
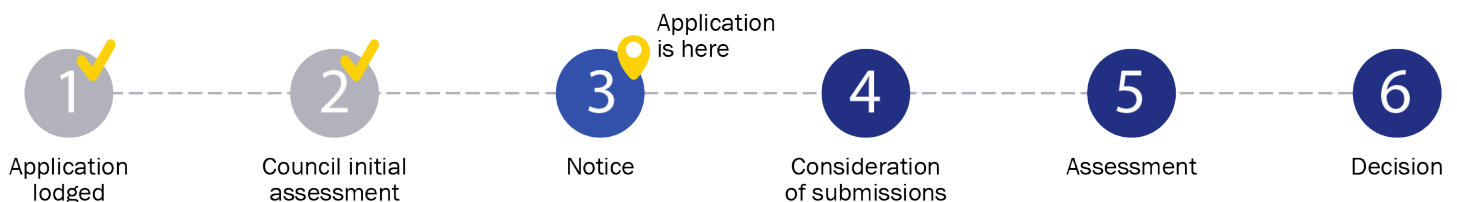


Notice of Application for a Planning Permit

The land affected by the application is located at:	L6 PS814144 2B Venture Way, Pakenham VIC 3810
The application is for a permit to:	Use of Land for the Purpose of Car Sales
A permit is required under the following clauses of the planning scheme:	
33.01-1	Use of the land for a Section 2 Use (Car Sales)
APPLICATION DETAILS	
The applicant for the permit is:	Ladies of LMCT P/L O.B.O Motocorp Pty Ltd
Application number:	T250058
<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 at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	06 May 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. <p>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>



Application Summary

Portal Reference A1258344

Basic Information

Proposed Use We are seeking a permit for a "Change of Use" for a warehouse currently zoned as Industrial 1 Zone (IN1Z) to a Retail Premises (Car Sales). This is to enable a car dealership to operate from the property at 2B Venture Way Pakenham 3810.

Current Use Warehouse / Storage

Site Address 2B 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

☐ 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	Lauren Renett Ladies of LMCT P/L O.B.O Motocorp Pty Ltd	2B VENTURE WAY, PAKENHAM VIC 3810	W: 03-9646-7236 M: 0408-438-028 E: applications@lmctaccounts.com.au
Preferred Contact	Lauren Renett Ladies of LMCT P/L O.B.O Motocorp Pty Ltd	2B VENTURE WAY, PAKENHAM VIC 3810	W: 03-9646-7236 M: 0408-438-028 E: applications@lmctaccounts.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 1	Change of use only	\$1,453.40	100%	\$1,453.40
Total				\$1,453.40

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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

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

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

Page 1 of 1

VOLUME 12068 FOLIO 138

Security no : 124121879758F
Produced 10/02/2025 12:17 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 814144M.
PARENT TITLE Volume 11059 Folio 361
Created by instrument PS814144M 27/03/2019

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AF872335L 28/05/2008

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
AT390549E 01/07/2020

DIAGRAM LOCATION

SEE PS814144M 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: 2B VENTURE WAY PAKENHAM VIC 3810

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS814144M

DOCUMENT END

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Document Type	Plan
Document Identification	PS814144M
Number of Pages (excluding this cover sheet)	2
Document Assembled	10/02/2025 12:17

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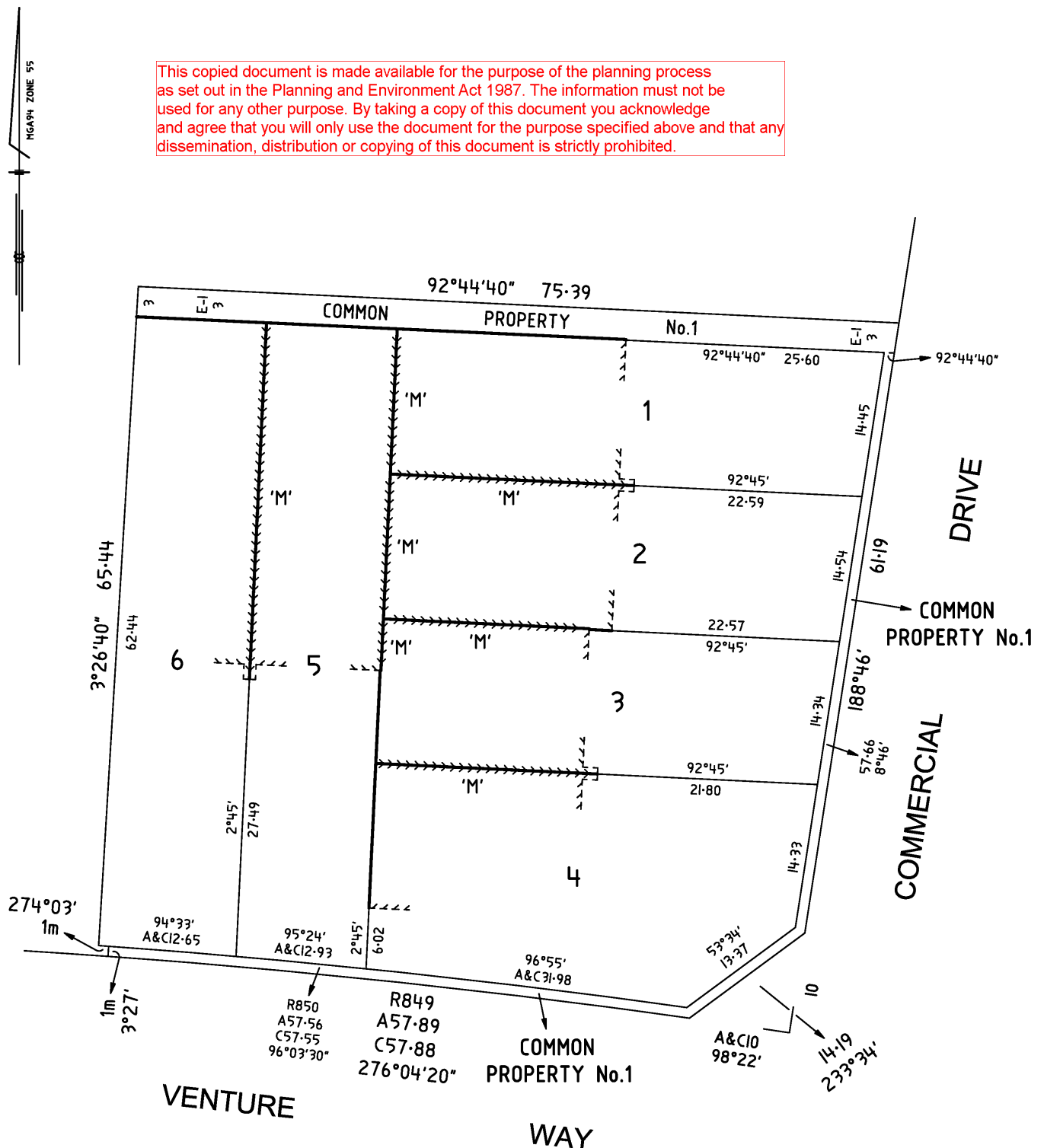
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<h1>PLAN OF SUBDIVISION</h1>			LV USE ONLY EDITION 1	PLAN NUMBER PS 814144M	
<p style="text-align: center;">LOCATION OF LAND</p> <p>Parish: NAR NAR GOON</p> <p>Township: -</p> <p>Section: -</p> <p>Crown Allotment: 49 (PART)</p> <p>Crown Portion: -</p> <p>Title Reference: VOL 11059 FOL 361</p> <p>Last Plan Reference: LOT 11 ON PS 537513A</p> <p>Postal Address: 2 VENTURE WAY, (at time of subdivision) PAKENHAM 3810</p> <p>MGA94 Co-ordinates: E 367 055 Zone: 55 (of approx. centre of land in plan) N 5 782 145</p>			<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S17/093 Planning Permit Reference: T170469 SPEAR Reference Number: S107143C</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Sonia Higgins for Cardinia Shire Council on 19/07/2018</p> <p>Statement of Compliance issued: 06/03/2019</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance</p>		
VESTING OF ROADS AND / OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		<p>Boundaries shown by continuous thick lines are defined by buildings.</p> <p>Location of boundaries defined by buildings.</p> <p>Median: BOUNDARIES SHOWN HATCHED THUS 'M'</p> <p>Exterior Face: ALL OTHER BOUNDARIES</p>		
NIL	NIL				
NOTATIONS					
<p>THIS IS A SPEAR PLAN.</p> <p>Depth Limitation: DOES NOT APPLY</p> <p>Staging: This is not a staged subdivision. Planning Permit No. T170469</p> <p style="text-align: center;">OWNERS CORPORATION NOTATION</p> <p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.</p> <p>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.</p> <p>Survey: This plan is based on survey.</p> <p>This survey has been connected to permanent marks no(s) 514 & 516 In proclaimed Survey Area No. 71</p>			<div style="border: 1px solid red; padding: 5px; color: red; font-size: 0.8em;"> <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.</p> </div>		
EASEMENT INFORMATION					
<p>LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p> <p>SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LAND IN THIS PLAN.</p>					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of	
E-1	DRAINAGE	3	PS 537513A	CARDINIA SHIRE COUNCIL	
E-1	SEWERAGE	3	PS 537513A	SOUTH EAST WATER LIMITED	
<p>Nilsson, Noel & Holmes (Surveyors) Pty. Ltd.</p> <p>A.C.N. 067 949 615</p> <p>Surveyors, Engineers & Town Planners</p> <p>8A Codrington Street, Cranbourne 3977</p> <p>Phone (03) 5996 4133 Email: mail@nnhsurveyors.net.au</p>			<p>REF: 7084 DWG No. 7084S 27/04/2018</p> <p>Digitally signed by: Grant Thomas Napper, Licensed Surveyor, Surveyor's Plan Version (2), 04/05/2018, SPEAR Ref: S107143C</p>		<p>ORIGINAL SHEET SIZE: A3</p> <p>Sheet 1 of 2 sheets</p>
<p>PLAN REGISTERED</p> <p>TIME: 3:00PM DATE: 27/03/2019</p> <p style="text-align: right;">Ethan KAO Assistant Registrar of Titles</p>					

PLAN OF SUBDIVISION

PLAN NUMBER
PS 814144M

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Nilsson, Noel & Holmes (Surveyors) Pty. Ltd.

A.C.N. 067 949 615

Surveyors, Engineers & Town Planners

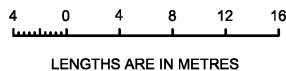
8A Coddington Street, Cranbourne 3977

Phone (03) 5996 4133

Email: mail@nnhsurveyors.net.au



SCALE
1:400



Digitally signed by: Grant Thomas Napper, Licensed Surveyor,
Surveyor's Plan Version (2),
04/05/2018, SPEAR Ref: S107143C

REF: **7084** DWG No. **7084S** 27/04/2018

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by:
Cardinia Shire Council,
19/07/2018,
SPEAR Ref: S107143C

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Application to record an instrument

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

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.

Lodged by

Name:

Address:

Reference:

Customer code:

AT390549E

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.

Land: (volume and folio)

SEE ATTACHMENT

Applicant: (full name and address, including postcode)

Signing:

Executed on behalf of

Signer Name

Signature

Execution Date

11/06/2020

Full Name of Witness

Witness Signature

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

AT390549E

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
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10093/850	11281/802	11860/592	12052/398	12099/882	12172/603	12196/309
10093/851	11285/571	11862/885	12052/414	12099/941	12172/615	12196/311
10109/636	11305/586	11864/674	12052/420	12104/326	12172/621	12196/326
10162/885	11309/149	11864/718	12052/422	12104/335	12172/622	12196/614
10193/503	11314/182	11864/745	12060/350	12104/336	12172/627	12196/616
10240/186	11315/182	11865/820	12068/138	12104/345	12172/630	12196/715
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10257/826	11322/310	11870/543	12072/476	12104/361	12174/443	12197/248
10266/617	11322/313	11874/407	12072/486	12104/362	12174/446	12197/260
10272/399	11322/315	11876/999	12072/499	12104/373	12176/371	12197/266
10313/135	11322/317	11877/004	12072/532	12104/376	12176/376	12197/282
10313/735	11322/328	11877/010	12072/534	12104/394	12176/380	12197/289
10325/985	11322/331	11877/021	12072/541	12104/400	12176/381	12197/476
10327/944	11322/332	11877/022	12072/547	12104/401	12176/384	12197/485
10333/066	11325/137	11882/901	12072/577	12104/426	12177/476	12197/500
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10349/024	11335/805	11885/298	12072/583	12140/067	12177/497	12197/770
10358/041	11349/375	11885/758	12072/584	12140/070	12178/514	12197/771
10374/689	11349/380	11887/055	12072/590	12140/076	12178/523	12197/805
10392/343	11369/338	11887/662	12072/594	12140/089	12178/528	12197/806
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10463/597	11453/329	11892/626	12072/628	12147/194	12178/614	12197/847
10473/303	11475/037	11893/256	12072/629	12147/196	12178/624	12197/858
10483/532	11496/455	11903/776	12072/643	12147/199	12178/640	12197/865
10526/720	11507/661	11903/781	12072/647	12147/204	12178/661	12197/870
10532/192	11510/963	11903/790	12072/659	12147/206	12178/666	12197/871
10532/195	11511/170	11906/916	12072/662	12147/214	12178/681	12197/897
10532/213	11511/171	11907/691	12072/675	12147/215	12178/683	12200/686
10532/215	11511/184	11907/699	12072/680	12147/219	12178/685	12200/688
10538/067	11519/963	11912/147	12072/763	12147/599	12178/757	12200/689
10546/963	11521/604	11917/009	12073/098	12147/609	12179/754	12201/293
10610/002	11521/917	11918/475	12079/326	12147/617	12179/755	12201/296
10618/032	11521/923	11918/480	12079/327	12148/124	12179/760	12201/298
10626/648	11521/929	11920/047	12079/329	12148/131	12179/769	12201/310
10662/905	11530/119	11920/104	12080/784	12148/344	12179/780	12201/312
10680/406	11530/127	11920/250	12080/794	12149/924	12180/315	12201/314
10706/749	11530/930	11920/258	12080/800	12149/943	12180/318	12201/315
10706/758	11535/562	11922/685	12080/810	12149/947	12180/326	12202/101
10707/248	11538/141	11922/968	12081/105	12149/949	12180/327	12202/102
10707/250	11538/143	11922/971	12081/107	12149/952	12180/332	12202/338

AT390549E

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
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10737/776	11538/178	11926/667	12081/121	12152/457	12180/355	12202/348
10778/192	11542/979	11932/351	12081/126	12152/461	12180/366	12202/377
10783/426	11546/462	11932/370	12083/973	12152/465	12180/404	12204/599
10788/190	11546/480	11934/449	12085/062	12152/474	12180/410	12204/600
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10807/165	11546/611	11937/343	12085/072	12152/589	12180/415	12204/630
10811/666	11549/728	11937/349	12085/073	12152/608	12180/430	12204/631
10811/692	11549/731	11937/421	12085/077	12153/173	12180/434	12204/641
10811/708	11560/366	11938/178	12085/546	12153/209	12180/442	12204/649
10811/709	11560/370	11942/675	12085/551	12153/218	12180/448	12205/163
10862/679	11560/384	11944/191	12085/560	12153/415	12180/457	12205/329
10876/493	11572/730	11945/061	12085/566	12153/419	12180/463	12205/330
10883/974	11572/751	11945/076	12086/331	12153/932	12180/467	12205/350
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10884/976	11586/053	11949/058	12086/350	12154/069	12180/482	12206/128
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10931/311	11595/852	11949/082	12087/888	12154/074	12181/717	12206/548
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10947/752	11610/102	11949/753	12087/908	12156/192	12182/297	12206/599
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11027/397	11650/553	11959/836	12088/683	12161/240	12182/366	12207/254
11027/401	11653/749	11959/883	12088/687	12161/581	12182/453	12207/267
11049/193	11654/342	11961/495	12088/692	12161/604	12182/469	12207/863
11050/752	11660/773	11967/454	12088/703	12161/613	12182/607	12208/332
11050/978	11688/653	11967/458	12088/714	12163/093	12182/612	12208/339
11054/774	11690/769	11967/459	12088/718	12163/127	12183/292	12208/347
11054/782	11730/484	11967/466	12088/723	12163/264	12183/704	12208/356
11060/090	11730/504	11967/595	12089/130	12163/267	12183/711	12208/359

AT390549E

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
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11064/070	11730/565	11967/717	12090/432	12163/284	12183/731	12211/079
11074/370	11730/568	11968/906	12090/433	12163/293	12183/738	12212/077
11076/415	11730/601	11970/538	12090/437	12163/298	12183/746	12212/082
11076/432	11730/602	11971/019	12090/440	12163/302	12183/748	12212/086
11080/738	11730/654	11972/154	12090/455	12163/313	12183/756	12212/087
11080/746	11740/696	11976/353	12090/462	12163/321	12183/762	12212/108
11080/870	11740/700	11977/252	12090/466	12163/331	12183/768	12212/125
11085/146	11748/344	11978/521	12090/585	12163/333	12183/770	12212/131
11088/227	11751/654	11979/433	12090/587	12163/338	12183/771	12212/134
11100/909	11770/853	11979/576	12090/595	12163/339	12183/784	12213/101
11100/919	11773/363	11980/457	12090/610	12163/348	12183/787	12213/106
11100/920	11788/591	11981/489	12092/440	12163/361	12184/612	12213/111
11101/447	11791/582	11981/505	12092/443	12163/362	12185/642	12216/313
11117/093	11813/434	11982/745	12092/445	12163/367	12185/647	12216/423
11122/029	11819/025	11982/752	12092/449	12164/061	12185/653	12217/880
11132/702	11819/144	11982/754	12092/450	12164/086	12185/683	12218/471
11132/706	11819/195	11982/944	12092/454	12164/090	12187/781	12218/472
11134/503	11819/213	11984/380	12092/455	12164/099	12187/800	12218/974
11134/524	11820/028	11984/382	12092/458	12164/561	12187/814	12219/216
11145/370	11820/041	11985/241	12092/466	12165/793	12187/891	12219/221
11156/972	11820/054	11987/176	12092/474	12168/162	12187/909	12219/229
11160/417	11823/130	11988/916	12093/264	12168/164	12187/921	12219/572
11161/355	11824/225	11988/917	12093/267	12168/169	12188/873	12219/577
11161/358	11824/226	11988/937	12093/274	12168/172	12188/876	12219/664
11161/361	11837/393	11988/938	12093/278	12168/199	12188/880	12220/960
11161/363	11837/395	11988/947	12093/282	12168/202	12188/906	12221/360
11161/365	11837/406	11988/951	12093/309	12168/203	12189/519	12221/372
11161/366	11837/411	11988/956	12093/353	12168/205	12191/163	12221/386
11161/376	11837/412	11989/595	12093/361	12168/211	12191/169	12221/389
11161/379	11837/437	11990/045	12093/535	12168/214	12191/175	12221/395
11164/271	11837/438	11990/061	12093/649	12169/290	12191/177	12221/415
11171/933	11837/451	11990/091	12093/922	12170/408	12191/179	12221/421
11194/801	11841/322	11990/651	12095/389	12170/416	12191/182	12221/422
11194/939	11842/070	11990/738	12095/395	12170/871	12191/191	12221/423
11201/268	11842/547	11992/440	12095/399	12170/877	12192/082	12221/425
11228/941	11847/681	11992/655	12095/412	12170/891	12192/752	12221/455
11228/951	11847/687	11992/662	12095/413	12170/974	12192/764	12221/475
11228/965	11847/693	11992/902	12097/846	12170/984	12192/776	12221/486
11228/978	11848/682	12000/328	12098/044	12170/989	12192/777	12221/487
11243/805	11849/629	12007/334	12099/051	12170/991	12195/361	12221/490
11249/628	11849/641	12007/342	12099/061	12170/999	12195/805	12221/495
11262/902	11851/989	12010/459	12099/070	12171/005	12195/814	12221/907
11262/903	11852/564	12010/508	12099/096	12171/634	12195/825	12221/916

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Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
11268/789	11853/232	12010/746	12099/097	12171/639	12195/940	12221/922
11268/808	11853/618	12011/431	12099/102	12171/641	12195/949	12221/934
11268/844	11853/805	12015/694	12099/284	12171/650	12196/149	12221/937
11274/752	11854/954	12016/272	12099/288	12171/662	12196/154	12221/946
11275/137	11857/089	12018/810	12099/289	12172/467	12196/156	12221/947
11275/140	11857/100	12051/993	12099/291	12172/473	12196/163	12221/954
11277/729	11857/592	12052/009	12099/302	12172/484	12196/164	12221/976
11277/959	11860/583	12052/024	12099/873	12172/488	12196/171	

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Aughtersons

Phone:

Address:

Ref:

Customer Code: 436J



The coll and mail regi Lan	AF872335L		
	28/05/2008	\$1343	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 361

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

All its estate in fee simple

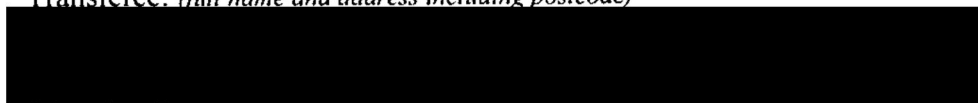
Consideration:

\$770,000.00

Transferor: (full name)

CARDINIA SHIRE COUNCIL

Transferee: (full name and address including postcode)



Directing Party: (full name)

Creation and/or Reservation of Easement 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 to 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 following commencement or such latter date as may be approved in writing by SouthEast Business Park Pty Ltd;

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Approval No. 1053068A

ORDER TO REGISTER

STAMP DUTY USE ONLY

T2

Page 1 of 2

Please register and issue title to

Signed

Cust. Code:

Prime Legal Services Pty Ltd	
DRS	AP 384
Vic Duty	\$45,480.00
Consideration	\$347,000.00
Trans No.	1643/2008
Endorse Date	27/05/2008
Section	Original

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- (i) 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
- (ii) The said building or buildings and landscaping plans and specifications are in conformity with the SouthEast Business Park Design Guidelines.
- (f) 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.
- (g) 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.
- (h) Erect or 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.
- (i) 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;

Dated: 3/3/2008

Execution and attestation:



Approval No. 1053068A

T2

Page 2 of 2

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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28/05/2008 \$1343 45



ANNEXURE PAGE

Transfer of Land Act 1958

Privacy Collection Statement
The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

This is page 2 of *Approved* Form T1 dated 3/3/2008 between Cardinia Shire Council and Joel Terence Kearney

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

- (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".

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Approval No. 1053068A

A1



1. If there is insufficient space to accommodate the required information in a panel of the approved form, the words "See Annexure Page 2" (or as the case may be) and enter all the information in the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS**
2. If multiple copies of the instrument are lodged, original Annexure Pages must be properly identified and signed by the part annexed.
3. The Annexure Pages must be properly identified and signed by the part annexed.
4. All pages must be attached together by being stapled in the top left corner.

AF872335L

28/05/2008 \$1343 45



OPERATIONS STATEMENT

MOTOCORP PTY LTD | ABN 19 661 295 218 | MCT- 0012403

Application: T250058 PA (2B Venture Way, Pakenham VIC 3810)

2B Venture Way, Pakenham VIC 3810 is zoned as Industrial 1 Zone so there is no effect to any existing or proposed residential areas.

Cardinia Planning Scheme Clause 33.01 | 33.01-1 table of uses: Car Sales (Licenced Motor Car Trader) is not a prohibited use and would be classified as a retail business (with no conditions) and therefore a planning permit for a Change of Use is required.

We are seeking a permit for a “Change of Use” to enable a car dealership to operate from the newly constructed building.

SUBJECT SITE AND SURROUNDS

The subject site is located 2 Venture Way, Pakenham VIC.

There are no easements on the site and the land is not heavily vegetated expect for minimal native landscaping behind the front gate and a grass nature strip.

Cardinia planning scheme clause 15 (Built Environment and Heritage) ensures all new land use appropriately responds to its surrounding landscape and character.

Having only been recently constructed the urban design aesthetic complements the adjoining sites and surrounds which form part of an industrial / commercial area.

There are no internal or external buildings works proposed that will alter the buildings appearance except for the installation of business signage installed within the building dedicated area and will aesthetically keep in line with the material / colour scheme prerequisites.



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OPERATIONS STATEMENT

MOTOCORP PTY LTD | ABN 19 661 295 218 | MCT- 0012403

Application: T250058 PA (2B Venture Way, Pakenham VIC 3810)

HOW THE PROPOSED BUSINESS IS SUITABLE WITH THE AREA

There is a broad mix of businesses within the surrounding area, the proposed motor vehicle sales premises will provide a complementary use to the neighbouring businesses who are in the motor car trader industry or are utilised by motor car traders.

Our hope is to in time build the business up and increase the turnover of vehicle sales. This will enable us to employ more staff in both full time and part time capacity as salesmen (retail sales) and wholesalers (dealer to dealer).

The directors can then take a step back to oversee the business and focus on growth. As the business expands this will also mean that more local businesses like mechanics, car detailers and transport companies will be getting more work from us.

The flow on effect will hopefully mean more employment opportunities with other businesses in the Motor Car Industry.

We believe our future vision for the business will positively contribute to Cardinia Planning Scheme clauses 21.01 CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION (21.01-3 Key issues Economic development / Particular use and development), 21.04 ECONOMIC DEVELOPMENT (21.04-1 Employment / 21.04-4 Industry), 17.01 EMPLOYMENT & 11 SETTLEMENT.

The proposed car yard will not adversely affect the amenity of the neighbourhood, including through the:

I. Transport of materials, goods or commodities to or from the land.

There will be limited number of cars for sale stored on the property. Cars will be driven by staff or vendors until sold at which time the customer will collect their vehicle and drive it off the property.

II. Appearance of any stored goods or materials.

Please refer to the provided drawings to see how the cars will be displayed.

III. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil.

There will be brief increase in noise levels when a car is started up for a test drive or to be taken from the property for servicing, washing ect.

Any vehicles being driven on cloudy or rainy days may use headlights to ensure safe departure to and from to property so there is the chance of additional artificial light due to weather.

No car washing, or mechanical work will be done on the premises

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OPERATIONS STATEMENT

MOTOCORP PTY LTD | ABN 19 661 295 218 | MCT- 0012403

Application: T250058 PA (2B Venture Way, Pakenham VIC 3810)

PROPOSED USE OF SITE

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

Hours of Operation: Monday to Friday 9am to 5:30pm & Saturday 9am to 4pm

Number of Staff (on site at any one time): 2

Projected Number Customers (on site at any one time): 2-4

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

- Preparing vehicles for sale
 - Adhering to the Covenant AF872335L restriction that NO car washing, panel beating or mechanical work and or repairs will be performed on the premises.
- Management of online advertising/marketing
 - Photographing vehicle responding to customer enquiries)
- Liaising with customers in relation to prospective sales
- Preparation of paperwork to facilitate vehicle sales
- Updating dedicated DMS software with client and vehicle information
- Liaising with vehicle finance providers as needed
- Sourcing vehicles
- Taking customers for test drives

Signage:

The proposed signage provides business identification (Cardinia planning scheme 22.09 | 22.09-3), the sign will be white aluminium with black writing and an orange logo which will complement the buildings already existing colour scheme.

The sign will be installed above the roller door, will not exceed 8sqm and is not illuminated nor animated falling within the policy guidelines.

You can refer to the provided drawings for ideal size and installation height.



Mock up Design

Consumer Affairs Victoria's Business Licencing Authority division require a Licenced Motor Car Trader to have business identification signage displayed at the front of a retail premises as per the Motor Car Trader Act 1986 – Section 2: Display of licence.

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OPERATIONS STATEMENT

MOTOCORP PTY LTD | ABN 19 661 295 218 | MCT- 0012403

Application: T250058 PA (2B Venture Way, Pakenham VIC 3810)

Will people view vehicles by appointment only or is the premises is open to walk-ins etc:

While the business will operate strictly by appointment only walk-in's and potential business will not be turned away.

If a salesperson is available the customer will be attended to, if not then an alternative inspection time will be arranged.

Carparking:

Carparking (Council Planning Scheme 52.06) applies to any new use.

There are no parking overlays on the property.

Car Sales is not listed on Table 1 of clause 52.06-5.

52.06-6 Number of car parking spaces required for other uses:

The 2 staff members will drive stock vehicles and therefore park in one of the many dedicated stock vehicle parking spaces.

Should the business require any additional staff this arrangement will continue.

Having sales staff members drive stock cars is practiced by the majority of car dealer across Australia as it keeps the cars from being ideal for too long and is a great perk for employees. The 5 externally display car parks are dual purpose and can be utilised by any future staff who wish to drive their own vehicle for any reason.

There are 4 dedicated customer car parks allocated at the front of the building near the main entrance. As it is not anticipated that there would be more than 2 appointments at any one time.

Customers are required to book appointments to ensure that the vehicle is prepared for their inspection and that a salesperson is available to walk them through the car.

The inspection appointments will be staggered by 15 to 30 minutes between each and due to the low number of vehicles displayed for sale its ideal that there will be a maximum of 6-8 appointments each day (3-4 per salesmen).

An individual who arrives for a vehicle inspection does so in a singular vehicle and traditionally couples, or a younger person accompanied by an older family member/ friend will arrive in the 1 car also.

In unforeseen circumstances that someone should arrive unexpectedly (without making an appointment) and there are no customer parks available then there is also ample unrestricted street parking on Venture Way or Commercial Drive.

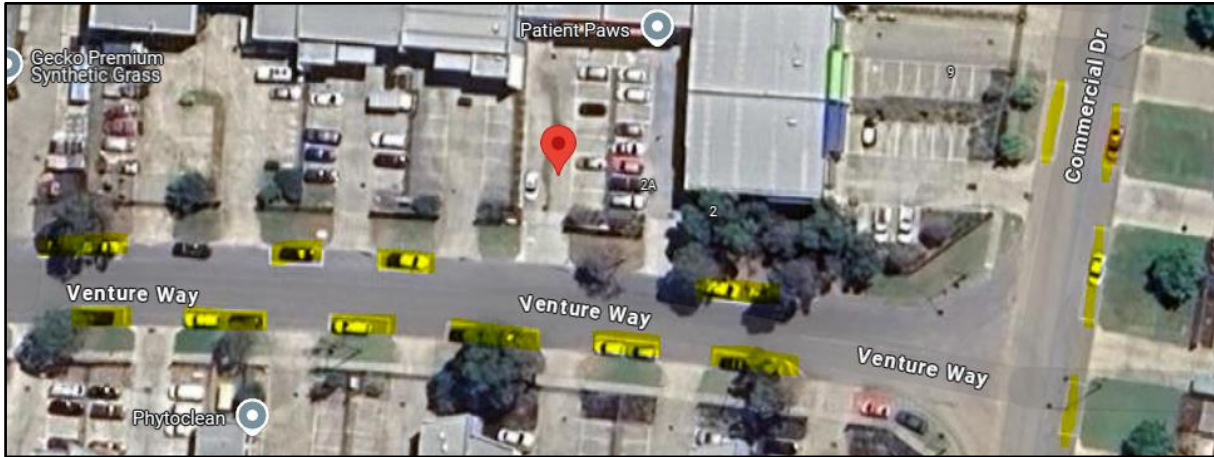
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OPERATIONS STATEMENT

MOTOCORP PTY LTD | ABN 19 661 295 218 | MCT- 0012403

Application: T250058 PA (2B Venture Way, Pakenham VIC 3810)

However, the customer who did not make an appointment will be encouraged make an alternative day/time to inspect the vehicle when a salesman is available, else they may be waiting a significant amount of time for one to become free to assist them.



We hope that the above explanation of car parking requirements satisfy the authority (Cardinia Council).

Bicycle parking (Council Planning Scheme 52.34):

Although saleyard is not listed under Cardinia planning scheme 52.34-5 it could be argued that the proposed business falls under one of the following:

- Retail premises other than specified in this table (1 employee park to each 300 sq m of leasable floor area / 1 visitor space to each 500 sq m of leasable floor area)
- Industry other than specified in this table (1 employee park to each 1000 sq m of net floor area and none required for visitors)

To be safe there are 2 bicycle parks available which should satisfy the bicycle parking demands.

How the vehicles are shown / stored within the premises:

Vehicles will be shown and stored within the main warehouse space and 5 of the exterior car parks. The cars will be parked within the warehouse overnight to prevent possible theft or weather damage.

Projected number of vehicles to be onsite is a maximum of 24 at any given time (20 retail spaces and 4 customer car parks).

Vehicles will be displayed in such a way to allow a carriage way for the easy movement of vehicles within the warehouse.

How and when deliveries of vehicles are to occur:

Vehicle deliveries are to occur during business hours only.

Vehicles to be sold/stored on site will be driven by staff.

If a vehicle requires towing (for example because it is immobile) then it will be transported via a truck (preferably a single vehicle tilt truck) and the truck will use the long driveway.

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Motocorp Pty Ltd

2B VENTURE WAY, PAKENHAM VIC 3810

Application: T250058 PA

Further Information Required as Part of the Application:

1. A current and full copy of title (including title plan) and details of any Restrictive Covenants or other restrictions on the title. This title must have been searched within the last three months.

Attached

2. A Planning Report (written statement) which details the following:
 - A. How the proposal responds to relevant State and Local Planning Policy Framework
 - i. Cardinia Planning Scheme Clause 11 - SETTLEMENT
 - ii. Cardinia Planning Scheme Clause 15 - BUILT ENVIRONMENT AND HERITAGE
 - iii. Cardinia Planning Scheme Clause 17 - ECONOMIC DEVELOPMENT
 - iv. Cardinia Planning Scheme Clause 21.01 - CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION
 - v. Cardinia Planning Scheme Clause 21.04 - ECONOMIC DEVELOPMENT
 - vi. Cardinia Planning Scheme Clause 22.09 – SIGNS

Please refer to the amended operations statement

- B. If the use is proposed as 'Motor Vehicle Sales', a written statement outlining the proposed business operations including the following:
 - i. Hours of operation, **Monday to Friday 9am to 5:30pm & Saturday 9am to 4pm**
 - ii. Number of staff, **2**
 - iii. Number of cars stored on site/to be sold at any one time, **20 retail spaces to store the stock cars.**
 - iv. Details of car storage, **operations statement "How the vehicles are shown / stored within the premises"**
 - v. If repairs or servicing is also proposed, **no car washing, or mechanical work will be done on the premises.**

- C. How the proposal responds to the purposes, objectives and decision guidelines of Clause 33.01 and Schedule (Industrial 1 Zone - Schedule).

Please refer to the amended operations statement

- D. How the proposal responds to the purposes, objectives and decision guidelines of Clause (Signs) (if applied for).

Please refer to the amended operations statement

- E. How the proposal responds to the purposes, objectives and decision guidelines of Clause 52.06 (Car Parking).

Please refer to the amended operations statement

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3. A fully dimensioned site plan(s), drawn at a scale 1:100 and preferably at A3 size, clearly showing the following:
- a. Boundaries and dimensions of the site as detailed on the Certificate of Title;
 - b. Existing buildings and structures to be retained.
 - c. The internal layout of existing buildings with use of rooms labelled;
 - d. Vehicle storage location;
 - e. Location and dimension of all internal accessways and car parks including:
 - i. The width of the accessways and vehicle crossovers.
 - ii. Car space dimensions
 - f. Location and detail of any signage to be placed on site.
 - g. Location, materials and height of all boundaries and any internal fences (with a statement as to whether these are existing or proposed).
 - h. The location of all paved surfaces including footpaths and paved/decked areas within private open space areas.

Please refer to updated drawings

4. A fully dimensioned signage plan(s), drawn at a scale 1:100 and preferably at A3 size, clearly showing the following:
- a. Location of Signage
 - b. Dimensions of signage (length, height and maximum height above ground level)
 - c. Sign material (whether it will be illuminated internally or external floodlighting)
 - d. If illuminated, details of the intensity of lighting must be provided as well as times of illumination
 - e. Elevations drawn to scale showing (with dimensions) the building and the locations, sizes, and heights above ground level of each proposed sign as well as the locations of any external or internal lighting fixtures (if applicable).

Signs have not been finalised, however relevant information can be seen on the updated operations statement and amended drawings.

Motocorp Pty Ltd

2B VENTURE WAY, PAKENHAM VIC 3810

Application: T250058 PA

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