iv).
- (b) The Customer must not discharge trade waste containing sulfide in a concentration greater than 1 mg/litre.

### 3.2.5 Metals

- (a) The Customer must not discharge any element listed in Column 1 of Table A, except in accordance with this paragraph.
- (b) Where the daily mass load of any element discharged is between the lower limit specified in Column 2 and the upper limit specified in Column 3 for that element, trade waste must not exceed the concentration specified in Column 4.
- (c) Where the daily mass loads of any element discharged is either lower than the limit specified in Column 2 or greater than the limit specified in Column 3, South East Water must determine the maximum concentration of that element which the Customer may discharge.
- (d) Where no entry is made in Column 2 and 3 for any element, trade waste must not exceed the concentration for that element specified in Column 4.

- (e) Where the Customer has demonstrated to South East Water, that it is unable to limit the concentration of Boron (as B) to the concentration specified in Column 4 using commonly available waste minimisation technology to the best extent practicable, the occupier may discharge trade waste containing boron in a concentration no greater than 100 mg/litre.
- (f) Where the Customer has demonstrated to South East Water, that it is unable to limit the concentration of Manganese (as Mn) to the concentration specified in Column 4 using commonly available waste minimisation technology to the best extent practicable, the Customer may discharge trade waste containing Manganese in a concentration no greater than 100 mg/litre.

**TABLE A**

Column 1 Element	Column 2 grams/day	Column 3 grams/day	Column 4 mg/l
Arsenic			1
Boron as B			25
Barium			150
Beryllium			30
Cadmium	0.4	20	2
Chromium	100	5000	10
Cobalt			10
Copper	100	5000	10
Iron	2000	100000	100
Lead	100	5000	10
Manganese			10
Mercury	0.2	10	1
Molybdenum			10
Nickel	10	500	10
Selenium			10
Silver*	0.2	50	5
Thallium			20
Tin			10
Uranium (238)			30
Zinc	200	15000	10

\* based on analysis using digestion with aqua regia.

### 3.2.6 Halogens and Halides

The Customer must not discharge trade waste containing a substance listed in Table B with a concentration greater than is listed for that substance.

**TABLE B**

Substances	Maximum Allowable Concentration Milligrams per litre
Bromine ( expressed as Br <sub>2</sub> )	5
Chlorine (expressed as Cl <sub>2</sub> )	5
Fluoride	30
Iodine (expressed I <sub>2</sub> ) in	5

### 3.2.7 Cyanide

The Customer must not discharge trade waste containing a cyanide concentration greater than 10 mg/litre.

### 3.2.8 Inhibitory Chemicals

- (a) The Customer must not discharge any trade waste which, when diluted to a 5% solution with sewage, would inhibit the microbiological sewage treatment process applicable to that trade waste by more than 20%.
- (b) South East Water must determine the microbiological sewage treatment process referred to in sub-paragraph (a).

### 3.2.9 Organic Acids

The Customer must not discharge trade waste containing a substance listed in Table C with a concentration greater than is listed for that substance.

**TABLE C**

Substances	Maximum Allowable Concentration Milligrams per litre
Total phenoxyacetic acids	1,000
Acetic Acid	1,085
Acrylic Acid	1,015

### 3.2.10 Phenolic Substances

The Customer must not discharge trade waste containing a substance listed in Table D with a concentration greater than is listed for that substance.

**TABLE D**

Substances	Maximum Allowable Concentration Milligrams per litre
Sum of phenol, monochlorophenol, dichlorophenol and their isomers	300
Trichlorophenol	50
Tetrachlorophenols	5
Pentachlorophenol	5

### 3.2.11 Aldehydes and Ketones

The Customer must not discharge trade waste containing a substance listed in Table E with a concentration greater than is listed for that substance.

**TABLE E**

Substance	Maximum Allowable Concentration Milligram per litre
Acetone	380
Acrolein	0.1
Formaldehyde (expressed as HCHO)	200
Methyl Ethyl Ketone (MEK, 2-butanone)	90
Methyl Isobutyl Ketone (MIBK)	6.1

### 3.2.12 Nitriles

The Customer must not discharge trade waste containing acrylonitrile at a concentration greater than 1.0 mg/litre.

### 3.2.13 Aromatic Hydrocarbons

The Customer must not discharge trade waste containing a mononuclear aromatic hydrocarbon listed in Table F in a concentration greater than is listed for the substance.

**TABLE F**

Substance	Maximum Allowable Concentration Milligrams per litre
<b>Mononuclear Aromatic Hydrocarbons</b>	
Benzene	1.0
Cumene	3.0
2,4 Dinitrotoluene	10.0
2, 6 Dinitrotoluene	10.0
Ethylbenzene	2.0
Nitrotoluene	5.0
Styrene	2.0

Toluene	2.0
Total Xylenes	2.0
1,3 Dinitrobenzene	0.34
<b>Polynuclear Aromatic Hydrocarbons</b>	
Acenaphthene	0.016
Naphthalene	1.3

### 3.2.14 Halogenated Aliphatic Hydrocarbons

The Customer must not discharge trade waste containing a halogenated aliphatic hydrocarbon listed in Table G in a concentration greater than is listed for that substance.

**TABLE G**

Substance	Maximum Allowable Concentration Milligrams per litre
1,2 Dichloroethane	5.0
1,1,1 Trichloroethane	3.0
1,1,2 Trichloroethane	3.0
1,1,2,2 Tetrachloroethane	2.0
Hexachloroethane	1.0
Chloromethane (Vinyl Chloride Monomer)	0.5
1,2 Dichloroethylene	5.0
Trichloroethylene	1.0
Tetrachloroethylene	1.0
Carbon Tetrachloride	1.0
Methylene Chloride	5.0
Methyl Chloride	1.0µg/l
Methyl Bromide	1.0µg/l
Trichloromethane (Chloroform)	1.0
Bromodichloromethane	1.0
Trichlorofluoromethane	1.0
Dichlorodifluoromethane	1.0
Chlorodibromomethane	5.0
1,1 Dichloropropane	5.0
1,2 Dichloropropane	5.0
1,3 Dichloropropane	1.0µg/l
Hexachlorobutadiene	1.0µg/l

### 3.2.15 Aliphatic Hydrocarbons

The Customer must not discharge trade waste containing aliphatic hydrocarbons C6 to C9 at a concentration greater than 1.0 mg/litre.

### 3.2.16 Esters

The Customer must not discharge trade waste containing a substance listed in Table H in a concentration greater than is listed for that substance.

**TABLE H**

Substance	Maximum Allowable Concentration Milligrams per litre
Ethyl Acrylate	1.5
Methyl Methacrylate	30.0

**3.2.17 Ethers**

The Customer must not discharge trade waste containing a substance listed in Table I in a concentration greater than is listed for that substance.

**TABLE I**

Substance	Maximum Allowable Concentration Milligrams per litre
Diethylene glycol monobutyl ether (butyl carbitol)	2,000
2-Butoxyethanol	295
Tetrahydrofuran	75

**3.2.18 Other Organics**

The Customer must not discharge trade waste containing Epichlorohydrin at a concentration greater than 3.9 mg/litre.

**3.2.19 Pesticides and Herbicides**

The Customer must not discharge trade waste containing a substance listed in Table J in a concentration greater than is listed for that substance.

**TABLE J**

Substance	Maximum Allowable Concentration Milligrams per litre
<b>Organochlorine Pesticides</b>	
Aldrin	0.001
Chlordane	0.006
DDT	0.003
Dieldrin	0.001
Heptachlor	0.003
Lindane	0.100
<b>Herbicides</b>	
Glyphosate	10
Trifluralin	10

**3.2.20 Halogenated Aromatic Hydrocarbons**

The Customer must not discharge trade waste containing halogenated aromatic hydrocarbons listed in Table K in a concentration greater than is listed for that substance.

**TABLE K**

Substance	Maximum Allowable Concentration Milligrams per litre
Polychlorinated Biphenyls (PCB's)	0.002
Polybrominated Biphenyls (PBB's)	0.002

### 3.2.21 Alcohols

The Customer must not discharge trade waste containing a substance listed in Table L in a concentration greater than is listed for that substance.

**TABLE L**

Substance	Maximum Allowable Concentration Milligrams per litre
2-Ethyl Hexanol	155
Allyl Alcohol (2-Propoen-1-ol)	9.1
Ethanol	3,765
Ethylene Glycol	4,000
Isobutanol	140
Isopropanol	1,155
Methanol	615
Propylene Glycol	4,000

### 3.2.22 Chlorodibenzo-p-dioxins and Chlorodibenzo-furans

- (a) The Customer must not discharge any trade waste containing any of the full range of chlorodibenzo-p-dioxin and chlorodibenzo-furan congeners, except in accordance with this paragraph.
- (b) Subject to sub-paragraphs (c), (d) and (e), the Customer must not discharge trade waste containing any of the full range of chlorodibenzo-p-dioxin and chlorodibenzo-furan congeners in a concentration greater than the NATO total toxic equivalent of 40.0ng/l.
- (c) Notwithstanding sub-paragraph (b), South East Water may at any time in writing require the Customer not to discharge any trade waste containing any of the full range of chlorodibenzo-p-dioxin and chlorodibenzo-furan congeners in a concentration greater than the NATO total toxic equivalent of 20.0 ng/l.
- (d) Subject to sub-paragraph (e), the Customer must not discharge trade waste containing any 2,3,7,8 tetrachlorodibenzo-p-dioxin congeners in a concentration greater than the NATO toxic equivalent of 20.0 ng/l.
- (e) Notwithstanding sub-paragraph (d), South East Water may at any time require the Customer not to discharge any 2,3,7,8 tetrachlorodibenzo-p-dioxin congeners in a concentration greater than the NATO total toxic equivalent of 5.0 ng/l.

### 3.2.23 Other Substances

A Customer must not discharge trade waste containing any substance not otherwise mentioned in this Schedule:

- (a) In a concentration no greater than 1µg/L;
- (b) Where the discharge or release of which to any element of the environment is restricted or prohibited by any legislation applying in Victoria; and
- (c) In quantities of, or of a quality that, in the opinion of South East Water would or is reasonably likely to endanger human life, compromise the safety of a person or of the works, or significantly adversely affect the operation of a sewage treatment plant or any part of the environment.



### 3.2.24 Headspace Air

The Customer must not discharge trade waste to a sewer which, at the nearest point of the sewer accessible by humans from the point of discharge, in any respect fails to comply with every relevant Safe Work Australia Exposure Standard relating to time weighted average exposure standard (TWA).

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.

## Part 4 General Conditions

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.

### 4.1 ACCEPTANCE OF TRADE WASTE

The Customer must only discharge, and South East Water must only accept, trade waste on the terms set out in this Consent.

### 4.2 INSPECTIONS

4.2.1 Section 177 of the Act authorises South East Water to enter the Premises at any reasonable time, and at any time in an emergency:

- (a) to measure flows and take samples of trade waste; or
- (b) to inspect any works for conveying trade waste to a sewer.

4.2.2 South East Water, when entering the premises:

- (a) must not unreasonably delay or inconvenience the Customer's business; and
- (b) must comply with any reasonable directions of the Customer to ensure the health or safety of any person on the premises.

### 4.3 TEMPORARY SUSPENSION OF DISCHARGES

4.3.1 South East Water may, by written notice, require the Customer to cease discharging trade waste to a sewer.

4.3.2 South East Water may only give notice under sub-clause 4.3.1 when South East Water:

- (a) wishes to inspect, repair, maintain or close the sewer;
- (b) reasonably considers that :
  - (i) the Customer is in breach of any of its obligations under this Consent; or
  - (ii) continuing to discharge trade waste to the sewer is, or may be, reasonably likely to endanger human life, compromise the safety of any person or the works of any water business, or significantly adversely affect the operation of a sewage treatment plant or any part of the environment; or
- (c) is directed by Melbourne Water to stop the discharge to Melbourne Water's sewer.

- 4.3.3** Whenever South East Water gives notice to the Customer in circumstances referred to in paragraph 4.3.2(b), South East Water may:
- (a) require the Customer, or the owner of any property in relation to which the contravention occurs, to take any action specified in the notice, within the time specified in the notice, to remedy the contravention; and/or
  - (b) pursuant to such notice, make any amendment to this Consent which South East Water considers necessary to prevent those circumstances recurring or similar circumstances arising, and this Consent is amended accordingly.
- 4.3.4** The Customer must not resume discharging trade waste until South East Water notifies the Customer in writing that it may resume discharging.
- 4.3.5** Subject to the Customer complying with any amendment made under sub-clause 4.3.3, South East Water must notify the Customer that it may resume discharging, as soon as practicable.

#### **4.4 CHANGES TO TRADE WASTE DISCHARGES**

- 4.4.1** The Customer must notify South East Water in writing whenever the Customer becomes aware of any change or proposed change to a characteristic, or the volume or rate of flow, of trade waste discharged to a sewer from the premises.
- 4.4.2** Subject to clause 4.4.3, whenever the Customer proposes a change referred to in sub-clause 4.4.1:
- (a) the Customer must give South East Water written notice at least 30 days before the change occurs;
  - (b) South East Water must notify the Customer in writing of any amendment which South East Water requires to this Consent, because of the proposed change;
  - (c) South East Water will advise of any additional charges that may be levied particularly with respect to area contributions, to reflect the cost of additional demands placed on the sewerage network; and
  - (d) the Consent, as amended, takes effect from the date upon which South East Water gives the Customer notice of the amendment.
- 4.4.3** South East Water may only require an amendment under paragraph 4.4.2(b) if South East Water:
- (a) reasonably considers that continuing to discharge trade waste to the sewer is likely to endanger human life, compromise the safety of any person or the works of any water business, or significantly adversely affect the operation of a sewage treatment plant or any part of the environment; and
  - (b) has previously consulted with the Customer about the proposed amendment.

#### **4.5 NOTICE OF DANGEROUS EVENTS**

The Customer must notify South East Water within half an hour after becoming aware of any event relating to trade waste which:

- (a) does or may give rise to a breach of this Consent; or
- (b) is reasonably likely to endanger human life, compromise the safety of a person or the works of any water business, or significantly adversely affect the operation of a sewage treatment plant or any part of the environment.

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.

#### **4.6 INDEMNITY**

The Customer indemnifies South East Water against any damage, loss, penalty, cost or expense incurred by South East Water as a direct or indirect result of the Customer failing to comply with any provision of this Consent, except to the extent that the damage, loss, penalty, cost or expense is caused by an act or omission of South East Water.

#### **4.7 TRADE WASTE CHARGES**

**4.7.1** The Customer must pay South East Water such charges for trade waste services from time to time determined by South East Water under the provisions of the Act, plus GST (if any), as are specified in an invoice duly given by South East Water by the date there set out. South East Water's Trade Waste Charges are available on the website [www.southeastwater.com.au](http://www.southeastwater.com.au).

**4.7.2** The Customer is not liable to pay charges for any period when the Customer is required to stop discharging trade waste under sub-clause 4.3.

**4.7.3** South East Water may charge interest at the interest rate on any amount payable by the Customer under this Consent, calculated from the day after the due date until the day on which payment is made in full.

[Note: Under clause 4.10, this Consent can be terminated if trade waste charges are not paid as required by this Consent.]

#### **4.8 OTHER CHARGES**

**4.8.1** Nothing in this Consent limits the rights of South East Water to require the Customer or the owner of the Premises to pay any other charges which may be imposed by South East Water at law pursuant to the Act.

#### **4.9 AMENDMENT**

This Consent may be amended:

- (a) in accordance with sub-clauses 4.4.2;
- (b) by 30 days' written notice given by South East Water to the Customer; or
- (c) by the parties, in writing.

#### **4.10 BREACH**

**4.10.1** If South East Water considers that the Customer is in breach of any of its obligations under this Consent, it may, without prejudice to its rights under section 151 of the Water Act 1989 (as set out in clause 4.10.2 below), provide one or more notices to the Customer which require the Customer to rectify the breach within the period of time set out in the notice.

**4.10.2** Section 151 (1) of the Water Act 1989 empowers South East Water to give written notice to the Customer if the Customer contravenes:

- (a) the Water Act 1989, the regulations or South East Water's by-laws;
- (b) a requirement made by South East Water under the Water Act 1989;
- (c) a condition of this Consent which South East Water considers is a license issued under the Water Act 1989; or

- (d) a prescription of an approved management plan for a water supply protection area

requiring the Customer, or the owner of any property in relation to which the contravention occurs, to take any action specified in the notice, within the time specified in the notice, to remedy the contravention

**4.10.3** Section 151(2) of the Water Act 1989 requires the Customer to comply with the notice by the date specified in the notice, or any longer time allowed by South East Water.

**4.10.4** Section 151(3) provides that if the notice is not complied with within the time specified or any longer time allowed, South East Water may;

- (a) carry out works and take any other action it decides is necessary to remedy the contravention, and recover costs,
- (b) remove or disconnect any service to the property in relation to which the contravention occurs, and recover costs, and
- (c) apply to a court for an injunction restraining the person on whom the notice was served from contravening the notice.

South East Water may serve written notice of termination on the Customer and this Consent automatically terminates at midnight on the date on which the notice is served.

#### **4.11 TERMINATION**

**4.11.1** This Consent terminates:

- (a) upon notice by South East Water, in the circumstances where sub-clause 4.10.4 applies;
- (b) upon the expiration of 30 days' written notice given by South East Water;
- (c) upon the expiration of 30 days' notice given by the Customer;
- (d) if the parties so agree in writing;
- (e) in the circumstances where a notice given to the Customer under sub-clause 4.3.3 is not complied with within the time specified or any longer time allowed; or
- (f) upon the expiration of the term set out in clause 1.3.

**4.11.2** Upon termination, the Customer must:

- (a) cease discharging trade waste to a sewer;
- (b) disconnect any equipment used to discharge trade waste to a sewer; and
- (c) rectify any damage caused to a sewer because of the disconnection.

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.

#### **4.12 DISPUTE RESOLUTION**

South East Water will comply with its Complaints and Dispute Resolution Procedure and the terms of the Trade Waste Consent in dealing with any complaints made by the Customer or any dispute arising from the Trade Waste Consent.

South East Water's Complaints and Dispute Resolution Procedure is available on its website [southeastwater.com.au](http://southeastwater.com.au).

Where a complaint escalates beyond South East Water's Complaints and Dispute Resolution Procedure and relates to technical or economic aspects of Trade Waste management South East Water will:

- with consent from the Customer, engage the services of an independent expert or mediator to help resolve the complaint; and
- advise the Customer that it may request that the Essential Services Commission consider whether the water business has complied with the Trade Waste Code, the Customer Service Code or South East Water's price determination.

#### **4.13 NO ASSIGNMENT**

A party may not assign any of its rights or obligations under this Consent.

#### **4.14 NOTICES**

- 4.14.1** Subject to sub-clause 4.14.3 notice, consent or other communication under this Consent is only effective if it is in writing, signed and either left at the addressee's address or sent to the addressee by mail or fax. If it is sent by mail, it is taken to have been received three working days after it is posted. If it is sent by fax, it is taken to have been received when the addressee actually receives it in full and legible form.
- 4.14.2** A person's address and fax number are those set out in sub-clause 1.2, or as the person notifies the sender.
- 4.14.3** South East Water may also give an effective notice, consent or other communication to the Customer under this Consent by leaving it at the Premises.

#### **4.15 GENERAL**

##### **4.15.1 Governing Law**

This document is governed by the law in force in Victoria.

##### **4.15.2 Giving Effect to this Consent**

Each party must do anything (including execute any document) and must ensure that its employees and agents do anything (including execute any document) that the other party may reasonably require to give full effect to this Consent.

##### **4.15.3 Waiver of Rights**

A right may only be waived in writing, signed by the party giving the waiver, and:

- (a) no other conduct of a party (including a failure to exercise, or delay in exercising, the right) operates as a waiver of the right or otherwise prevents the exercise of a right;
- (b) a waiver of a right on one or more occasion does not operate as a waiver of that right if it arises again; and
- (c) the exercise of a right does not prevent any further exercise of that right or of any other right.

#### **4.15.4 Operation of this Consent**

This document contains the entire Consent between the parties about its subject matter. Any previous understanding, Consent, representation or warranty relating to that subject matter is replaced by this Consent and has no further effect.

#### **4.15.5 Operation of Indemnities**

- (a) An indemnity in this Consent survives the expiration or termination of this Consent.
- (b) A party may recover a payment under an indemnity in this Consent before it makes any payment in respect of which the indemnity is given.

#### **4.15.6 Consent**

Where this Consent contemplates that South East Water may agree or consent to something (however it is described), South East Water may:

- (a) agree or consent, or not agree or consent, in its absolute discretion; and
- (b) agree or consent subject to conditions;

but must do so reasonably, unless this Consent expressly contemplates otherwise.

### **4.16 INTERPRETATION**

#### **4.16.1 Definitions**

The following definitions apply in this Consent.

"Act" means the Water Act 1989.

"GST" means any consumption tax imposed by a Commonwealth Act, whether at the point of sale or upon some other specified occurrence, by whatever name, which operates during the term of this Consent and includes a goods-and-services tax, a broad based consumption or indirect tax and a value-added tax.

"interest rate" means the rate from time to time prescribed under the Penalty Interest Rates Act 1983, plus 2%.

"Melbourne Water" means the Melbourne Water Corporation.

"sewer" means a sewer belonging to, or under the control of, either South East Water or Melbourne Water.

"water business" means a water and sewerage licensee under the Act and Melbourne Water.

## 4.16.2 Interpretation

Headings are for convenience only and do not affect interpretation. The following rules also apply in interpreting this document, except where the context makes it clear that a rule is not intended to apply.

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) A reference to:
  - (i) legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;
  - (ii) a document or Consent, or a provision of a document or Consent, is to that document, Consent or provision as amended, supplemented, replaced or novated;
  - (iii) a party to this document includes any employee or contractor of, or any person authorised by, a party;
  - (iv) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person; and
  - (v) anything (including a right, obligation or concept) includes each part of it.
- (b) A singular word includes the plural, and vice versa.
- (c) A word which suggests one gender includes the other gender.
- (d) If a word is defined, another part of speech has a corresponding meaning.
- (e) If an example is given of anything (including a right, obligation or concept), such as by saying it includes something else, the example does not limit the scope of that thing.
- (f) Any site plan annexed to this Consent is part of this Consent.

## 4.17 PRIVACY

In giving effect to this Consent, the parties acknowledge that South East Water will collect and retain personal information relating to the Occupier.

In carrying out our statutory functions of planning for, providing, managing and operating water supply and sewerage systems, including water and biosolid recycling programs, we may share information with our officers and contractors, with Melbourne Water, other bodies exercising powers under the Water Act 1989, the Water (Trade Waste) Regulations 2014, the Environment Protection Act 1970, the Local Government Act 1989 and other government agencies.

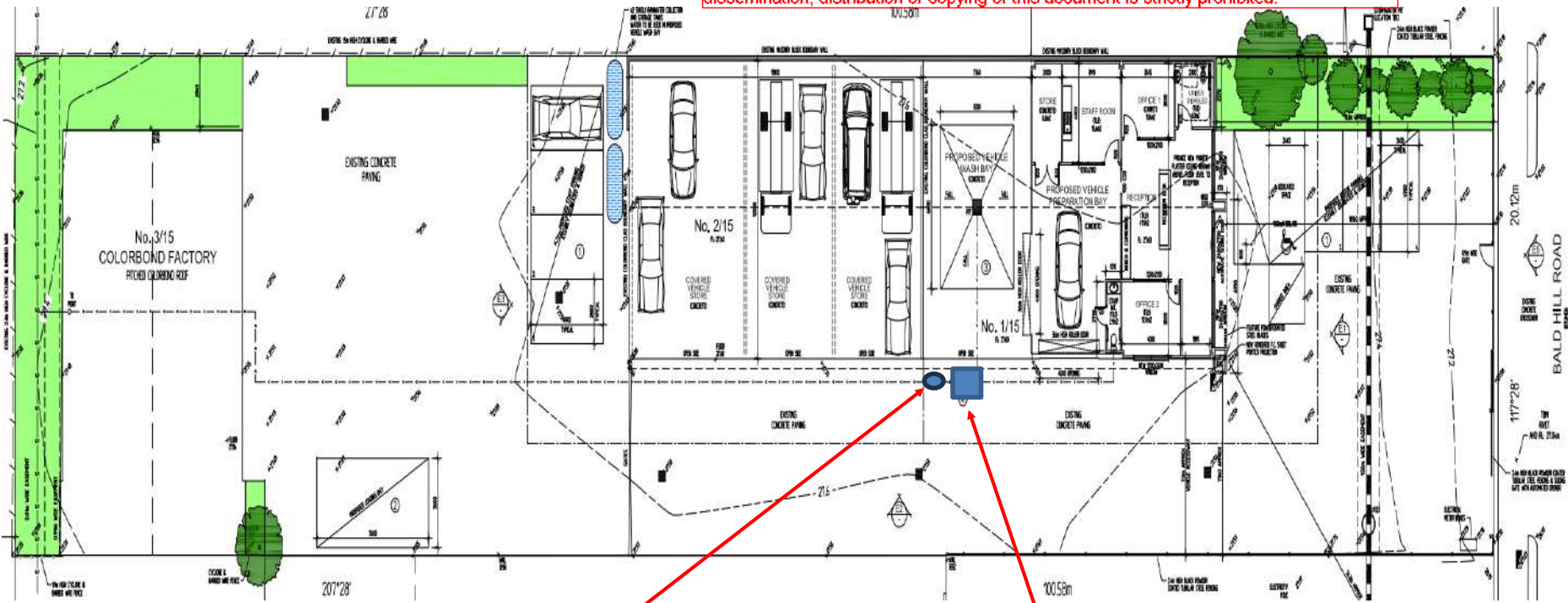
We will ask for your permission prior to sharing information which may identify you or your business with any person other than those mentioned above.

For a copy of South East Water's privacy charter which describes in more detail how personal information may be used, or details on how to access your personal information, please visit [southeastwater.com.au/privacy](http://southeastwater.com.au/privacy) or contact 131 694.





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.



Sample Point  
DG@POI-1

Trade Waste  
Petrol and Oil Interceptor  
(POI-1)

### TRADE WASTE SITE PLAN

<b>Customer Name</b>	Budget Truck and Car Rentals		
<b>Discharge Address</b>	1/ 15 Bald Hills Road, Pakenham		
<b>Trade Waste No.</b>	16597	<b>Date</b>	05 September, 2024