

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	Southeast Business Park We 1/6 Venture Way, Pakenham VIC 3810 L1 PS621720
The application is for a permit to:	Use of land for Care takers accommodation and associated Building and works
The applicant for the permit is:	3D DESIGN GROUP
The application reference number is:	T230641
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809  This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: <a href="https://www.cardinia.vic.gov.au/advertisedplanningapplications">https://www.cardinia.vic.gov.au/advertisedplanningapplications</a>

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must
- \* be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).
  - \* include the name and address of the objector/ submitter.
  - \* include the application number and site address.
  - \* include the reasons for the objection, and
  - \* state how the objector would be affected.

The Responsible Authority will not decide on the application before:	18 March 2024
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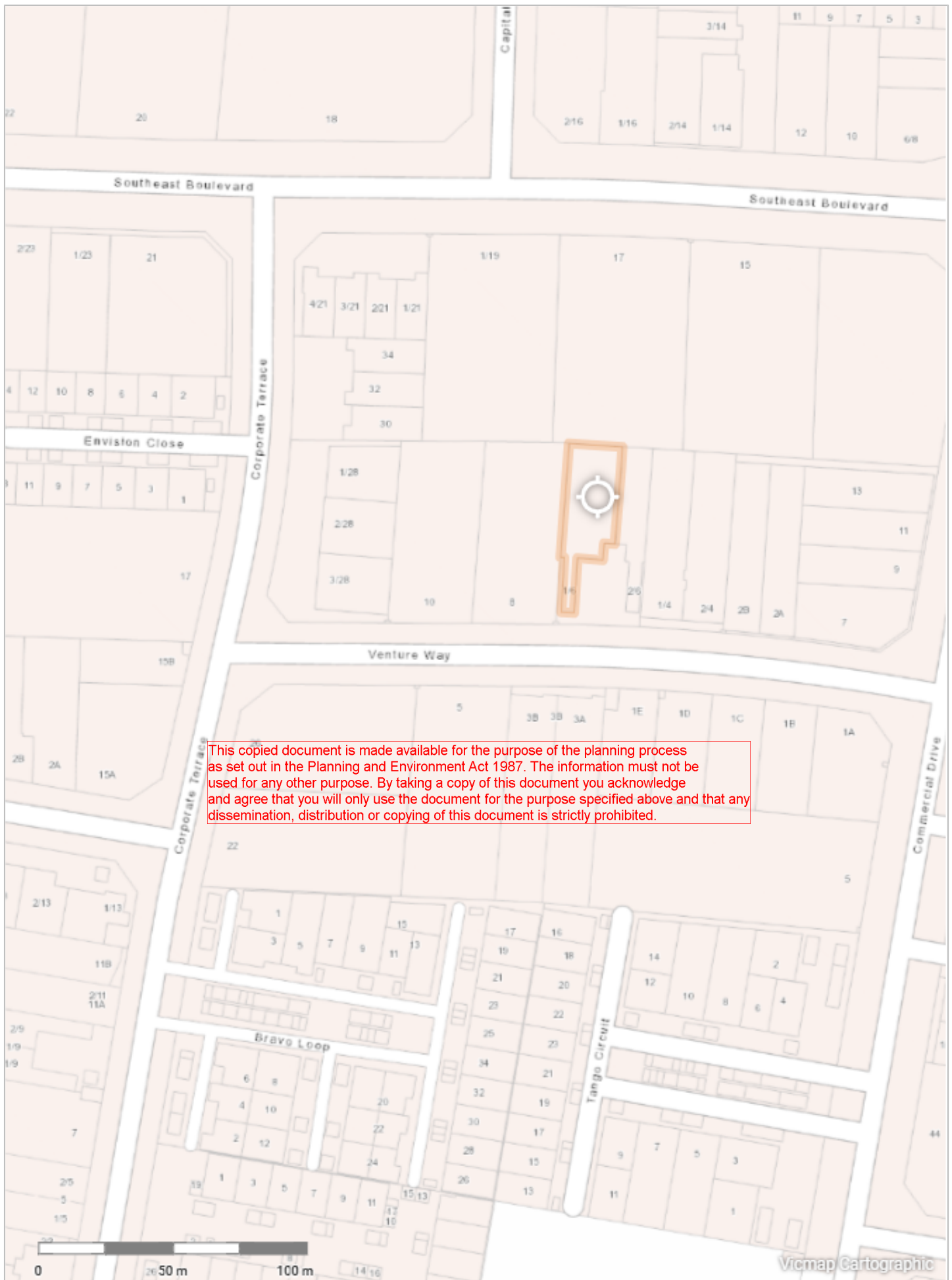
If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

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## Application Summary

Portal Reference	A42350TA
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## Basic Information

Proposed Use	ALTERATIONS TO EXISTING WAREHOUSE
Current Use	WAREHOUSE WITH ASSOCIATED CARPARKING
Cost of Works	\$30,000
Site Address	We 1 6 Venture Way 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?	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

Type	Name	Address	Contact Details
Applicant	3D DESIGN GROUP	42B MAIN STREET, PAKENHAM VIC 3810	W: 03-5941-4717 E: pakenham@3dds.com.au
Owner			
Preferred Contact	3D DESIGN GROUP	42B MAIN STREET, PAKENHAM VIC 3810	W: 03-5941-4717 E: pakenham@3dds.com.au

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 11 Not more than \$100,000	\$1,232.30	100%	\$1,232.30
Total			\$1,232.30

## Documents Uploaded

Date	Type	Filename
20-12-2023	A Copy of Title	Title.pdf
20-12-2023	Site plans	23-0 [REDACTED] TP1.pdf
20-12-2023	Additional Document	23-0 [REDACTED] ng Cover Letter.pdf



**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

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

## Lodged By

Site User	██████████ 3D DESIGN GROUP	42B MAIN STREET, PAKENHAM VIC 3810	W: +61-3-5941-4717 E: pakenham@3dds.com.au
Submission Date	20 December 2023 - 10:05:AM		

## Declaration

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

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

Page 1 of 1

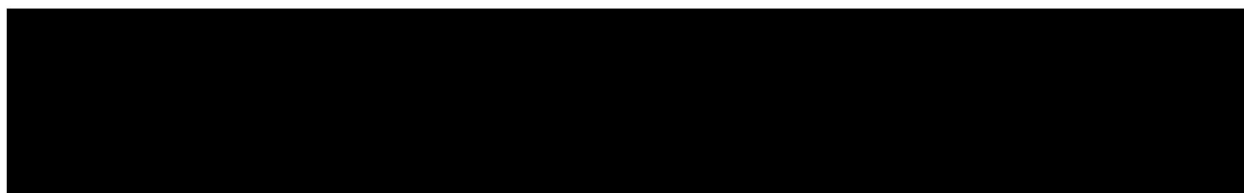
VOLUME 11164 FOLIO 941

Security no : 124111419371R  
Produced 19/12/2023 04:39 PM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 621720B.  
PARENT TITLE Volume 11059 Folio 359  
Created by instrument PS621720B 19/10/2009

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT AF897305F 11/06/2008

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.

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020  
AT390564J 01/07/2020

**DIAGRAM LOCATION**

SEE PS621720B 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: WAREHOUSE 1 6 VENTURE WAY PAKENHAM VIC 3810

**OWNERS CORPORATIONS**

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS621720B

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>PS621720B</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>19/12/2023 16:39</b>

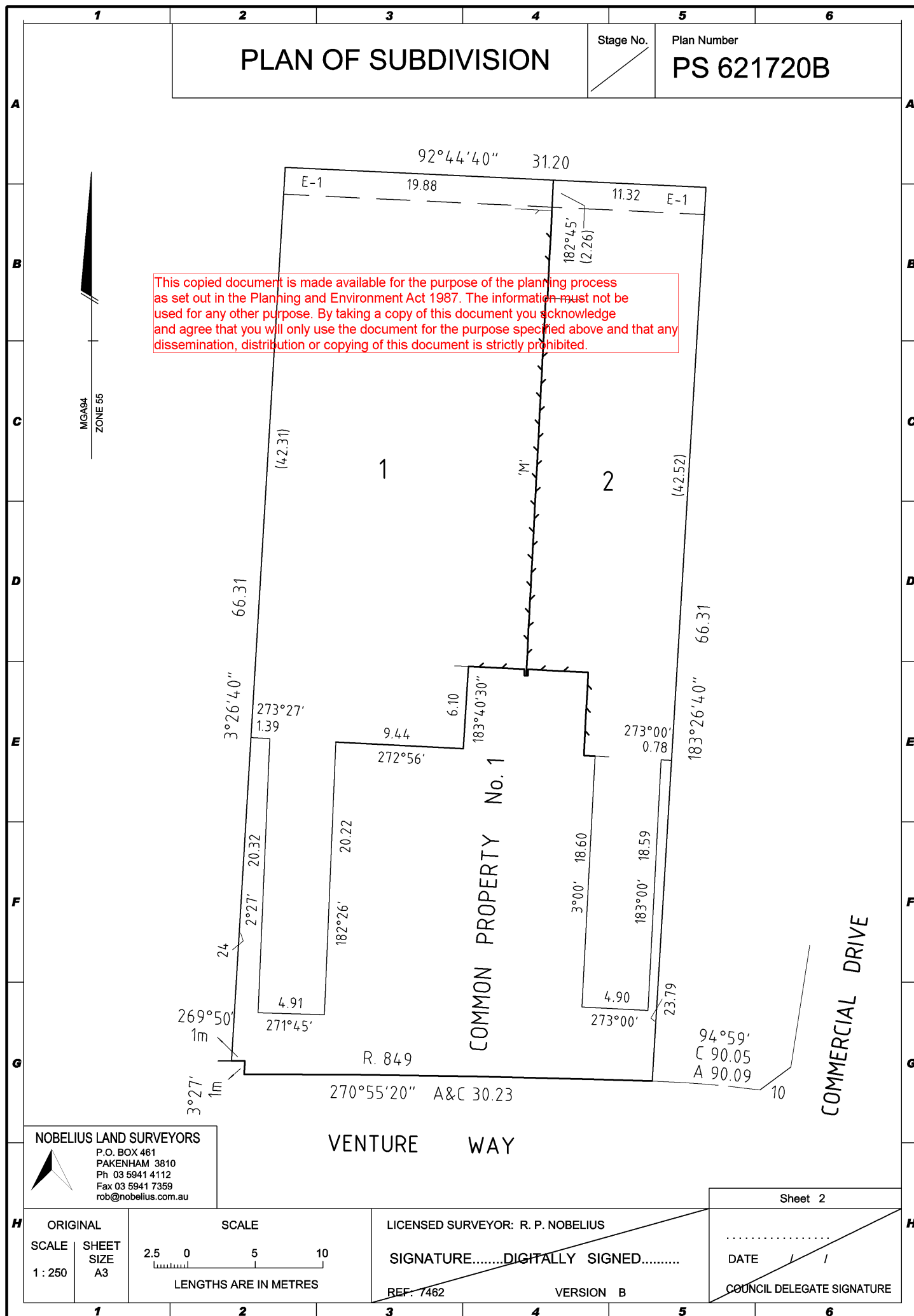
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Signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (B) 13/07/2009



# Plan of Subdivision PS621720B

## Certification by Council (Form 5)

### SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S004214J

Plan Number: PS621720B

Council Name: Cardinia Shire Council

Council Reference Number 1: S09/117

Surveyor's Plan Version: B

### 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

Digitally signed by Council Delegate



Organisation:

Cardinia Shire Council

Date:

30/07/2009

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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Littleton

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Ref: \_\_\_\_\_

Customer Code: 1130E



## Privacy Collec

The information /  
statutory authorit  
maintaining publ  
in the Victorian

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11/06/2008 \$1005.50 45



## MADE AVAILABLE/CHANGE CONTROL

Office Use Only

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

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

Land: (volume and folio reference)

**Certificate of Title Volume 11059 Folio 359**

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

**All Our Estate In Fee Simple**

Consideration:

~~\$312,000.00~~ <sup>MW</sup> \$ 343,200.00

Transferor: (full name)

**CARDINIA SHIRE COUNCIL**

Transferee: (full name and address including postcode)

**ARMAR PTY LTD (ACN 125 168 925)**

**of 8 Kristina Court PAKENHAM 3810**

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Directing Party: (full name)

**NIL**

Creation and/or Reservation and/or Covenant

**The Transferee with the intent of binding the owner for the time being of the land in this transfer ("the land") COVENANTS with the Transferor and each of the owners of the land in Plan of Subdivision No. 537513A (apart from the land) that the Transferee will not:**

**(a) Erect or permit or suffer any building or buildings to be erected or remain on the land hereby transferred unless:**

**(i) Erection of the building or buildings are commenced within three (3) years of the date of registration of Plan of Subdivision No. 537513A and completed within twelve (12) months of the date of**

Approval

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Page 1



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commencement or such latter date as may be approved in writing by SouthEast Business Park Pty Ltd;

(ii) The plans and specifications of the said building or buildings including landscaping plans have been approved in writing by SouthEast Business Park Pty Ltd; and

(iii) The said building or buildings and landscaping plans and specifications are in conformity with the SouthEast Business Park Design Guidelines.

(b) Use or permit or suffer any part of the land hereby transferred to be used for purposes of a bank, café/take-away food premises, restaurant, motor vehicle repairs and panel-beating as defined in the Cardinia Planning Scheme without the prior written consent of SouthEast Business Park Pty Ltd which consent shall be given or denied at the absolute discretion of SouthEast Business Park Pty Ltd.

(c) Cause a plan of subdivision affecting the land hereby transferred (without prior written approval from SouthEast Business Park Pty Ltd) to be lodged with the Registrar of Titles for approval.

(d) Erect of cause to be erected on the land hereby transferred any building other than a building of which one hundred percent (100%) of the wall area (save for the provision of windows and doors) of the front wall and any side wall fronting a road is constructed of brick or block masonry or concrete with applied paint or aggregate finish or such other materials and finish as may be approved by SouthEast Business Park Pty Ltd.

(e) Use or permit to be used for the purposes of external walls (including doors) on any building or buildings any cladding material unless the same is finished with a durable paint or permanent colour surface.

(f) Suffer or store or permit goods, materials, containers or any other commodities or any tank, plant and machinery or rubbish to be stored or placed outside any building erected on the land hereby transferred unless they are substantially screened from view from the road frontage and from any secondary road by a wall of at least 2.5 metres in height or by other means approved by SouthEast Business Park Pty Ltd.

(g) (i) Use or permit or suffer that part of the land hereby transferred situated within any setback area required pursuant to the provisions of the Cardinia Planning Scheme (hereinafter called "the landscaped area") to be used otherwise than for the purpose of a maintained landscaped garden or for the purpose of access to any building on the land hereby transferred; and

(ii) Develop or permit or suffer the landscaped area to be developed as a landscaped garden or for the purpose of access of any building erected on the land hereby transferred unless and until the plans and specifications for the landscaped area have been approved in writing by SouthEast Business Park Pty Ltd which approval is not to be unreasonably withheld;

(h) Use or permit or suffer any part of the land hereby transferred to be used for the purpose of a motor vehicle wrecking or junk/scrap metal yard or container storage or recycling facility.

Approval No.

**T2**

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Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2011

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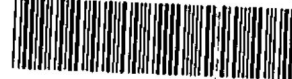


(i) Erect or cause to be erected any front or side fence forward of the Landscape Set-back referred to below without the prior written consent of SouthEast Business Park Pty Ltd.

Street Frontage	No Service Road Min distance (m)	Service Road
Koo Wee Rup Road	3	3
SouthEast Blvd	3	N/A
Greenhills	3	3
McGregor	3	3
All other roads	3	N/A

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(j) Erect or cause to be erected any fence constructed of a material other than coated chain or mesh, steel pickets or materials to match the walls of the Building where that fence faces the road frontage or a secondary road, without the prior written consent of SouthEast Business Park Pty Ltd.

(k) Erect or cause to be erected any side and rear boundary fence not facing a road other than in industrial chain mesh with a minimum height of 2.1m and a maximum height of 2.5m, without the prior written consent of SouthEast Business Park Pty Ltd.

(l) Erect or cause to be erected on the land before any building is erected on the land any sign or hoarding advertising the land for sale other than a sign approved by SouthEast Business Park Pty Ltd for a period of four (4) years from registration of Plan of Subdivision No. 537513A.

Covenants in Clauses (a) (b) and (c) above shall cease to operate 10 years after registration of Plan of Subdivision No. 537513A.

AND IT IS AGREED that the benefit each of these covenants runs with the land in Plan of Subdivision No. 537513A (apart from the land) and that the burden runs with the Land.

Dated: *28th May, 2008*

Execution and attestation

The common seal of Cardinia Shire Council )  
was affixed in the presence of authorised persons )



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Page 3 of 4



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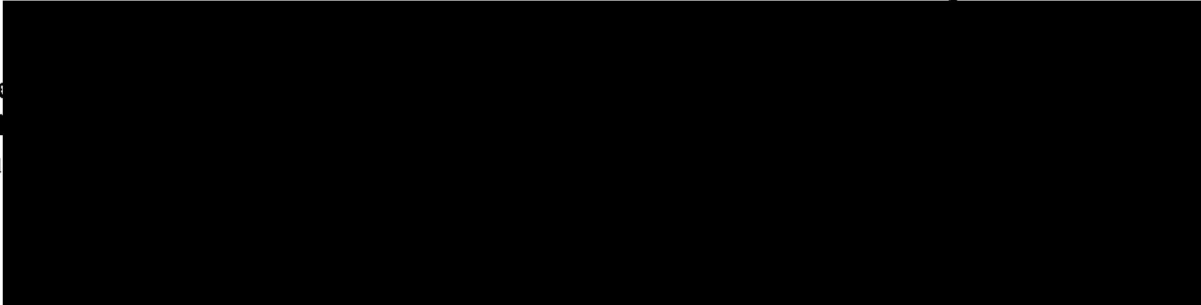
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Executed by ARMAR PTY LTD (ACN 125 168 925) )  
by being signed by those persons who are authorised )  
under its constitution to sign for the company which )  
does not have a common seal )

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Full  
Usu



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## Application to record an instrument

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

Lodged by

Name:

Address: 6 NICHOLSON ST, EAST MELBOURNE 3002

Reference:

Customer code: 237655

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

### Privacy Collection Statement

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

AT390564J

Land: (volume and folio)

SEE ATTACHMENT

and address, including postcode)

SECRETARY, DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING  
EAST MELBOURNE 3002

Signing:

Executed on behalf of

Signer Name

SECRETARY, DEPARTMENT OF ENVIRONMENT, LAND,  
WATER AND PLANNING

OR, REGULATORY STRATEGY AND DESIGN,  
LAND, WATER AND PLANNING  
SESSION DATED 15 JULY 2020

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Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us



# AT390564J

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
4019/685	11222/375	11837/439	11990/725	12088/280	12163/341	12195/362
4594/635	11228/585	11840/495	11990/753	12088/282	12163/359	12195/806
5804/612	11228/969	11840/502	11990/906	12088/294	12163/360	12195/807
7868/151	11229/772	11840/509	11991/323	12088/655	12163/364	12195/816
7880/194	11233/562	11841/337	11992/196	12088/658	12163/369	12195/834
8066/282	11233/567	11842/548	11992/199	12088/680	12164/066	12195/841
8078/301	11233/576	11847/716	11992/200	12088/695	12164/072	12196/152
8160/818	11239/328	11848/678	11992/439	12088/702	12164/085	12196/168
8168/970	11239/332	11848/715	11992/681	12088/704	12164/088	12196/170
8235/069	11240/969	11849/655	11994/285	12088/705	12164/534	12196/173
8241/073	11240/990	11852/553	11996/958	12088/725	12165/325	12196/181
8294/767	11241/618	11853/530	11996/982	12088/733	12168/130	12196/287
8294/813	11243/804	11853/815	11996/993	12088/735	12168/131	12196/297
8323/620	11243/815	11853/817	11999/199	12088/775	12168/157	12196/298
8325/450	11245/086	11854/945	11999/600	12088/790	12168/160	12196/312
8378/219	11255/118	11854/947	12003/586	12089/127	12168/161	12196/322
8379/883	11261/622	11854/952	12009/628	12090/412	12170/410	12196/328
8411/050	11263/335	11854/953	12010/489	12090/423	12170/866	12196/331
8459/282	11263/341	11854/956	12010/736	12090/438	12170/887	12196/336
8481/689	11263/360	11854/963	12015/693	12090/442	12170/902	12196/337
8485/435	11263/369	11856/570	12017/375	12090/447	12170/905	12196/615
8485/466	11269/003	11856/872	12017/488	12090/590	12170/969	12196/623
8485/513	11269/718	11856/881	12018/820	12090/594	12170/976	12197/249
8485/536	11269/720	11856/889	12018/832	12090/602	12170/977	12197/253
8485/539	11269/723	11856/920	12018/942	12090/604	12170/992	12197/255
8499/907	11270/303	11857/091	12022/035	12090/615	12170/997	12197/257
8507/749	11270/304	11857/589	12022/639	12092/463	12171/006	12197/263
8521/751	11274/507	11857/602	12026/408	12092/464	12171/631	12197/278
8521/753	11274/544	11857/907	12027/357	12093/284	12172/486	12197/283
8521/770	11278/577	11860/180	12027/375	12093/286	12172/491	12197/291
8539/186	11278/583	11864/739	12033/133	12093/360	12172/492	12197/294
8540/872	11278/589	11865/236	12035/808	12093/531	12172/495	12197/296
8547/981	11314/164	11866/748	12039/046	12093/931	12172/589	12197/300
8556/274	11314/169	11866/760	12039/060	12093/933	12172/602	12197/308
8556/290	11328/167	11869/936	12039/075	12093/934	12172/612	12197/475
8570/014	11331/049	11871/754	12039/414	12094/016	12172/616	12197/484
8570/022	11331/055	11872/347	12039/458	12094/079	12172/619	12197/502
8570/024	11335/770	11874/400	12040/639	12095/384	12172/643	12197/506
8570/033	11335/813	11878/378	12041/170	12095/387	12174/444	12197/752
8590/159	11347/430	11882/887	12041/187	12095/388	12176/378	12197/754
8590/366	11349/405	11884/391	12043/033	12095/393	12176/389	12197/763
10041/277	11359/316	11884/458	12043/051	12095/406	12177/470	12197/764
10073/296	11360/787	11884/489	12043/069	12095/407	12177/495	12197/804
10075/483	11389/021	11884/514	12043/189	12099/054	12177/499	12197/815
10075/484	11389/027	11885/565	12047/276	12099/074	12177/515	12201/199

# AT390564J

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
10112/670	11391/243	11885/733	12047/332	12099/078	12177/523	12201/216
10138/632	11410/213	11887/057	12047/905	12099/080	12177/589	12201/287
10163/077	11410/222	11887/094	12050/166	12099/085	12178/513	12201/309
10178/831	11422/354	11889/945	12050/167	12099/098	12178/515	12201/311
10185/068	11441/329	11890/119	12050/177	12099/266	12178/517	12202/327
10248/566	11456/830	11890/155	12050/549	12099/270	12178/545	12202/328
10267/659	11462/873	11892/624	12050/906	12099/287	12178/552	12202/337
10313/176	11476/403	11892/699	12051/159	12099/296	12178/553	12202/344
10359/341	11488/473	11893/258	12051/164	12099/304	12178/558	12202/349
10363/842	11488/672	11897/137	12051/400	12099/305	12178/575	12202/360
10390/930	11488/679	11897/974	12051/403	12099/307	12178/582	12202/371
10392/883	11492/604	11899/046	12051/405	12099/308	12178/583	12202/374
10438/885	11499/227	11902/457	12051/982	12099/870	12178/591	12202/409
10465/725	11499/230	11903/795	12051/999	12099/887	12178/606	12204/604
10511/537	11507/663	11906/934	12052/002	12099/945	12178/612	12204/622
10532/190	11530/374	11907/685	12052/017	12099/949	12178/616	12204/634
10532/205	11531/252	11907/696	12052/021	12101/089	12178/629	12204/644
10556/170	11535/165	11910/800	12052/022	12101/093	12178/632	12204/647
10574/128	11538/139	11917/653	12052/023	12104/338	12178/633	12204/651
10574/134	11538/160	11917/667	12052/405	12104/340	12178/660	12206/087
10620/795	11538/161	11917/679	12052/408	12104/342	12178/678	12206/090
10648/756	11546/473	11918/474	12052/424	12104/343	12178/748	12206/121
10685/977	11546/581	11920/055	12053/411	12104/358	12178/752	12206/134
10705/178	11546/638	11922/680	12053/415	12104/371	12179/738	12206/135
10706/757	11560/373	11923/172	12053/560	12104/379	12179/742	12206/137
10707/256	11560/391	11923/180	12053/593	12104/390	12179/743	12206/552
10728/199	11560/799	11924/800	12059/991	12104/395	12179/748	12206/553
10756/926	11579/015	11924/801	12059/997	12104/404	12179/751	12206/557
10788/846	11583/595	11924/936	12060/167	12104/405	12179/783	12206/559
10791/975	11588/378	11924/953	12060/174	12104/406	12179/784	12206/571
10803/208	11588/388	11925/765	12060/176	12104/413	12180/316	12206/578
10811/655	11589/286	11925/775	12060/356	12104/418	12180/321	12206/588
10811/700	11589/310	11925/779	12061/542	12104/420	12180/336	12206/590
10811/765	11595/860	11925/781	12063/647	12104/428	12180/337	12206/608
10843/361	11595/869	11926/176	12070/804	12104/441	12180/338	12206/626
10852/887	11596/331	11928/852	12070/811	12104/442	12180/354	12206/629
10853/327	11604/838	11932/369	12072/480	1212/675K	12180/360	12206/640
10876/056	11604/882	11935/001	12072/483	12140/055	12180/361	12206/646
10880/402	11604/887	11939/046	12072/493	12140/059	12180/363	12206/948
10884/965	11608/508	11945/058	12072/564	12140/065	12180/367	12206/951
10884/968	11608/531	11945/527	12072/571	12140/078	12180/437	12206/954
10884/969	11615/898	11945/530	12072/598	12140/082	12180/449	12207/241
10907/443	11615/908	11945/531	12072/600	12140/870	12180/450	12207/242
10910/888	11621/801	11945/551	12072/616	12147/191	12180/464	12207/252
10931/332	11623/750	11945/580	12072/620	12147/208	12180/476	12207/255

# AT390564J

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
10939/111	11628/095	11945/705	12072/623	12147/217	12180/477	12207/862
10947/760	11628/100	11945/722	12072/626	12147/218	12180/478	12207/864
10952/242	11628/783	11947/683	12072/634	12147/623	12181/679	12207/865
10987/987	11629/092	11949/194	12072/646	12147/624	12181/706	12208/330
10988/033	11632/141	11949/271	12072/655	12148/121	12181/710	12208/336
10994/258	11632/371	11949/587	12072/660	12148/127	12181/716	12208/366
10994/264	11637/707	11949/626	12072/718	12148/129	12182/280	12208/373
11002/499	11641/251	11949/757	12073/077	12148/137	12182/285	12208/375
11003/457	11641/258	11949/767	12073/078	12149/932	12182/294	12208/378
11003/467	11643/316	11949/769	12073/087	12149/941	12182/320	12208/754
11018/822	11643/340	11950/059	12073/088	12149/942	12182/326	12212/072
11018/850	11643/467	11950/217	12073/090	12149/951	12182/329	12212/076
11018/852	11646/558	11950/223	12073/093	12149/955	12182/368	12212/080
11018/860	11646/567	11953/201	12080/775	12149/956	12182/465	12212/092
11027/399	11649/708	11953/373	12080/779	12149/958	12182/610	12212/107
11037/023	11649/758	11954/128	12080/787	12152/458	12183/297	12212/110
11047/280	11653/715	11958/526	12080/803	12152/460	12183/732	12212/111
11047/563	11653/721	11961/496	12080/804	12152/469	12183/742	12212/128
11048/527	11653/762	11967/432	12080/808	12152/472	12183/750	12212/144
11059/352	11654/319	11967/763	12081/104	12152/575	12183/755	12213/078
11059/357	11654/340	11968/868	12081/106	12152/592	12183/775	12213/087
11064/074	11654/341	11968/875	12081/108	12152/594	12183/777	12213/092
11072/366	11654/381	11970/528	12081/114	12152/610	12183/779	12213/095
11072/371	11660/752	11977/250	12081/124	12153/172	12183/783	12213/097
11075/452	11695/147	11978/065	12081/125	12153/239	12183/791	12213/103
11080/869	11730/556	11978/094	12081/128	12153/425	12184/899	12213/104
11090/138	11730/563	11979/431	12081/131	12154/062	12185/648	12213/112
11098/492	11730/566	11979/435	12082/366	12154/068	12185/675	12214/396
11100/736	11730/571	11979/581	12082/789	12154/073	12185/682	12216/715
11100/891	11730/592	11981/488	12083/964	12156/071	12187/780	12217/122
11100/904	11730/606	11981/499	12083/966	12156/199	12187/793	12217/144
11100/916	11730/626	11981/501	12083/975	12156/262	12187/803	12217/165
11101/442	11730/677	11982/050	12083/976	12156/267	12187/816	12218/392
11109/680	11740/712	11982/445	12083/980	12156/297	12187/890	12218/468
11119/331	11777/013	11982/698	12085/071	12156/298	12187/901	12219/569
11121/460	11777/037	11984/412	12085/079	12156/302	12187/906	12219/578
11132/122	11781/994	11984/492	12085/515	12156/303	12187/907	12219/582
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11132/712	11788/590	11987/198	12085/540	12156/306	12187/911	12220/965
11133/061	11798/941	11988/205	12085/558	12156/908	12187/913	12220/967
11138/573	11813/411	11988/922	12085/569	12161/239	12187/914	12221/314
11161/359	11819/146	11988/926	12085/570	12161/580	12187/917	12221/357
11161/375	11819/162	11988/930	12085/572	12161/584	12187/922	12221/366
11164/941	11819/171	11988/935	12086/337	12161/617	12188/912	12221/390
11164/943	11820/147	11988/936	12086/340	12163/099	12188/917	12221/403

# AT390564J

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
11165/278	11820/148	11988/949	12086/362	12163/110	12191/166	12221/413
11188/810	11820/151	11989/038	12086/955	12163/124	12191/172	12221/426
11189/748	11824/249	11989/498	12086/959	12163/266	12192/083	12221/461
11194/800	11826/152	11989/601	12086/964	12163/286	12192/087	12221/476
11198/850	11826/214	11989/776	12087/909	12163/296	12192/758	12221/484
11201/270	11827/944	11990/054	12087/916	12163/300	12192/770	12221/959
11211/116	11837/429	11990/089	12087/925	12163/301	12192/772	12226/607
11216/132	11837/436	11990/661	12088/275	12163/317	12193/295	

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20<sup>th</sup> December 2023

Cardinia Shire Council  
Planning Department  
PO Box 7  
Pakenham Vic 3810

Dear Sir/Madam,

**Address: L1/PS621720; 1/6 Venture Way, Pakenham**  
**Proposal: Alterations to existing Warehouse**

Please see attached application for a planning permit at the above address.

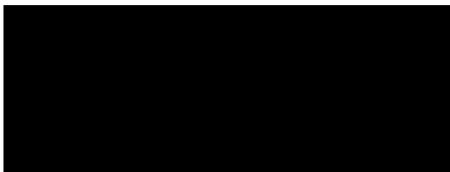
The proposal is for internal works in the form of a Caretakers Room & associated bathroom facility as detailed on the Architectural Drawings provided. Note – there is no proposed increase in the floor area (the proposed works are all internal of the building) therefore no change to the carparking allowance.

The subject property is zoned Industrial 1 Zone (IN1Z) – Schedule to the Industrial 1 Zone (IN1Z). There are no planning overlays listed. The trigger for a planning permit being ***“Buildings and works – a permit is required to construct or carry out works”***.

If you have any further queries regarding this matter, please don't hesitate to call me on 5941 4717.

We thank you for your cooperation on this matter.

Kind regards,



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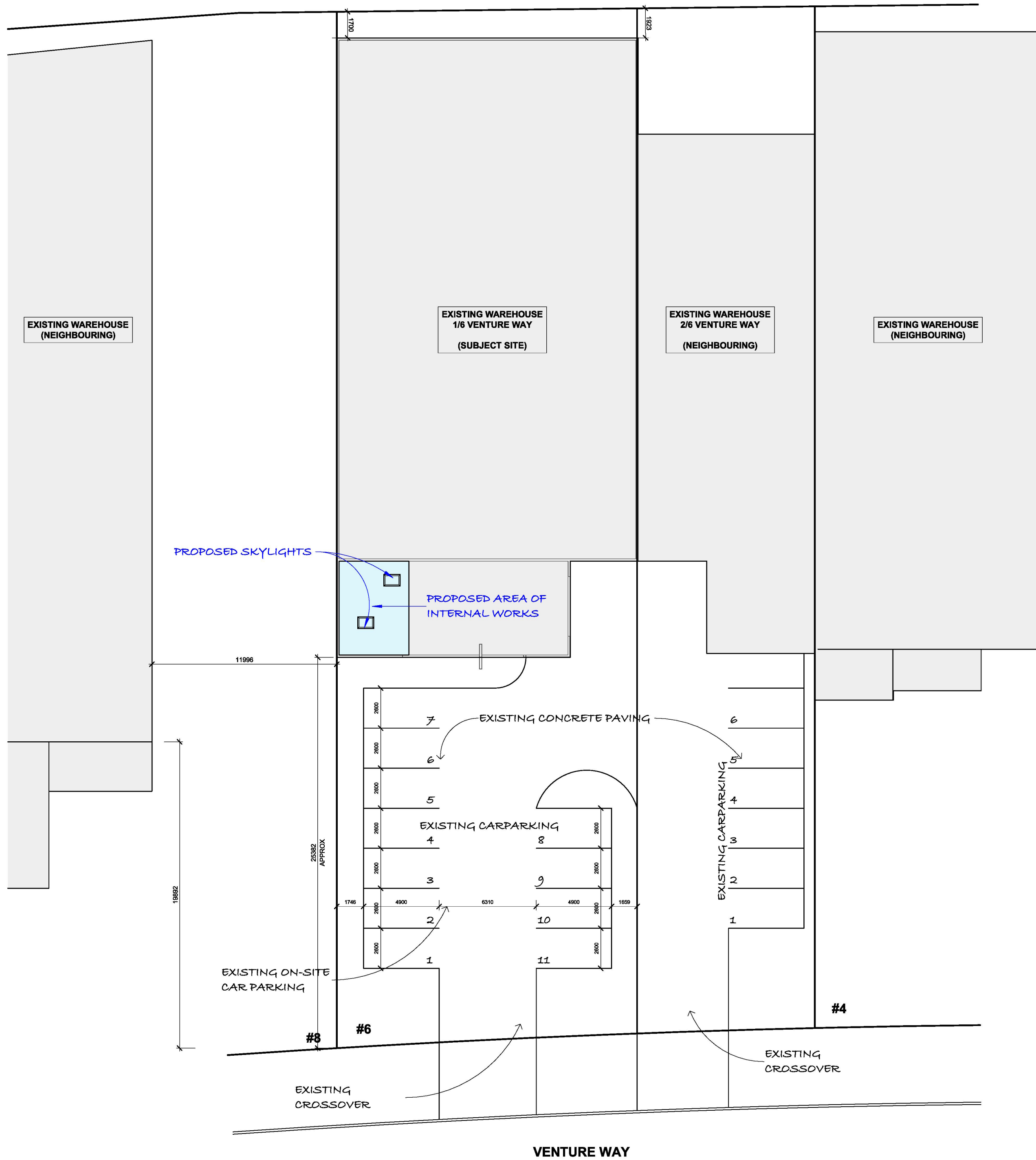


# PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

**Notes:**  
OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.  
Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.  
Do not scale drawings, written dimensions are to take precedence over scaled drawings.

Sheet Index		
Sheet Number	Sheet Name	Rev.
100 Series - Site Plans		
A100	Site Context Plan	C
200 Series - Floor Plans		
A200	Existing & Proposed Floor Plans	C

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100 - Site Context Plan  
1:200

**NOTE:**  
THERE IS NO PROPOSED INCREASE IN FLOOR AREA AND THEREFORE NO CHANGE TO THE CARPARKING ALLOWANCE

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Revision: C		
No.	Date	Description
A	07.12.23	PRELIM ISSUE A
B	14.12.23	PRELIM ISSUE B
C	19.12.23	TOWN PLANNING ISSUE



Title: Site Context Plan	
Job: Internal Fitout	
Address: 1/6 Venture Way, Pakenham	
Design: 3D	Sheet Size: A1
Drawn: DM	Scale: As indicated
Checked: BE	Issue: Planning
Date: 19.12.2023	Revision: C
Dwg No: 23-046	Sheet No: A100

# PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION



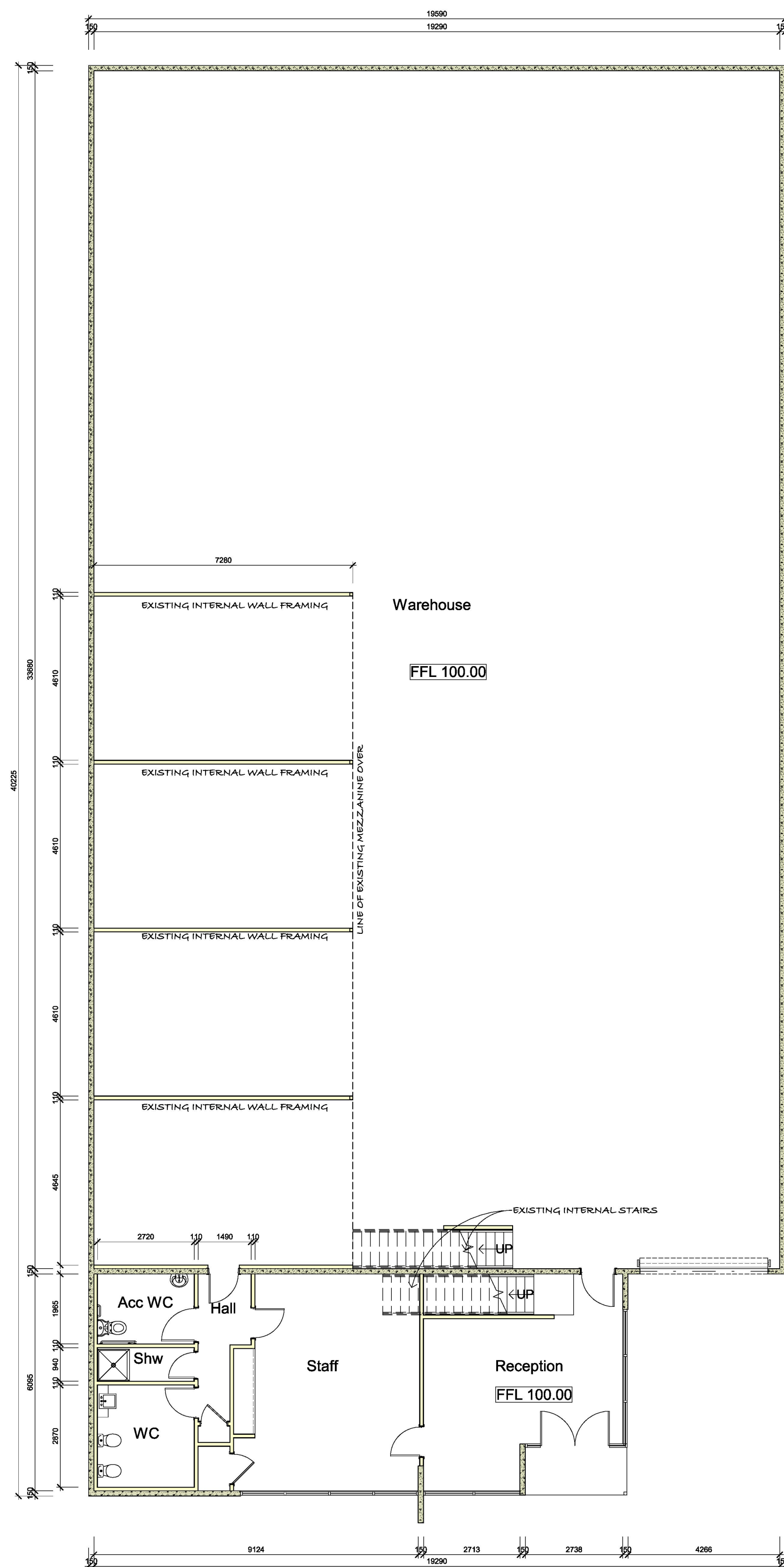


PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

**Notes:**  
OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

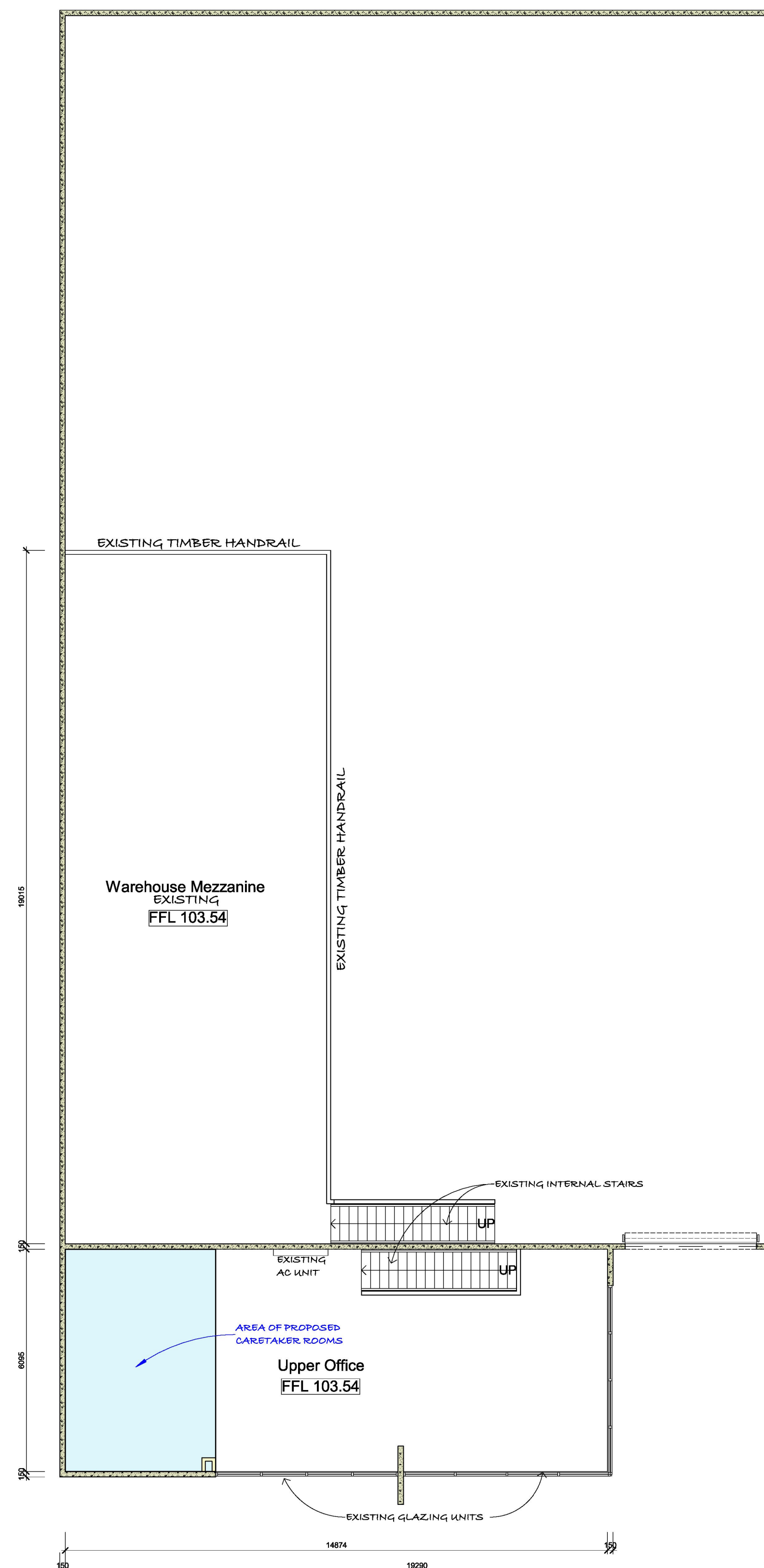
Do not scale drawings, written dimensions are to take precedence over scaled drawings.



200 - Existing Floor Plan - GL

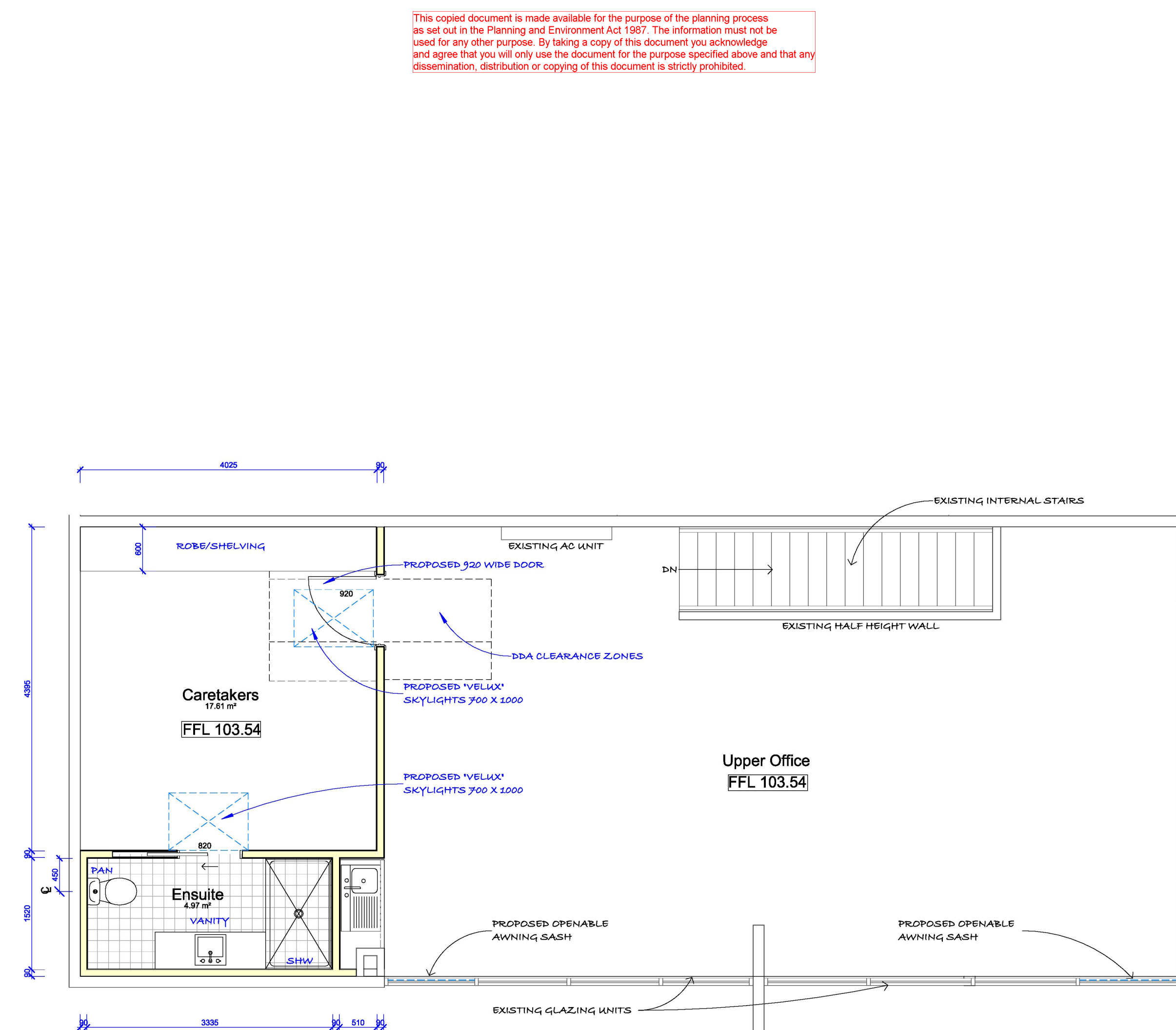
1 : 100

**NO WORKS PROPOSED ON THIS LEVEL**



200 - Existing Floor Plan - L1

1 : 100



200 - Floor Plan - L1

1:50

**THERE IS NO PROPOSED INCREASE IN FLOOR AREA  
- PROPOSED WORKS ARE ALL INTERNAL**

<b>Name</b>	<b>Area</b>	<b>Sq</b>
Warehouse	665.67 m <sup>2</sup>	71.65
Staff & Reception	90.81 m <sup>2</sup>	9.78
Warehouse Mezzanine	138.43 m <sup>2</sup>	14.90
Upper Floor Office	85.77 m <sup>2</sup>	9.23

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Revision: <b>C</b>		
No.	Date	Description
A	07.12.23	PRELIM ISSUE A
B	14.12.23	PRELIM ISSUE B
C	19.12.23	TOWN PLANNING ISSUE

Title: **Existing & Proposed Floor Plans**

Job: Internal Fittou

Address. 1/6 Venture Way,  
Pakenham

Design:	<b>3D</b>	Sheet Size:	<b>A1</b>
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Drawn:	<b>DM</b>	Scale:	<b>As indicated</b>
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Checked: <b>BE</b>	Issue: <b>Planning</b>
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Date:	19.12.2023	Revision:	C
Funktion:		Funktion:	

Dwg No:	23-046	Sheet No:	A200
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PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

## Receipt

Receipt No	
Amount Paid	
Transaction Status	
Transaction Date	
Reference 1	
Reference 2	
Reference 3	

Applicant

3D DESIGN GROUP

Applicant Address

42B MAIN STREET, PAKENHAM VIC 3810

Owner

Owner Address

Preferred Contact

3D DESIGN GROUP

Preferred Contact Address

42B MAIN STREET, PAKENHAM VIC 3810

Site Address

We 1 6 Venture Way Pakenham 3810

Portal Reference

ReferenceNumber

InvoiceNumber

InvoiceDate

InvoicePayByDate

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 11	Not more than \$100,000	\$1,232.30	100%	\$1,232.30

Total Amount

\$1,232.30

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## ePlanning

### Application Summary

Portal Reference	D124433Z
Reference No	T230641

### Basic Information

Cost of Works	\$30,000
Site Address	We 1/ 6 Venture Way 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

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

### Documents Uploaded

Date	Type	Filename
14-02-2024	Additional Document	T230641_Further Information Letter Response.pdf
14-02-2024	Additional Document	23-04-██████████ Planning Assessment.pdf

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

### Lodged By

Site User	██████████ 3D DESIGN GROUP	42B MAIN STREET, PAKENHAM VIC 3810	W: +61-3-5941-4717 E: pakenham@3dds.com.au
Submission Date	14 February 2024 - 12:01:PM		

### Declaration

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



**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



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# **TOWN PLANNING APPLICATION**

## **Planning Assessment/Written Submission**

### **Proposed Alterations to existing Warehouse**

### **Warehouse 1, 6 Venture Way, PAKENHAM 3810**

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Owner:   
February 2024



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## 1. Proposed Development Summary:

Applicant:	3D Design Group on behalf of the owner
Owner:	Joint Proprietors: [REDACTED]
Development Address:	Warehouse 1 / 6 Venture Way, PAKENHAM 3810 Lot 1, PS621720B
Project Description:	Proposed Alterations to existing Warehouse
Municipality:	Cardinia Shire Council
Town Planning Zone:	IN1Z – Industrial 1 Zone
Road Zone:	Not in a Road Zone 1
Overlays Applicable:	None
Policies affecting development:	None
Associated Documents:	Town Planning Permit Application, including: Plans by 3D Design Group, Drawing #23-046 Revision C <ul style="list-style-type: none"><li>• Sheet A100 – Site Context</li><li>• Sheet A200 – Existing &amp; Proposed Floor Plans</li></ul>

This is not a stand-alone document and should be read in conjunction with the Town Planning Permit Application and drawings.

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## 2. Project Overview:

3D Design Group was employed by the owner to design a Caretakers accommodation to the existing Warehouse on the subject site.

The design brief included examining and addressing the planning controls contained within the Cardinia Shire Planning Scheme as they relate to this proposal.

Currently the subject property contains a single storey warehouse with on ground carpark.

The proposal is to construct a Caretakers accommodation with Bathroom facility to the Upper office area. All works are internal of the existing building with no increase to the floor area.

The Owner proposes to utilise the Caretakers accommodation himself to provide security to the facility which he uses for car restoration & storage.

The Owners are semi-retired and use the warehouse for storage of their private car collection and for vehicle restoration projects.

There are no customers or general public visiting the site.

The Owner has some security concerns for their car collection and intends to stay on site on a random basis to give an active presence.

There are no hours of operation as it is not open to the general public.

The proposed addition has no impact on carparking and the use of the building.

Please refer to the below breakdown of floor areas:

Name	Area
Primary Use	958.10
Caretaker's Component	22.58

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### 3. Site & Surrounds:

#### 3.1. Site

The subject property is bound by Venture Way to the South, warehouse developments to the North, East and West, on Title Plan PS621720 (*Refer to Appendix A*). There are two (2) Instruments registered on title - Covenant AF897305F & Instrument AT390564J.

The site contains a single storey Warehouse with on ground car park.

The site is rectangular in shape and has an area of 914m<sup>2</sup> and has an area to the front nominated as Common Property No. 1.

The site has a Southerly facing frontage to Venture Way and there is existing vehicular access off that road in the form of a double crossover.

There is an existing nature strip tree that is to be retained.

The site is relatively flat, with minimal fall.

#### 3.2. Surrounds

Refer to drawings #23-046 Sheet A100: Site Context Plan for a detailed site analysis.

The immediate surrounding area is zoned IN1Z (Industrial 1 Zone).

The surrounding area is characterized typically by warehouse of similar age and configuration to the existing Warehouse on the subject site.

The general topography of the area is relatively flat with little fall, which is typical of most of the land immediately around the subject site.

Reticulated water, sewerage, stormwater, telephone, gas and electricity are all available to the site, and it is conveniently located with close proximity to Pakenham town centre and all facilities.

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## 4. Planning Policy Framework VPP 10

### 4.1. Settlement VPP 11

*Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*

*Planning is to recognise the need for, and as far as practicable contribute towards:*

- *Health, wellbeing and safety.*
- *Diversity of choice.*
- *Adaptation in response to changing technology.*
- *Economic viability.*
- *A high standard of urban design and amenity.*
- *Energy efficiency.*
- *Prevention of pollution to land, water and air.*
- *Protection of environmentally sensitive areas and natural resources.*
- *Accessibility.*
- *Land use and transport integration.*

*Planning is to prevent environmental, human health and amenity problems created by siting incompatible land uses close together.*

*Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services*

#### Response:-

The project generally fits the above objectives.

### 4.2. Environment and Landscape Values VPP 12

*Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.*

*Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia's Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.*

*Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.*

#### Response:-

The project generally fits the above objectives.

### 4.3. Environmental Risks and Amenity VPP 13

*Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*

*Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through:*

*Land use and development compatibility.*

*Effective controls to prevent or mitigate significant impacts.*

*Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.*

*Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.*

*Planning should prepare for and respond to the impacts of climate change*

**Response:-**

The project generally fits the above objectives.

### 4.4. Natural Resource Management VPP 14

*Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.*

*Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.*

**Response:-**

The project generally fits the above objectives.

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#### 4.5. Built Environment and Heritage VPP 15

*Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.*

*Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.*

*Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.*

*Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.*

*Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.*

*Planning should promote excellence in the built environment and create places that:*

- *Are enjoyable, engaging and comfortable to be in.*
- *Accommodate people of all abilities, ages and cultures.*
- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity and safety of the public realm.*

##### Response:-

The project generally fits the above objectives.

#### 4.6. Housing VPP 16

*Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.*

*Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.*

*Planning for housing should include the provision of land for affordable housing*

##### Response:-

The project generally fits the above objectives.

#### 4.7. Economic Development VPP 17

*Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity. Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.*

##### Response:-

The project generally fits the above objectives.

##### INDUSTRY

Industrial land supply

##### Objective

To ensure availability of land for industry.



**Strategies**

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

**Policy documents**

Consider as relevant:

- Recommended separation distances for industrial residual air emissions (Publication 1518, Environment Protection Authority, March 2013)

**Response:-**

The project generally fits the above objectives.

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#### 4.8. Transport VPP18

*Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe*

**Response:-**

The project generally fits the above objectives.

#### 4.9. Infrastructure VPP 19

*Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely. Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities. Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes. Planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning. Planning should minimise the impact of use and development on the operation of major infrastructure of national, state and regional significance, including communication networks and energy generation and distribution systems. Planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure.*

**Response:-**

The project generally fits the above objectives.

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5. Local Planning Policy Framework 20

5.1. Municipal Strategic Statement LPP 21.0

No Policy

5.2. Local Planning Policies

No Policy – Warehouse/industrial

Operation of the Local Planning Policy Framework

No Policy

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## 6. Overlays 40

### 6.1. Environmental and Landscape Overlays VPP 42

*No Policy*

### 6.2. Heritage and Built Form Overlays VPP 43

*No Policy*

### 6.3. Land Management Overlays VPP 44

*No Policy*

### 6.4. Other Overlays VPP 45

*No Policy*

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## 7. Particular Provisions 50

### 7.1. Provisions that Apply only to a Specified Area VPP 51

*No Policy*

### 7.2. Provisions that require, Enable or Exempt a Permit VPP52

*No Policy*

### 7.3. General Requirements and Performance Standards VPP53

*No Policy*

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## 7.4. One Dwelling on a Lot VPP 54

### **Purpose**

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

*To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*

*To encourage residential development that provides reasonable standards of amenity for existing and new residents.*

*To encourage residential development that is responsive to the site and the neighbourhood.*

### **Application**

*These provisions apply to an application to construct a building or construct or carry out works associated with one dwelling on a lot under the provisions of:*

- *A Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone,*
- *Mixed Use Zone or Township Zone.*
- *A Neighbourhood Character Overlay if the land is in a Neighbourhood Residential Zone,*
- *General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.*

### **Operation**

*The provisions of this clause contain:*

- **Objectives.** *An objective describes the desired outcome to be achieved in the completed development.*
- **Standards.** *A standard contains the requirements to meet the objective.*

*A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.*

- **Decision guidelines.** *The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.*

### **Requirements**

*A development:*

- *Must meet all of the objectives of this clause.*
- *Should meet all of the standards of this clause.*

*If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.*

*If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.*

*If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.*

### **Response:-**

**This Policy is not applicable to the application**

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## 7.5. Two or More Dwellings on a Lot VPP 55

### Purpose

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

To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that is responsive to the site and the neighbourhood.

### Application

Provisions in this clause apply to an application to:

- Construct a dwelling if there is at least one dwelling existing on the lot,
- Construct two or more dwellings on a lot,
- Extend a dwelling if there are two or more dwellings on the lot,
- Construct or extend a dwelling on common property, or
- Construct or extend a residential building,

in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.

The provisions of this clause apply to an application specified above, in the manner set out in the following table.

To construct or extend a dwelling (other than a dwelling in or forming part of an apartment development), or To construct or extend a residential building.	All of Clause 55 except Clause 55.07-1 to 55.07-15 (inclusive).
To construct or extend an apartment development, or To construct or extend a dwelling in or forming part of an apartment development.	All of Clause 55 except Clause 55.03-5, Clause 55.03-6, Clause 55.04-8, Clause 55.05-1, Clause 55.05-2 and Clause 55.05-6.

These provisions do not apply to an application to construct or extend a development of five or more storeys, excluding a basement or to construct or extend a dwelling in a development of five or more storeys, excluding a basement.

### Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the objective.  
A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

### Requirements

A development:

- Must meet all of the objectives of this clause that apply to the application.
- Should meet all of the standards of this clause that apply to the application.

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.
- If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay

- applies.
- If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

*The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.*

**Transitional provisions**

*Clause 55.03-4 of this planning scheme, as in force immediately before the approval date of Amendment VC154, continues to apply to:*

*An application for a planning permit lodged before that date.*

*An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.*

**Response:-**

[This Policy is not applicable to the application](#)

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## 7.6. Residential Sub-division VPP 56

### **Purpose**

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

*To create liveable and sustainable neighbourhoods and urban places with character and identity.*

*To achieve residential subdivision outcomes that appropriately respond to the site and its context for:*

- *Metropolitan Melbourne growth areas.*
- *Infill sites within established residential areas.*
- *Regional cities and towns.*

*To ensure residential subdivision design appropriately provides for:*

- *Policy implementation.*
- *Liveable and sustainable communities.*
- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.*

### **Application**

*These provisions apply to an application to subdivide land in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone and any Comprehensive Development Zone or Priority Development Zone that provides for residential development.*

*These provisions do not apply to an application to subdivide land into lots each containing an existing dwelling or car parking space.*

### **Operation**

*The provisions of this clause contain:*

- **Objectives.** *An objective describes the desired outcome to be achieved in the completed subdivision.*
- **Standards.** *A standard contains the requirements to meet the objective.*

*A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.*

### **Requirement**

*An application to subdivide land:*

*Must be accompanied by a site and context description and a design response.*

*Must meet all of the objectives included in the clauses specified in the zone.*

*Should meet all of the standards included in the clauses specified in the zone.*

### **Certification of standards**

*A subdivision may be certified by a person authorised by the Minister for Planning as meeting the requirements of a standard in this clause.*

*A standard that is certified as met is deemed to have met the objective of that standard.*

### **Response:-**

**This Policy is not applicable to the application**

## 7.7. Apartment Development VPP 58

### Purpose

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

To encourage apartment development that provides reasonable standards of amenity for existing and new residents.

To encourage apartment development that is responsive to the site and the surrounding area.

### Application

Provisions in this clause apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, if:

- The apartment development is five or more storeys, excluding a basement, and is in the General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone, or
- The apartment development is in the Commercial 1 Zone, Commercial 3 Zone, Special Use Zone, Comprehensive Development Zone, Capital City Zone, Docklands Zone, Priority Development Zone or Activity Centre Zone.

### Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.

- **Standards.** A standard contains the requirements to meet the objective.

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

### Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.
- If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.

### Response:-

This Policy is not applicable to the application

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## 7.8. VicSmart Application Requirements VPP 59

*No Policy*

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## 8. General Provisions 60

### 8.1. General Exemptions VPP 62

*No Policy*

### 8.2. Existing Uses VPP 63

*No Policy*

### 8.3. General Provision for Use and Development VPP 64

*No Policy*

### 8.4. Decision Guidelines VPP 65

*Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.*

#### 8.4.1. Approval of an Application or Plan VPP 65.1

*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

*This clause does not apply to a VicSmart application.*

#### Response:-

*This Policy is not applicable to the application*

### 8.4.2. Approval of an application to Sub-divide Land VPP 65.02

*Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:*

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

*This clause does not apply to a VicSmart application.*

#### Response:-

[This Policy is not applicable to the application](#)

### 8.5. Referral and Notice Provisions VPP 66

#### Scope

*These provisions set out the kinds of applications which must be referred under section 55 of the Act or for which notice must be given under section 52(1)(c) of the Act. The provisions do not apply to the seeking of advice about an application or where a responsible authority may choose to give notice under another sub-section of section 52(1) of the Act.*

*These provisions also specify when a plan must be referred under section 8(1)(a) of the Subdivision Act 1988.*

#### Referrals

*Applications of the kind listed in Clauses 66.01, 66.02, 66.03 and 66.04 must be referred to the person or body specified as a referral authority in accordance with section 55 of the Act.*

*Any requirement for referral under this or another clause does not apply if:*

- *In the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the referral authority, or the referral authority has considered the proposal for which the application is made within the past three months and has stated in writing that it does not object to the granting of the permit for the proposal; or*

- *The application is for the use or development of land for extractive industry or mining and a copy of a work plan or variation to an approved work plan accompanying the application was given to the referral authority (other than the Head, Transport for Victoria) under section 77TE of the Mineral Resources (Sustainable Development) Act 1990.*

**Notice**

*Notice of an application of the kind listed in Clauses 66.05 and 66.06 must be given in accordance with section 52(1)(c) of the Act to the person or body specified as a person or body to be notified. Any requirement for notice under this or another clause does not apply if, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the person or body to be notified.*

**Response:-**

*We are aware the application will be subject to council referrals and advertising requirements.*

**8.6. Applications Under Section 96 of the Act VPP 67**

*This clause applies to an application for a permit which, except for the provisions of this clause, would be made to the Minister in accordance with Section 96 of the Act*

**Response:-**

*Not applicable to this application*

**9. Operational Provisions 70****9.1. Operation of this Planning Scheme VPP 71**

*No Policy*

**9.2. Administration and Enforcement of the Scheme VPP 72**

*No Policy*

**9.3. Meaning of Terms VPP 73**

*A term used in this planning scheme has its ordinary meaning unless that term is defined:*

- *In this planning scheme; or*
- *In the Planning and Environment Act 1987 or the Interpretation of Legislation Act 1984, in which case the term has the meaning given to it in those Acts unless it is defined differently in this scheme*

**9.4. Strategic Implementation VPP 74**

*No Policy*

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10. Incorporated Documents

No Incorporated Documents.

Response

No Response Required

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11. Planning Report.

Please see following planning report for the subject site.

PLANNING PROPERTY REPORT

VICTORIA

State Government

Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 31 October 2023 10:55 AM

PROPERTY DETAILS

Address:

1/6 VENTURE WAY PAKENHAM 3810

Lot and Plan Number:

Lot 1 PS621720

Standard Parcel Identifier (SPI):

1\PS621720

Local Government Area (Council):

CARDINIA

[www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

Council Property Number:

5000008681

Planning Scheme:

Cardinia

[Planning Scheme - Cardinia](#)

Directory Reference:

Melway 323 E2

UTILITIES

Rural Water Corporation:

Southern Rural Water

Melbourne Water Retailer:

South East Water

Melbourne Water:

Inside drainage boundary

Power Distributor:

AUSNET

STATE ELECTORATES

Legislative Council:

EASTERN VICTORIA

Legislative Assembly:

PAKENHAM

OTHER

Registered Aboriginal Party:

Bunurong Land Council Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[INDUSTRIAL 1 ZONE \(IN1Z\)](#)

[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)

IN1Z - Industrial1

Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

No planning overlay found

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 1/6 VENTURE WAY PAKENHAM 3810

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## 11.1. Industrial Zone

### INDUSTRIAL 1 ZONE

Shown on the planning scheme map as IN1Z.

#### Purpose

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

To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

#### Warehouse (other than Mail centre and Shipping container storage)

Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.

The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:

- The threshold distance, for a purpose listed in the table to Clause 53.10.
- 30 metres, for a purpose not listed in the table to Clause 53.10.

Must not:

- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.
- Require a notification under the Occupational Health and Safety Regulations 2017.
- Require a licence under the Dangerous Goods (Explosives) Regulations 2011.
- Require a licence under Dangerous Goods (HCDG) Regulations 2016.

Must not adversely affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

#### Use of land

#### Application requirements

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Development Licence, Operating Licence, Permit or Registration is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Traffic, including the hours of delivery and despatch.
  - Light spill or glare.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

**Buildings and works****Permit requirement**

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising or informal outdoor recreation.
- A rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
  - The rainwater tank is not located within the building's setback from a street (other than a lane).
  - The rainwater tank is no higher than the existing building on the site.
  - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.
- A building or works which are used for grazing animal production, except for permanent or fixed feeding infrastructure for seasonal or supplementary feeding constructed within 100 metres of:
  - A waterway, wetland or designated flood plain.
  - A dwelling not in the same ownership.
  - A residential or urban growth zone.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

**Maintenance**

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

**Response:-**

The proposed application meets the decision guidelines listed above.



11.2.      Schedule to the Zone

Maximum leasable floor area requirements	
Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

**Response:-**  
The schedule to the zone is not applicable.

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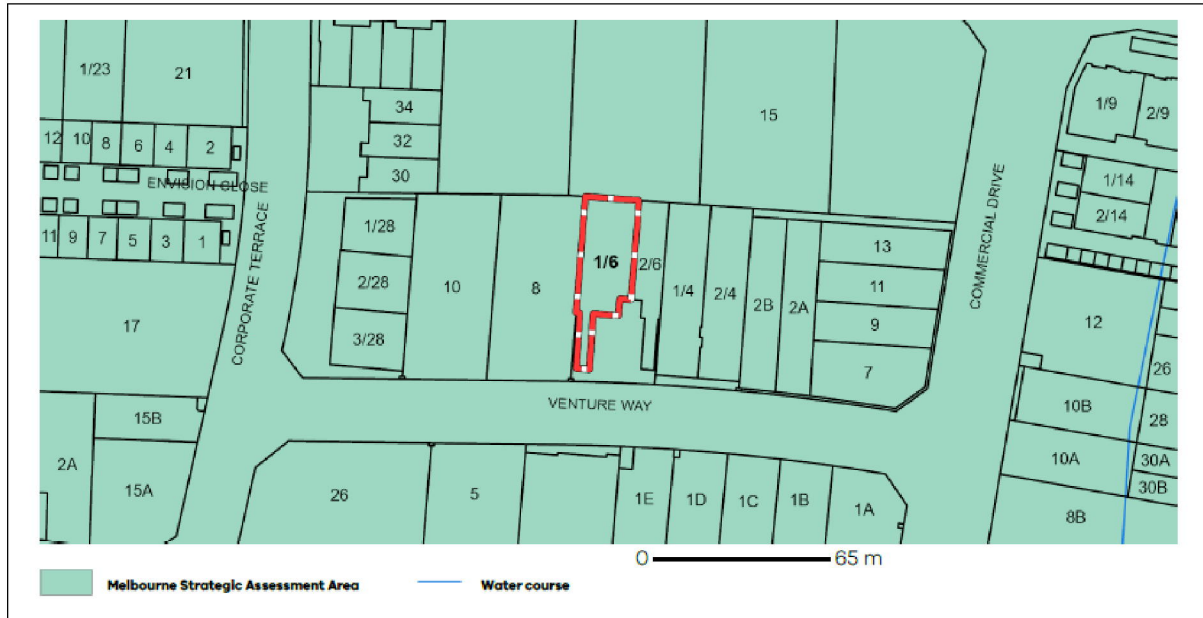
## 12. Overlays

No Planning Overlay applicable

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## 12.1. Melbourne Strategic Assessment

The Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020 sets down a legislative framework for developers in our growth corridors. It includes the MSA Levy, which developers need to pay when construction or other works are undertaken in the MSA levy area.



**Response:-**

Not applicable to this application

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## 12.2. Areas of Aboriginal Cultural Heritage Sensitivity



### Response:-

Not applicable to this application

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12.3. Designated Bushfire Area

This property is not in a designated bushfire prone area.  
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Response:-  
The site is not in a designated bushfire prone area.

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14<sup>th</sup> February 2024

Cardinia Shire Council  
Planning Department – Tanvi Rawat  
PO Box 7  
Pakenham Vic 3810

Dear [REDACTED],

**Application No:** T230641  
**Property No:** 5000008681  
**Address:** L1 PS621720, Southeast Business Park, We 1/6 Venture Way, Pakenham VIC 3810  
**Proposal:** Use of land for Care takers accommodation and associated Building and works

I refer to the above planning permit application, and more specifically your request for further information dated 17<sup>th</sup> January 2024. Please find attached a detailed response to this request.

If you have any further queries regarding this matter, please do not hesitate to call me on 5941 4717.

We thank you for your cooperation on this matter.

Kind regards,



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Further Information Required:	
Further Information Required	Response
<p><b>1. <u>Town Planning report</u></b></p> <p>A town planning report to elaborate on the following:</p> <p>a) Details of the proposed use of caretaker's accommodation,</p> <ul style="list-style-type: none"> <li>➤ What is the need / purpose of the proposed caretaker's accommodation?</li> <li>➤ Why a caretaker's is necessary, what will it's role be, who will occupy it and what will their role be in the operation of the primary use</li> <li>➤ Breakdown of floor areas for primary use and caretaker's component.</li> </ul> <p><i>Note: Based on Council's initial assessment the proposed use of care takers accommodation is a section 2 use and a planning permit is required for the proposed use.</i></p> <p>b) Details of existing use (primary use) and why it requires a caretaker's accommodation (this should include):</p> <p>Details of day-to-day operations of the warehouse including:</p> <ul style="list-style-type: none"> <li>○ Hours;</li> <li>○ Staff;</li> <li>○ Activities undertaken</li> </ul> <p>c) An assessment of proposed use and response against the objectives and decision guidelines of the applicable provisions within the Cardinia Planning Scheme, including the relevant Planning Policy, Local Planning Policy Frameworks, Industrial zone schedule 1 (INZ1) that apply to the site, particular provisions, and Clause 65 Decision Guidelines.</p>	<p>1. Please refer to the attached Planning Assessment / Written Submission prepared by 3D Design Group, dated February 2024.</p>

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<p><b>2. <u>Covenant AF897305F</u></b>          Demonstrate compliance with all the restrictions on tile, including:</p> <ul style="list-style-type: none"> <li>○ Written approval of the proposed use from Southeast Business Park Pty Ltd as per the SEBP design guidelines.</li> </ul>	<p>2. Covenant AF897305F which was created on 11/06/2008 states that Covenants in Clauses (a) (b) and (c) shall cease to operate 10 years after registration of Plan of Subdivision No. 537513A. A current title search has been completed for PS537513A which provides the certification date as 8/11/2006 – refer to Appendix A attached. It is therefore determined that the requirement of written approval from Southeast Business Park Pty ceased on 8/11/2016 so is no longer a requirement.</p>
<p align="center"><b>Preliminary Assessment Comments</b></p>	
<p>A preliminary assessment of the application has been undertaken and the following comments are provided for your consideration:</p> <p><u>Incompleteness of application</u></p> <p>Due to the lack of information provided with this application in regards to proposed use and existing use of the warehouse, a proper assessment of the application could not be carried out.</p> <p>As there is a lack of information which has limited the scope of this assessment, there is the potential for other issues to arise on receipt of this information. At this stage, the potential concerns have been detailed above, however upon receipt of the information there may be further requests for information and concerns raised.</p> <p>It is recommended that the application be revised to address these comments, and/or include a written response to them. Revising the application at this stage is likely to result in the application process being more efficient and may mitigate future concerns from relevant parties.</p> <p>If the application is not revised accordingly, it will be processed in its current form and may be subject to future changes through conditions of any planning permit or may be recommended for refusal.</p>	<p>Noted. The attached Planning Assessment / Written Submission will assist in your assessment.</p>

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Appendix A

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PLAN OF SUBDIVISION		Stage No.	LR use only <b>EDITION 3</b>	Plan Number <b>PS 537513A</b>
<b>Location of Land</b> Parish: NAR NAR GOON Township: - Section: - Crown Allotment: 47 (PART), 49 (PART) & 50 (PART) Crown Portion: - Title Reference: VOL 09512 FOL 804 VOL 09512 FOL 805 VOL 09512 FOL 808 VOL 09105 FOL 367 Last Plan Reference: LP 142486 (LOTS 1, 2 & 5) TP 162540W (LOTS 1 & 2) Postal Address: GREEN HILLS ROAD (at time of subdivision) PAKENHAM 3810 MGA Co-ordinates E 366 750 Zone: 55 (of approx. centre of land in plan) N 5 782 450		<b>Council Certification and Endorsement</b> Council Name: CARDINIA SHIRE COUNCIL Ref: 506/136 1. This plan is certified under section 5 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 5 8 / 11 / 2006 3. This is a Statement of Compliance issued under section 24 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 not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage. <b>Future Stages</b> Council Delegate Council Delegate Date 17 / 5 / 2007 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Delegate Date 17 / 5 / 2007		
<b>Vesting of Roads and/or Reserves</b> Identifier Council/Body/Person ROAD R1 CARDINIA SHIRE COUNCIL ROAD R2 ROADS CORPORATION RESERVE No.1,2,3,4,5, SPI ELECTRICITY PTY LTD 6,7,8,9,10&11		<b>Notations</b> Staging This is not a staged subdivision Planning Permit No. Depth Limitation DOES NOT APPLY AREA OF SUBDIVIDED LAND IS 19.35ha (EXCLUDING LOT AA) LOTS 6, 16 and 17 HAVE BEEN OMITTED FROM THIS PLAN EASEMENT E-5 HAVE BEEN OMITTED FROM THIS PLAN TANGENT POINTS ARE SHOWN THUS: Survey This plan is based on survey This survey has been connected to permanent marks no(s) 122, 143, 144, 146 & 147 In Proclaimed Survey Area No. 71		
<b>Easement Information</b> Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road) Subject Land Purpose Width (metres) Origin Land Benefited/In Favour Of E-1 GAS SUPPLY SEE DIAG INST. 2703759 GAS AND FUEL CORPORATION E-2 SEWERAGE SEE DIAG THIS PLAN SOUTH EAST WATER LIMITED E-3 GAS SUPPLY SEE DIAG THIS PLAN VIC GAS DISTRIBUTION PTY LTD E-3 WATER SUPPLY SEE DIAG THIS PLAN SOUTH EAST WATER LIMITED E-3 TRANSMISSION OF TELECOMMUNICATION SIGNALS SEE DIAG THIS PLAN LOTS ON THIS PLAN E-3 POWERLINE SEE DIAG THIS PLAN-SEC.88 ELECTRICITY INDUSTRY ACT 2000 SPI ELECTRICITY PTY LTD E-4 GAS SUPPLY SEE DIAG INST. J762648 GAS AND FUEL CORPORATION E-6 SEWERAGE SEE DIAG THIS PLAN SOUTH EAST WATER LIMITED E-6 DRAINAGE SEE DIAG THIS PLAN CARDINIA SHIRE COUNCIL E-6 CARRIAGE WAY SEE DIAG THIS PLAN CARDINIA SHIRE COUNCIL E-6 WATER SUPPLY SEE DIAG THIS PLAN SOUTH EAST WATER LIMITED E-6 TRANSMISSION OF TELECOMMUNICATION SIGNALS SEE DIAG THIS PLAN LOTS ON THIS PLAN E-6 GAS SUPPLY SEE DIAG THIS PLAN VIC GAS DISTRIBUTION PTY LTD E-6 POWERLINE SEE DIAG THIS PLAN-SEC.88 ELECTRICITY INDUSTRY ACT 2000 SPI ELECTRICITY PTY LTD E-7 SEWERAGE SEE DIAG INST. AD164547L SOUTH EAST WATER LIMITED CONTINUED ON PAGE 2				
<b>LR use only</b> Statement of Compliance/Exemption Statement Received <input checked="" type="checkbox"/> Date 7 / 3 / 08 <b>LR use only</b> PLAN REGISTERED TIME 5:08pm DATE 26 / 03 / 08 Assistant Registrar of Titles Sheet 1 of 6 sheets				
<b>SOUTHEAST BUSINESS PARK STAGE 1 17 LOTS AND BALANCE LOT AA</b> <b>Bosco Jonson Pty Ltd</b> ABN 55 282 332 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road, South Melbourne Vic 3205 Australia OX 20524 Emerald HX Tel 03) 9699 1400 Fax 03) 9699 5992		LICENSED SURVEYOR (PRINT) GEOFFREY JAMES TURNER SIGNATURE DATE / / REF 3589014 OWG 358901AH 14/05/07 VERSION H COUNCIL DELEGATE SIGNATURE Original sheet size A3		

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