
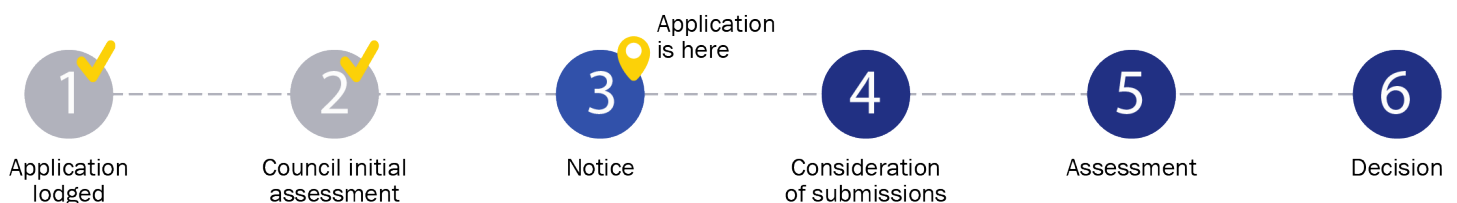


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L28 PS828590 V12274 F159 12 Trinity Way, Pakenham VIC 3810	
The application is for a permit to:	Use of land for the purpose of motor vehicle sales	
A permit is required under the following clauses of the planning scheme:		
33.01-1	Use of the land for motor vehicle sales	
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:	Car Planet Pty Ltd	
Application number:	T250034	
<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 <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		<b>05 August 2025</b>
<p><b>WHAT ARE MY OPTIONS?</b></p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



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

## Application Summary

Portal Reference: A12517GL

## Basic Information

Proposed Use	Premises to be used a small car retail business. Maximum of 10 cars will be stored in the 150 square meter warehouse for retail. The application is to obtain planning permit approval to conduct the business in the premises. Permit will be submitted to business licensing authority for an additional business location under car planet Pty Ltd.
Current Use	The warehouse is currently vacant. Warehouse will be used to store and sell cars as a retail business. Advertising will be performed online. Three car parks designated to the warehouse. There are seven warehouses in the complex. Warehouses are individually situated with designated access and parking.
Site Address	12 Trinity 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? Not Applicable, no such encumbrances apply.

## Contacts

Type	Name	Address	Contact Details
Applicant	CAR PLANET PTY LTD	[Redacted]	[Redacted]
Owner	[Redacted]	[Redacted]	[Redacted]
Preferred Contact	CAR PLANET PTY LTD	[Redacted]	[Redacted]

## Fees

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

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



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

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

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

**Email:** mail@cardinia.vic.gov.au

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

## Documents Uploaded

Date	Type	Filename
22-01-2025	A Copy of Title	Register search statement.pdf
22-01-2025	Additional Document	Permit request letter Cardinia.docx
22-01-2025	Additional Document	Layout.jpg
22-01-2025	Additional Document	Inside.jpg
22-01-2025	Additional Document	Trinity Way.jpg
23-01-2025	Site plans	Plan.pdf
23-01-2025	Existing floor plan	Inside.jpg
23-01-2025	Existing floor plan	Layout.jpg
23-01-2025	Existing floor plan	Trinity Way.jpg
23-01-2025	Written Explanation	Permit request letter Cardinia.docx

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

## Lodged By

Site User	[REDACTED]
Submission Date	23 January 2025 - 09:26:PM

## Declaration

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



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

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

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

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

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



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

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

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

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





# Request to amend a current planning permit application

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

## PERMIT APPLICATION DETAILS

Application No.:	T250034 PA
Address of the Land:	12 TRINITY WAY, PAKENHAM VIC 3810

## APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	CAR PLANET PTY LTD
Address:	12 TRINITY WAY, PAKENHAM VIC 3810
Phone:	[REDACTED]
Email:	[REDACTED]

## AMENDMENT TYPE

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

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Revisions to the proposed plans and operations statement, requested by council, based on the traffic and parking assessment regarding the number of cars stored and customer parking, which affects the customer capacity on-site.		

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



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

**DECLARATION**

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:

Signature:

Date:

21/05/2025

**LODGEMENT**

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

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

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

**IMPORTANT INFORMATION**

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

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

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

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

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

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

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

VOLUME 12274 FOLIO 159

Security no : 124121286173G  
Produced 17/01/2025 11:01 AM

**LAND DESCRIPTION**

Lot 28 on Plan of Subdivision 828590J.  
PARENT TITLE Volume 12231 Folio 284  
Created by instrument PS828590J 23/12/2020

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS828590J 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: 12 TRINITY WAY PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL



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

**OWNERS CORPORATIONS**

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS828590J

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>PS828590J</b>
Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>17/01/2025 11:01</b>

**Copyright and disclaimer notice:**

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

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

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



<h1>PLAN OF SUBDIVISION</h1>			LV USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 828590J</b>
LOCATION OF LAND			Council Name: Cardinia Shire Council	
Parish: NAR NAR GOON Township: - Section: - Crown Allotment: 32 (PART) Crown Portion: - Title Reference: VOL 12231 FOL 284 Last Plan Reference: LOT 1 ON PS 825035F Postal Address: 31 HILL STREET, (at time of subdivision) PAKENHAM 3810 MGA94 Co-ordinates: E 368 220 Zone: 55 (of approx. centre of land in plan) N 5 783 260			Council Reference Number: S19-118 Planning Permit Reference: T190628 SPEAR Reference Number: S148210M <b>Certification</b> This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Simone Norbury for Cardinia Shire Council on 04/11/2020 <b>Statement of Compliance</b> issued: 25/11/2020	
VESTING OF ROADS AND / OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Boundaries shown by continuous thick lines are defined by buildings. Location of boundaries defined by buildings. Median: BOUNDARIES SHOWN HATCHED THUS  'M' Exterior Face: ALL OTHER BOUNDARIES CP1: DENOTES COMMON PROPERTY No.1 Part of the land shown as Common Property No.1 on sheets 2 - 5 hereof is a private road called 'Trinity Way'.	
NOTATIONS				
Depth Limitation: DOES NOT APPLY Staging: This is not a staged subdivision. Planning Permit No. T190628 <b>OWNERS CORPORATION NOTATION</b> LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES. Survey: This plan is based on survey. This survey has been connected to permanent marks no(s) In proclaimed Survey Area No. 71				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement      E - Encumbering Easement      R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LAND IN THIS PLAN.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	DRAINAGE	2	PS 815214M	CARDINIA SHIRE COUNCIL
Nilsson, Noel & Holmes (Surveyors) Pty. Ltd. A.C.N. 067 949 615 Surveyors, Engineers & Town Planners 8A Codrington Street, Cranbourne 3977 Phone (03) 5996 4133 Email: mail@nnhsurveyors.net.au			REF: <b>8651</b> DWG No. <b>8651S</b> 29/10/2020 Digitally signed by: Grant Thomas Napper, Licensed Surveyor, Surveyor's Plan Version (6), 29/10/2020, SPEAR Ref: S148210M	ORIGINAL SHEET SIZE: A3 Sheet 1 of 5 sheets PLAN REGISTERED TIME: 10:29am DATE: 23 / 12 / 2020 Rod Speer Assistant Registrar of Titles

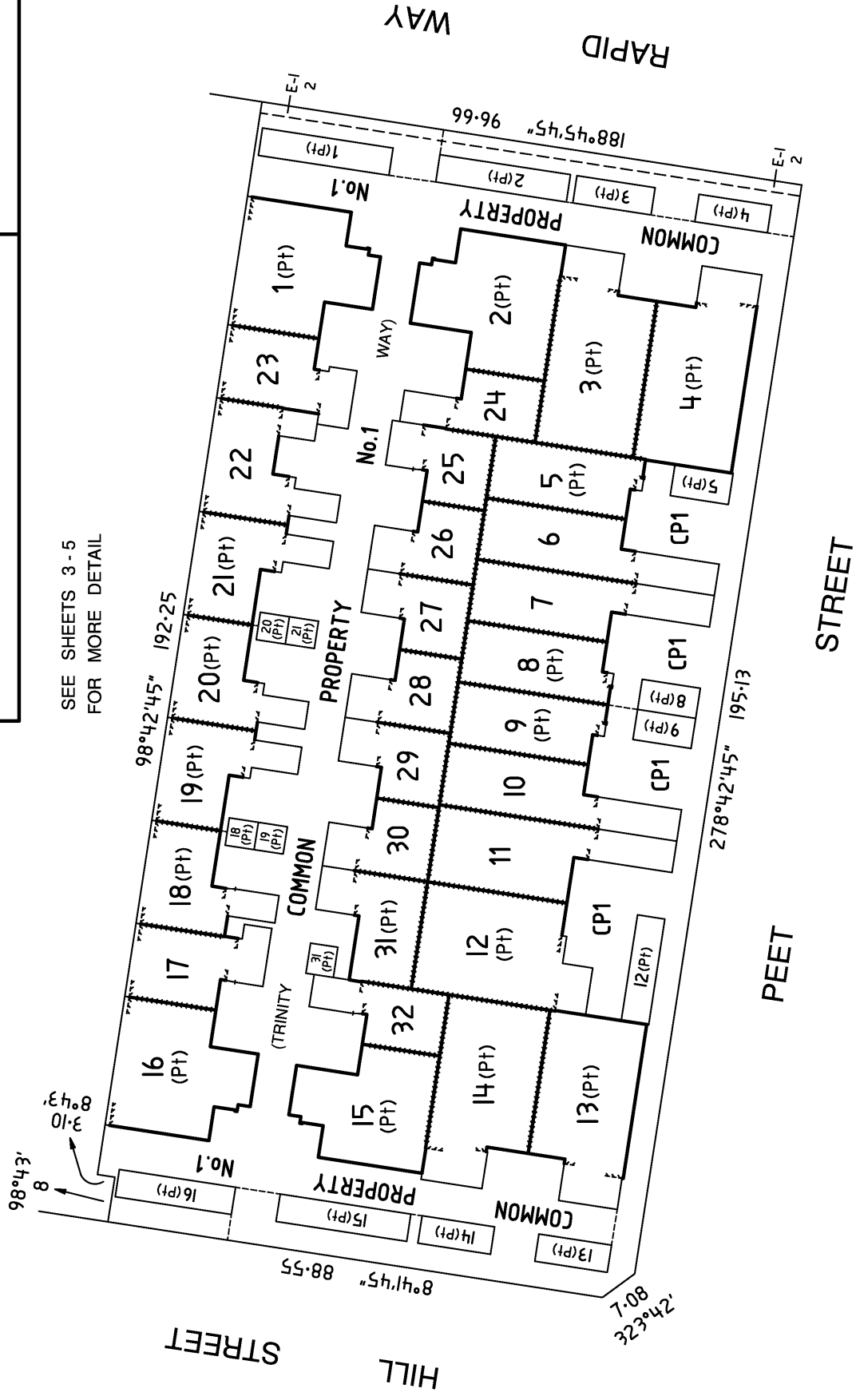
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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

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

PLAN NUMBER  
**PS 828590J**

**PLAN OF SUBDIVISION**

SEE SHEETS 3-5  
FOR MORE DETAIL



**Nilsson, Noel & Holmes (Surveyors) Pty. Ltd.**  
A.C.N. 067 949 615  
Surveyors, Engineers & Town Planners  
8A Codrington Street, Cranbourne 3977  
Phone (03) 5996 4133 Email: mail@nmhsurveyors.net.au



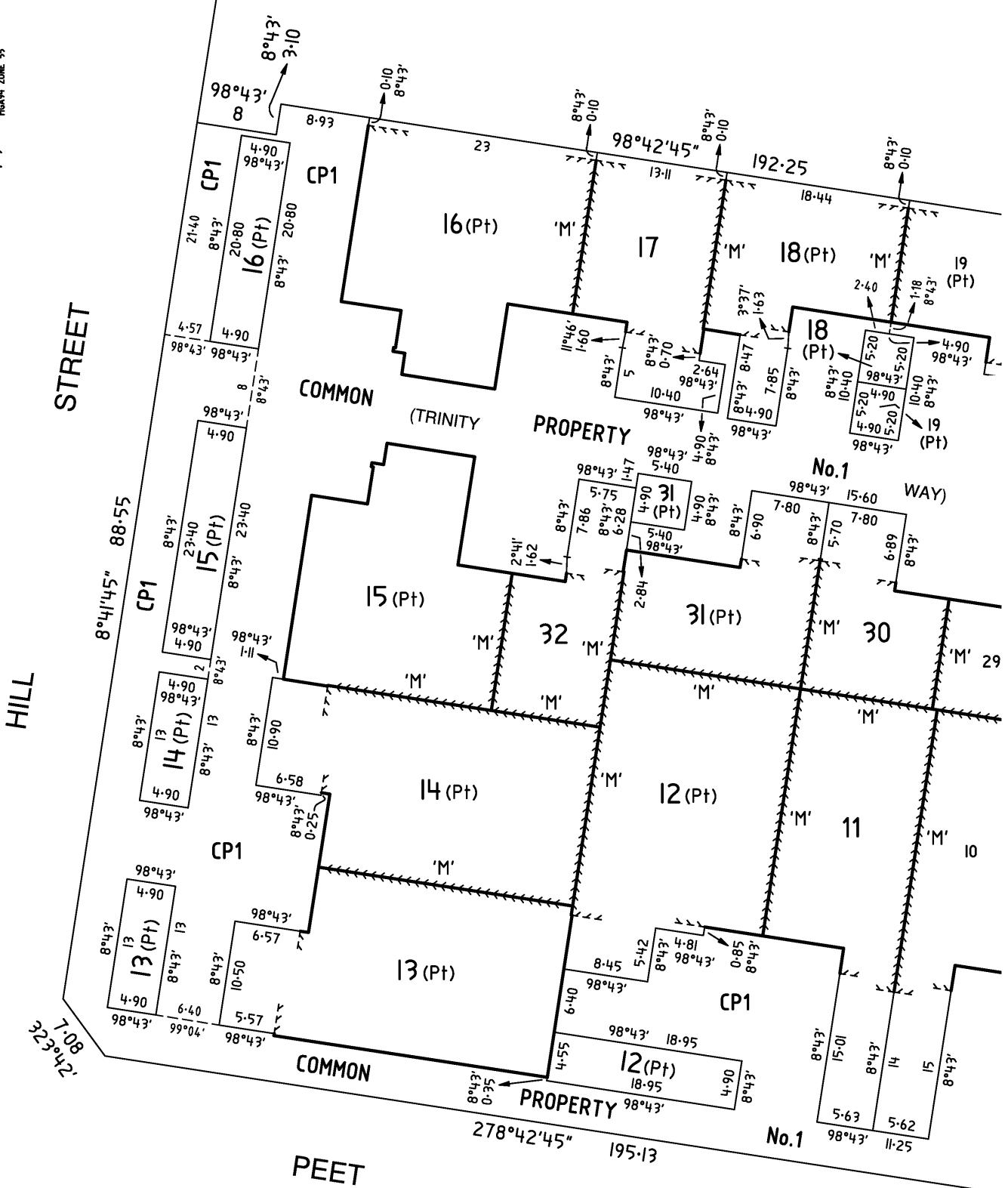
SCALE 1:750  
LENGTHS ARE IN METRES

REF: **8651** DWG No. **8651S** 29/10/2020  
Digitally signed by: Grant Thomas Napper, Licensed Surveyor,  
Surveyor's Plan Version (6),  
29/10/2020, SPEAR Ref: S148210M

ORIGINAL SHEET SIZE: A3 SHEET 2  
Digitally signed by: Cardinia Shire Council,  
04/11/2020,  
SPEAR Ref: S148210M

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 828590J**



SEE SHEET 4

SEE SHEET 5

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

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

A.C.N. 067 949 615

Surveyors, Engineers & Town Planners

8A Codrington Street, Cranbourne 3977

Phone (03) 5996 4133

Email: mail@nnhsurveyors.net.au



SCALE  
1:400



LENGTHS ARE IN METRES

Digitally signed by: Grant Thomas Napper, Licensed Surveyor,  
Surveyor's Plan Version (6),  
29/10/2020, SPEAR Ref: S148210M

REF: **8651** DWG No. 8651S 29/10/2020

ORIGINAL SHEET  
SIZE: A3

SHEET 3

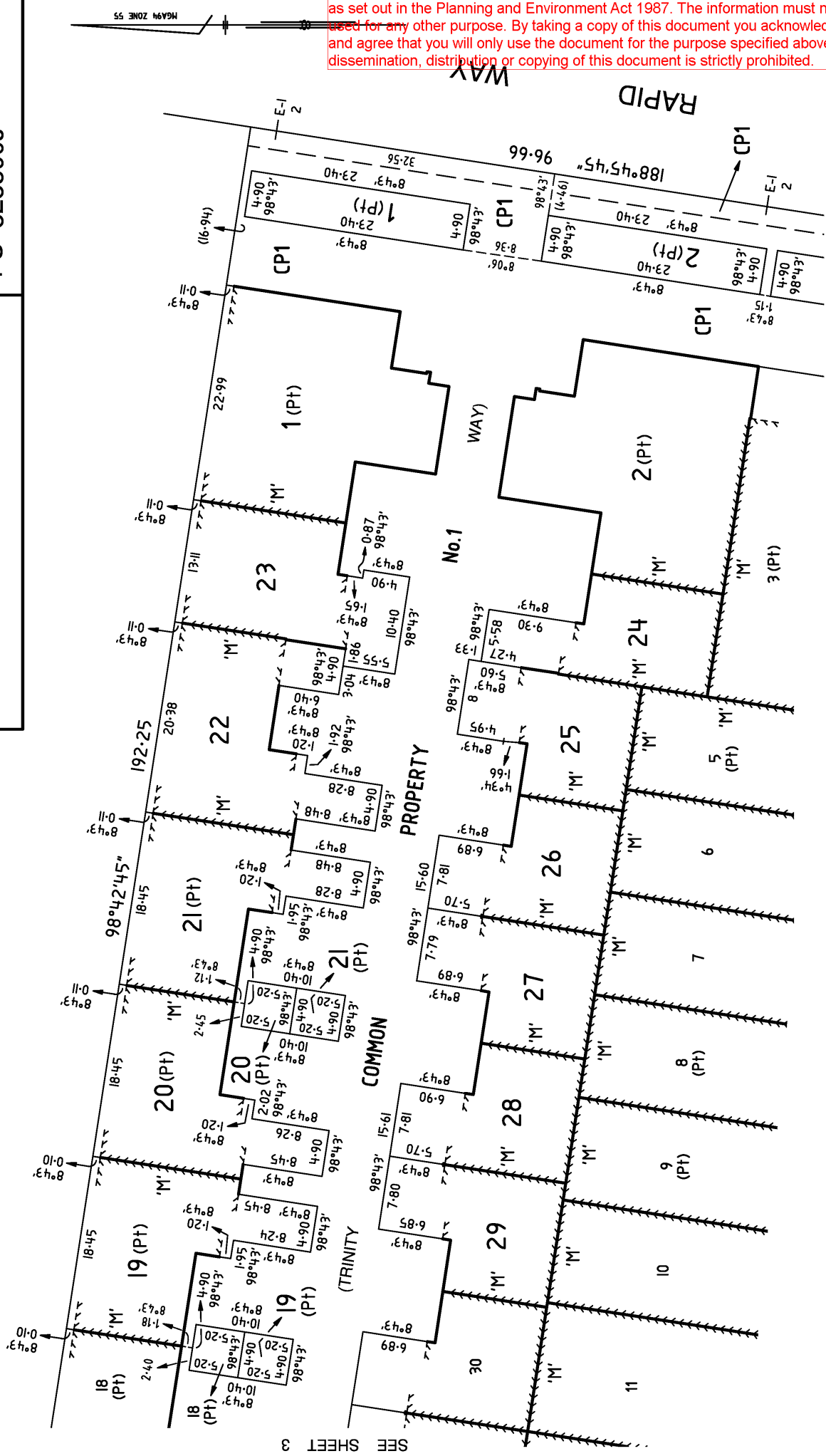
Digitally signed by:  
Cardinia Shire Council,  
04/11/2020,  
SPEAR Ref: S148210M



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

PLAN NUMBER  
PS 828590J

# PLAN OF SUBDIVISION



SEE SHEET 3

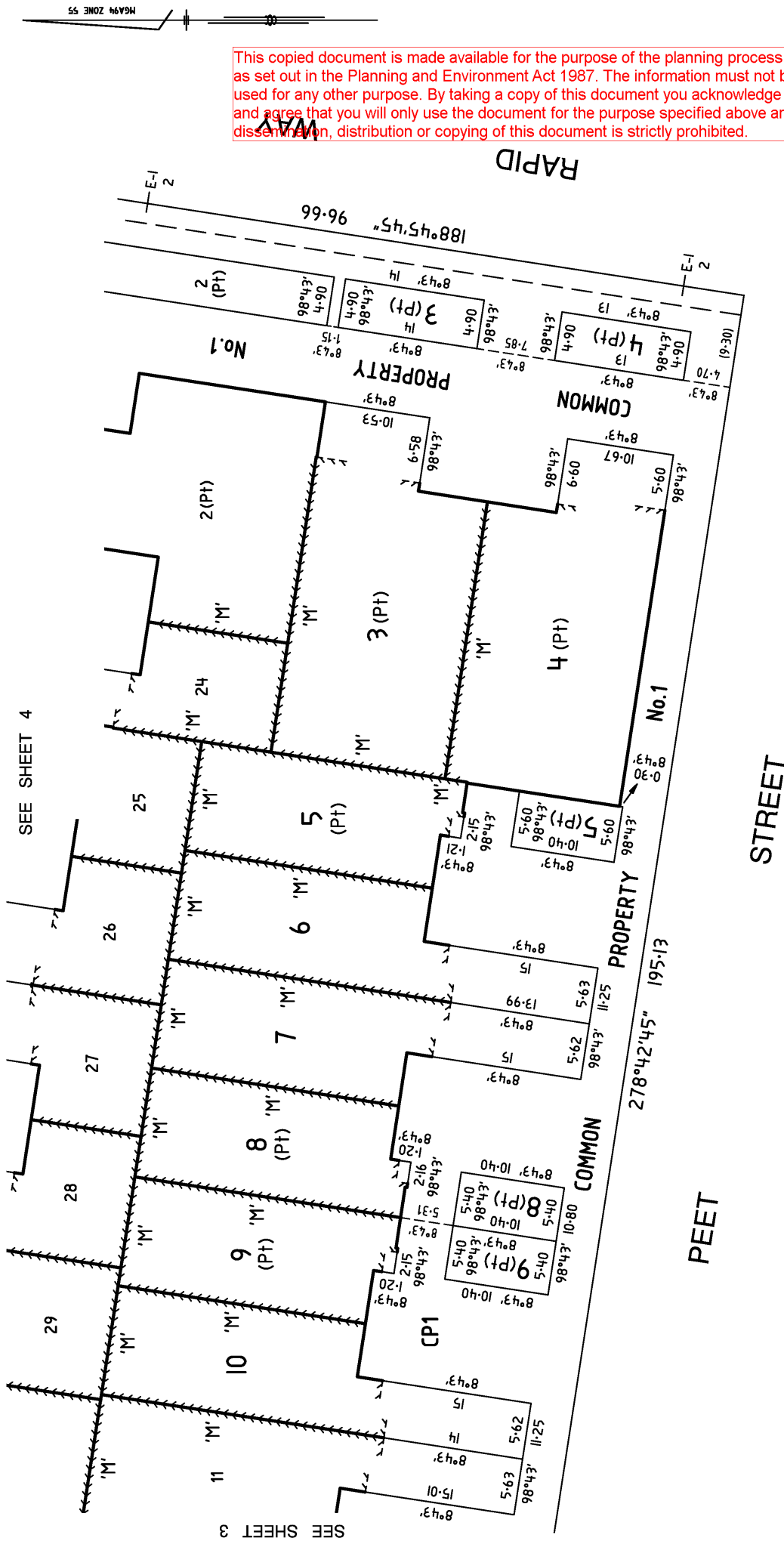
SEE SHEET 5

<b>Nilsson, Noel &amp; Holmes (Surveyors) Pty. Ltd.</b> A.C.N. 067 949 615 Surveyors, Engineers & Town Planners 8A Coddington Street, Cranbourne 3977 Phone (03) 5996 4133 Email: mail@nmsurveyors.net.au		REF: 8651    DWG No. 8651S    29/10/2020 Digitally signed by: Grant Thomas Napper, Licensed Surveyor, Surveyor's Plan Version (6), 29/10/2020, SPEAR Ref: S148210M	ORIGINAL SHEET SIZE: A3 SHEET 4
	SCALE  LENGTHS ARE IN METRES 1:400		

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

PLAN NUMBER  
PS 828590J

PLAN OF SUBDIVISION



**Nilsson, Noel & Holmes (Surveyors) Pty. Ltd.**  
 A.C.N. 067 949 615  
 Surveyors, Engineers & Town Planners  
 8A Codrington Street, Cranbourne 3977  
 Phone (03) 5996 4133 Email: mail@nmhsurveyors.net.au



SCALE 1:400

LENGTHS ARE IN METRES

4 0 4 8 12 16

REF: 8651 DWG No. 8651S 29/10/2020

Digitally signed by: Grant Thomas Napper, Licensed Surveyor,  
 Surveyor's Plan Version (6),  
 29/10/2020, SPEAR Ref: S148210M

ORIGINAL SHEET SIZE: A3

SHEET 5

Digitally signed by: Cardinia Shire Council,  
 04/11/2020,  
 SPEAR Ref: S148210M

Dear Sir, Madam

**RE: PLANNING PERMIT REQUEST FOR A SMALL CAR RETAIL BUSINESS**

I am writing to request a planning permit to conduct a small car retail business at 12 Trinity Way, Pakenham, 3810.

I have consulted with a Cardinia Council planner over the phone and the above address was deemed eligible for consideration for a car retail business.

I have been carrying out car retail business under Car Planet Pty Ltd for two years with dealership license number LMCT12389, ACN 661 652 124 at address 84 Stature Avenue, Clyde North 3978.

The growth the business has provided the opportunity to operate in a small retail scale. I have leased the above premises to operate the business. Licensing authority is required to be informed and provided with the council planning approval for the business to be carried out at the mentioned premises.

The premises and business will not involve in any adjustments, modifications, or repairs of cars. The premises will only be used as a storage and retail business location.

Please consider my request for granting the appropriate permit to operate the retail business as mentioned above. Please reach out for any further information required to consider the above request.

Kind Regards,

[Redacted Signature]

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



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



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.



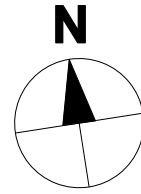
**ADDRESS:** 12 TRINITY WAY  
PAKENHAM VIC 3810

**SITE INFO:** BUILDING AREA 158.2m<sup>2</sup>  
RETAIL SALES AREA 136m<sup>2</sup>  
AMENITIES 14m<sup>2</sup>  
SIGNAGE 4.4m<sup>2</sup> (max 8m<sup>2</sup>)

**DRAWING NO:** D01 - SITE PLAN

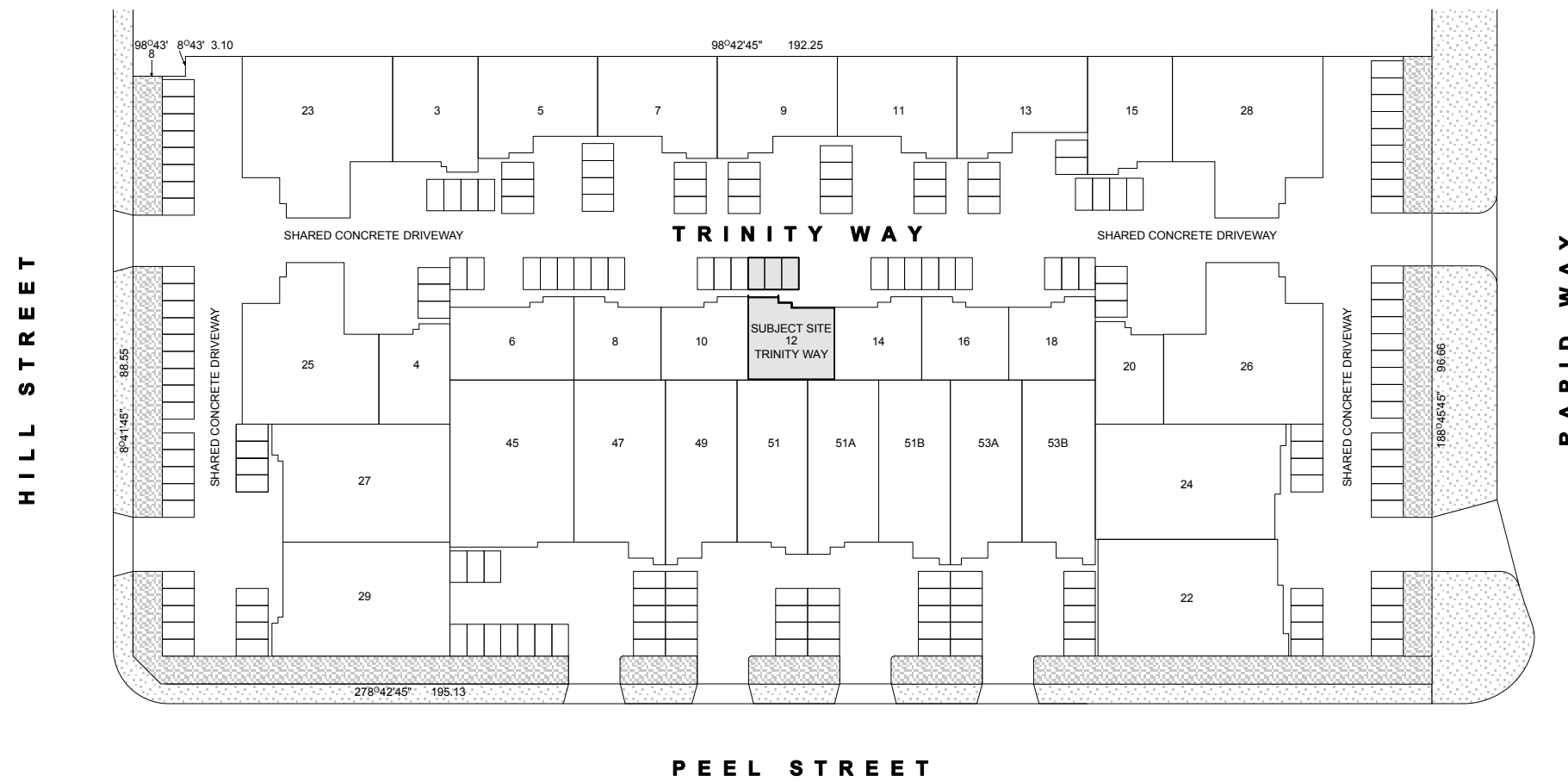
**SCALE:** 1:1000 @A3

**DATE:** 18 MARCH 2025



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.

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



**SITE PLAN 1:1000**

**ADDRESS:** 12 TRINITY WAY  
PAKENHAM VIC 3810

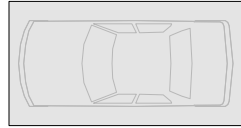
**SITE INFO:** BUILDING AREA 158.2m<sup>2</sup>  
RETAIL SALES AREA 136m<sup>2</sup>  
AMENITIES 14m<sup>2</sup>  
SIGNAGE 4.4m<sup>2</sup> (max 8m<sup>2</sup>)

**DRAWING NO:** D02 REVISION B - PLAN

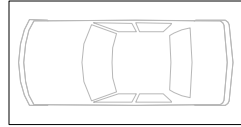
**SCALE:** 1:100 @A3

**DATE:** 07 MAY 2025

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



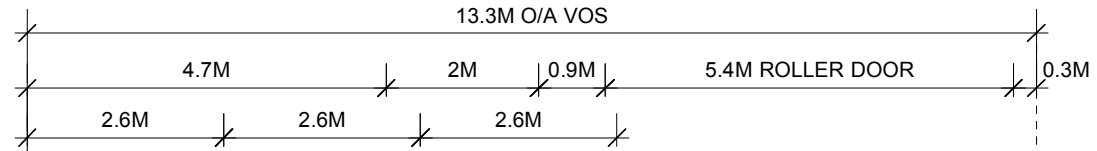
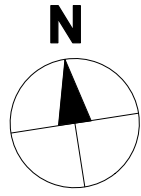
DENOTES CUSTOMER  
CAR PARKS



DENOTES CAR PARKS  
USED FOR DISPLAY STOCK  
& STAFF PARKING -  
STAFF WILL DRIVE DISPLAY  
VEHICLES FOR SALE



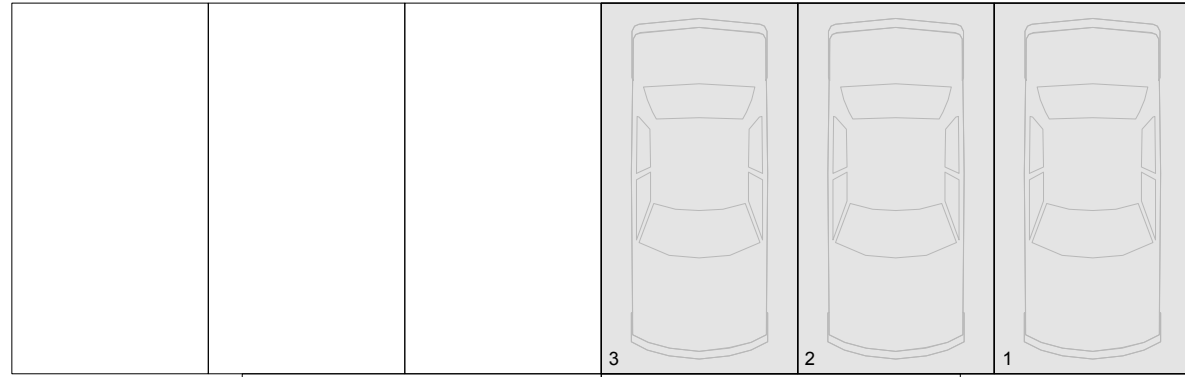
DENOTES BICYCLE  
PARKING 1.8x0.5M EACH



# TRINITY WAY

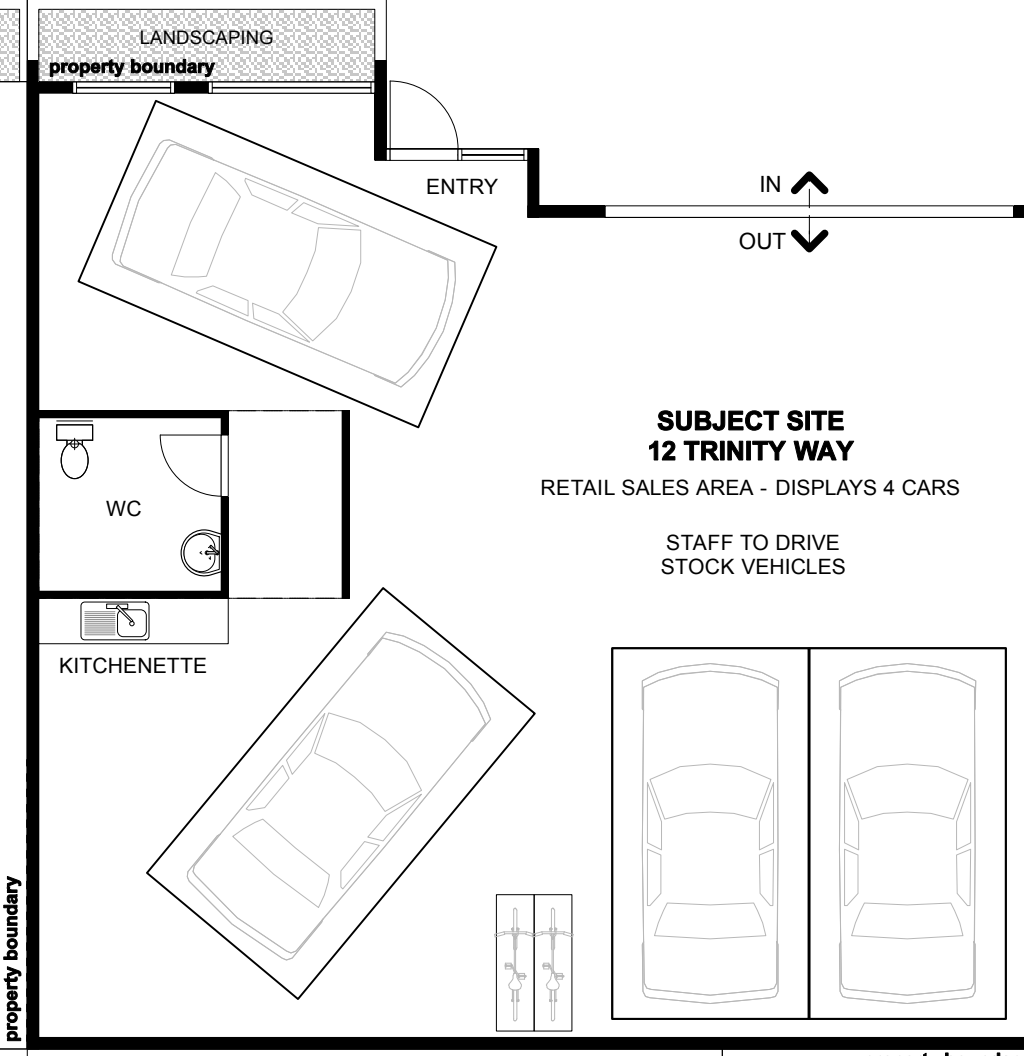
SHARED CONCRETE DRIVEWAY

CUSTOMER CAR PARKING



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.

SHARED CONCRETE DRIVEWAY



**10 TRINITY WAY**  
ADJOINING PROPERTY

**SUBJECT SITE  
12 TRINITY WAY**  
RETAIL SALES AREA - DISPLAYS 4 CARS

**14 TRINITY WAY**  
ADJOINING PROPERTY

WC

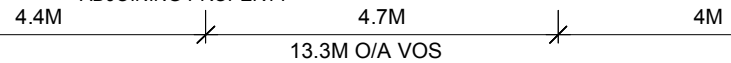
STAFF TO DRIVE  
STOCK VEHICLES

KITCHENETTE

**49 PEEL ST**  
ADJOINING PROPERTY

**51 PEEL ST**  
ADJOINING PROPERTY

**51A PEEL ST**  
ADJOINING PROPERTY



**PLAN 1:100**



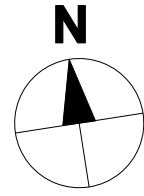
**ADDRESS:** 12 TRINITY WAY  
PAKENHAM VIC 3810

**SITE INFO:** BUILDING AREA 158.2m<sup>2</sup>  
RETAIL SALES AREA 136m<sup>2</sup>  
AMENITIES 14m<sup>2</sup>  
SIGNAGE 4.4m<sup>2</sup> (max 8m<sup>2</sup>)

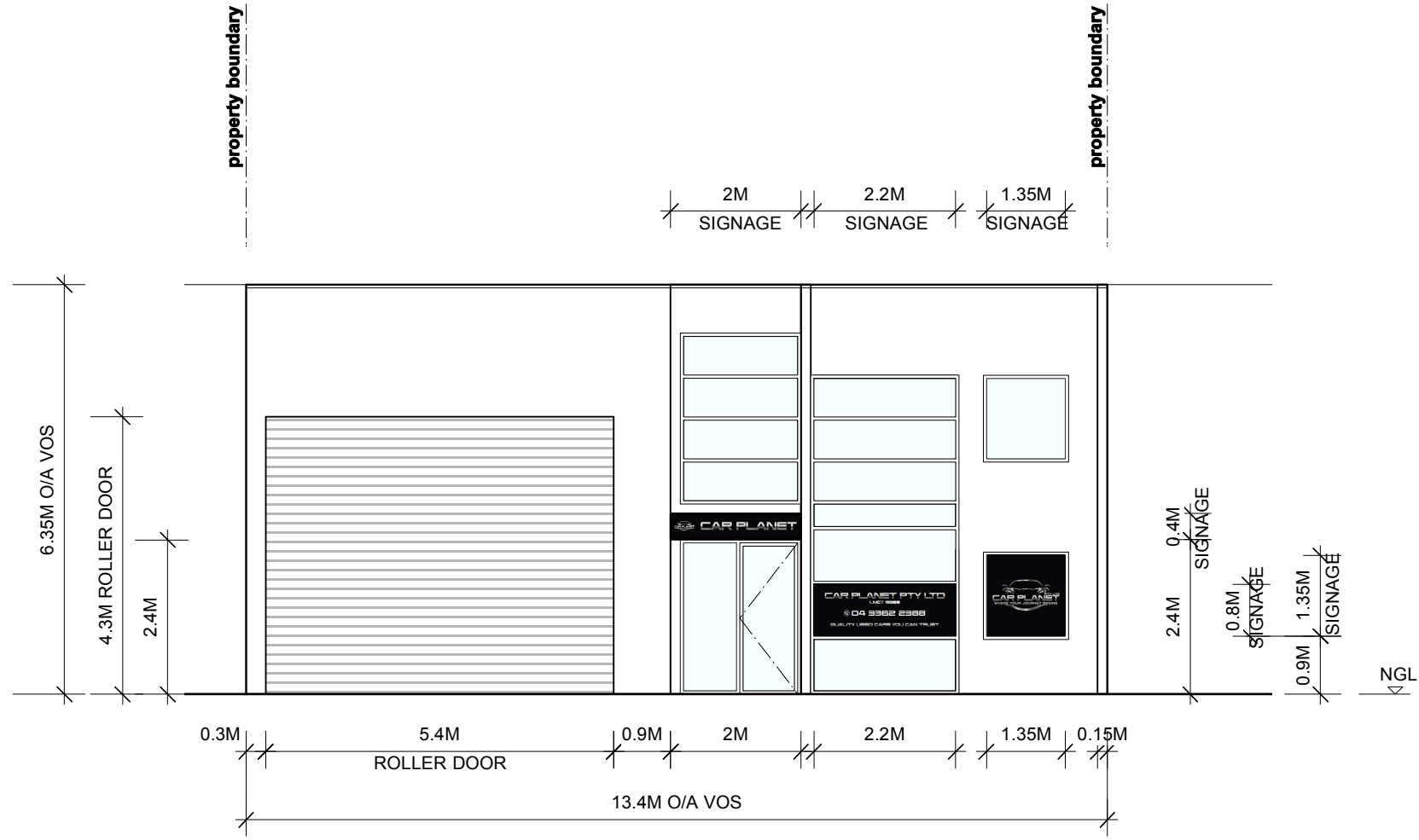
**DRAWING NO:** D03 - ELEVATION

**SCALE:** 1:100 @A3

**DATE:** 18 MARCH 2025



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



**ELEVATION 1:100**

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.



## OPERATIONS STATEMENT

**CAR PLANET PTY LTD | ABN 51 661 652 124 | MCT-0012389**

APPLICATION: T250034 PA (12 Trinity Way, Pakenham VIC 3810)

12 Trinity 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. Non the less a car sales business could be classified as a retail business (with no conditions) meaning that 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 12 Trinity Way, Pakenham VIC 3810.

### **SUBJECT SITE AND SURROUNDS**

The subject site is located 12 Trinity Way, Pakenham VIC 3810.

There are no easements on the site and the land is not vegetated, the exception being a small garden bed at the front of the building.

The fresh urban design aesthetic complements the adjoining sites and surrounds which form part of an industrial / commercial area a lining with Cardinia planning scheme clause 15 (BUILT ENVIRONMENT AND HERITAGE).

There will be no building, or construction works performed internally or externally.



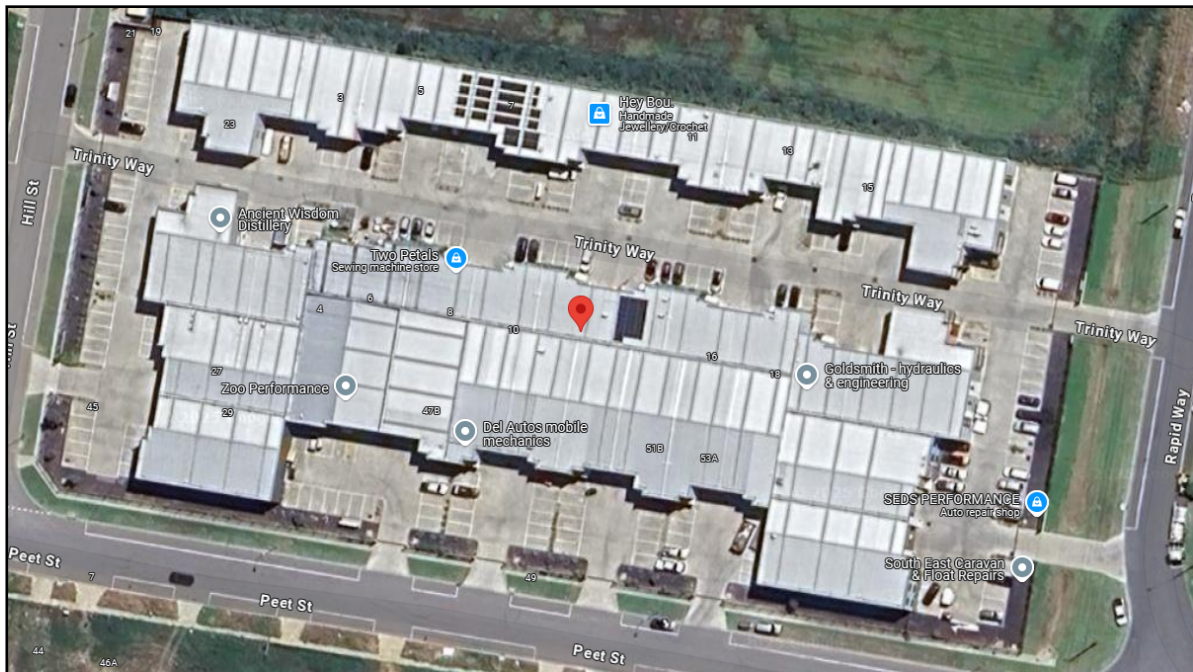
Exterior: 12 Trinity Way, Pakenham VIC 3810

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.

**OPERATIONS STATEMENT**  
**CAR PLANET PTY LTD | ABN 51 661 652 124 | MCT-0012389**  
**APPLICATION: T250034 PA (12 Trinity Way, Pakenham VIC 3810)**



Internal: 12 Trinity Way, Pakenham VIC 3810



Overview: 12 Trinity Way, Pakenham VIC 3810

**HOW THE PROPOSED BUSINESS IS SUITABLE WITH THE AREA**

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.

## OPERATIONS STATEMENT

**CAR PLANET PTY LTD | ABN 51 661 652 124 | MCT-0012389**

APPLICATION: T250034 PA (12 Trinity Way, Pakenham VIC 3810)

There is a broad mix of businesses within the surrounding area, however an overwhelming number of these businesses are related to the Motor Car Trader industry. The proposed motor vehicle sales premises will provide a complementary use to the other neighbouring businesses.

Opening our car yard in Pakenham directly effects Cardinia Councils Planning scheme clauses 17 and 21.04 (Economic Development) by providing all other nearby dealers (retail and wholesale), mechanics, road worthy certificate centres, parts shops and transport companies work from us.

The extra workload for our suppliers could mean they will potentially need to take on more employees to fulfill the demand we create for their services.

Customers may also be inclined to visit the local shopping precinct which is under 5 kilometres away or dine at local cafes whilst waiting to take delivery of a vehicle or to go on a test drive etc.

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 the property so there is the chance of additional artificial light.

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

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.

### **PROPOSED USE OF SITE**

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

**Hours of operation:** Monday to Sunday 9am to 5pm (by appointment only)



## OPERATIONS STATEMENT

CAR PLANET PTY LTD | ABN 51 661 652 124 | MCT-0012389

APPLICATION: T250034 PA (12 Trinity Way, Pakenham VIC 3810)

Maximum number of staff (on site at any one time): 2 (Director [REDACTED])

Projected number of customers (on site at any one time): 2

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

- Preparing vehicles for sale
  - No car washing, or mechanical work will be done 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:

As per Cardinia Planning Scheme the business identification signage does NOT require a planning permit as is not a sky sign, high wall sign or above a veranda.

The proposed signage provides business identification, will be black with light writing / logo which will not clash with the buildings existing colour scheme and does not exceed 8sqm falling within the policy guidelines.

The sign above the door will be made from aluminium as it's durable and weather resistant while the window signage will be vinyl wrap.

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

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.

## OPERATIONS STATEMENT

**CAR PLANET PTY LTD | ABN 51 661 652 124 | MCT-0012389**

**APPLICATION: T250034 PA (12 Trinity Way, Pakenham VIC 3810)**

Carparking (Council Planning Scheme 52.06) applies to any new use however Car Sales is not listed on Table 1 of clause 52.06-5.

If it therefore falls under Industry other than listed in this table, the number of car parking spaces provided should hopefully satisfy the authority (Cardina Council).

Industry other than listed in this table	2.9	1	To each 100 sq m of net floor area
--	-----	---	------------------------------------

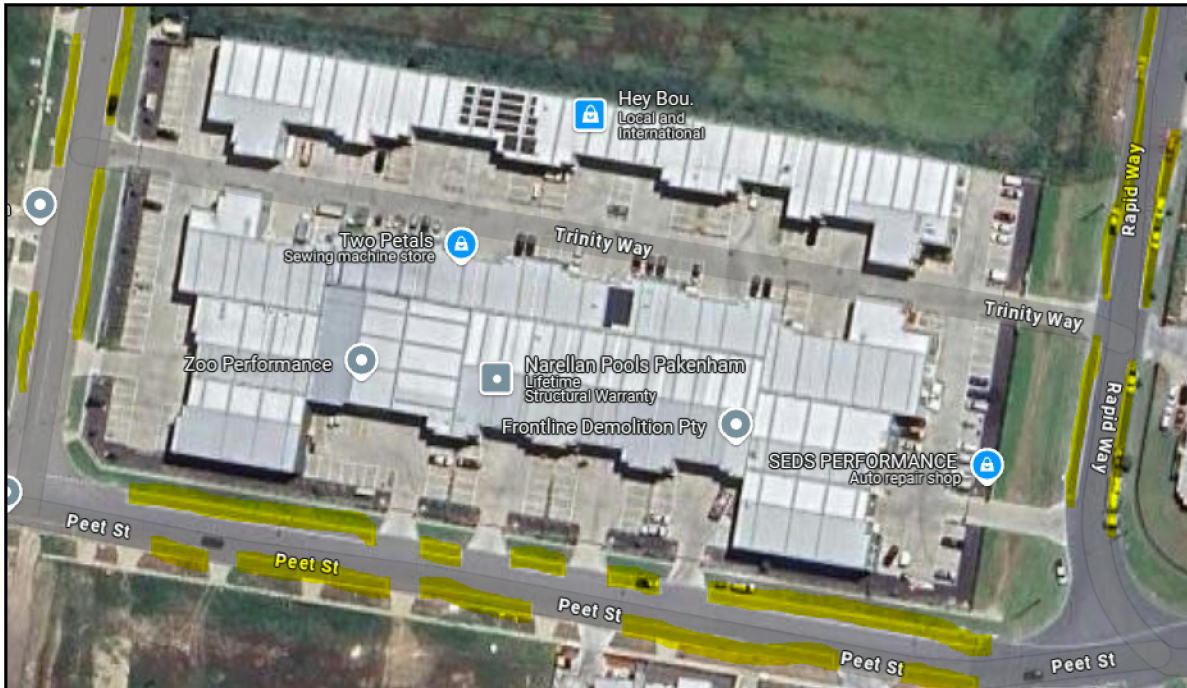
██████████ (on days she comes to the yard to assist) will drive a stock vehicle and park the car within the warehouse. There are currently no plans to take on additional staff however should this need arise it would imply that the workload demand had increased (stock turn over increase) in which case we would require a larger premises.

Customers will be required to book appointments to ensure the vehicle is prepared for inspection and that ██████████ is available. There are 3 customer car parks at the front of the building.

The inspection appointments will be staggered by 15 to 30 minutes between each.

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.

If for any unforeseen reason customers show up unannounced and all 3 customer car parks are being utilised there is also abundant unrestricted street parking on Rapid Way, Peet Street and Hill Street.



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

Vehicles will be shown and stored within the main warehouse space.

The business plan is to keep retail stock quality high and the volume low to ensure we are only trading reliable and fit for purpose vehicles to our customers.

Projected number of vehicles to be onsite is a maximum of 7 at any given time (4 retail spaces internally 3 customer car parks externally).

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.



## OPERATIONS STATEMENT

**CAR PLANET PTY LTD | ABN 51 661 652 124 | MCT-0012389**

APPLICATION: T250034 PA (12 Trinity Way, Pakenham VIC 3810)

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:**

Any new stock vehicles will be taken straight to a mechanic before they are brought onto the yard.

Once checked and any work required performed the car will be picked up by staff and driven to Trinity Way to be put on display in the main warehouse space.

Vehicle deliveries are to occur during business hours only.

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

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

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

# **PARKING DEMAND ASSESSMENT**

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

**Application No: T250034 PA**

**12 Trinity Way,  
PAKENHAM VIC 3810**

**Prepared for CAR PLANET PTY LTD  
20 May 2025  
File Reference: 18063PD**

**e  
w**

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

## 1.0 Introduction and Scope

Traffkd has been retained by Car planet Pty Ltd to prepare a parking impact assessment for a change of use to a motor vehicle sales premises at 12 Trinity Way, Pakenham.

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

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

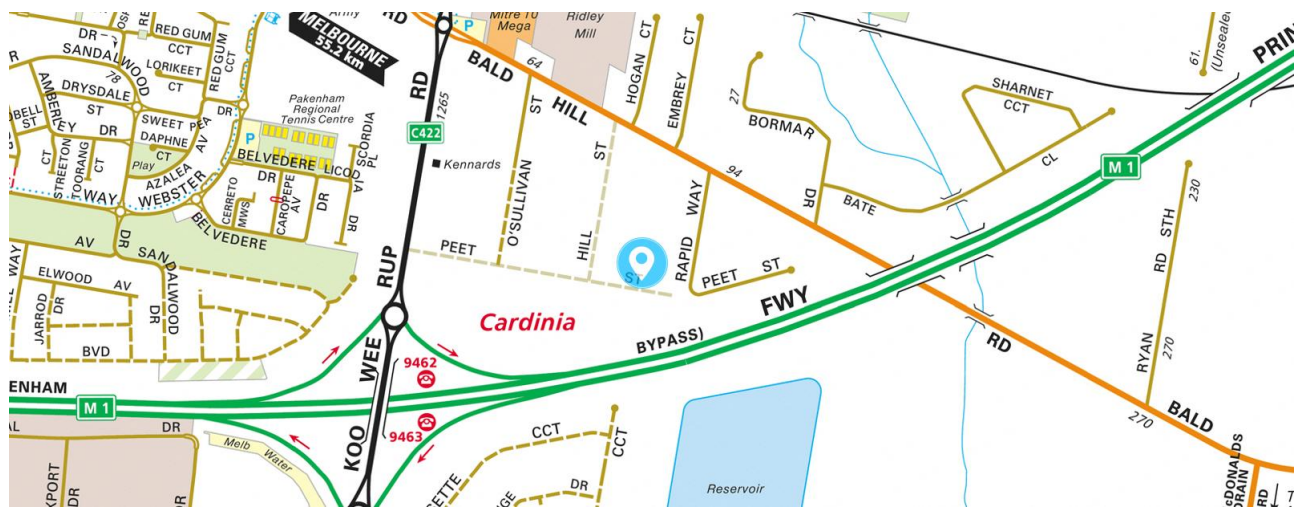
## 2.0 Current Conditions of Site and Surrounds

### 2.1. The site

The subject site is located at 12 Trinity Way, Pakenham, VIC 3810. The site has an approximate area of 158 sqm. The site is located within a warehouse development that has been subdivided into 32 properties. The warehouse development has an off-street carpark consisting of 179 parking bays that are accessed from either two vehicle crossings on Hill Street or two vehicle crossings on Rapid Way. Of the 179 parking bays in the off-street carpark, 3 parking spaces are allocated to the site.

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

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



The site is located within an Industrial Zone (INIZ) as set out in the Cardinia Planning Scheme. The site is surrounded by other commercial properties in all directions. Similar uses within the development include Zoo Performance, Del Autos Mobile Mechanics, SEDS Performance and South East Caravan & Float Repairs. The majority of uses at within the development typically operate on weekdays.

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



## 2.2. The Street Network and Site Access

The subject site is located along Trinity Way, a private road accessed from both Hill Street and Rapid Way. The private road extends for approximately 200 metres in length. Trinity Way adopts the characteristics of a private laneway with the sole purpose of providing access to the development's off-street parking.

**Figure 3.** Aerial image of road configuration surrounding the site



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



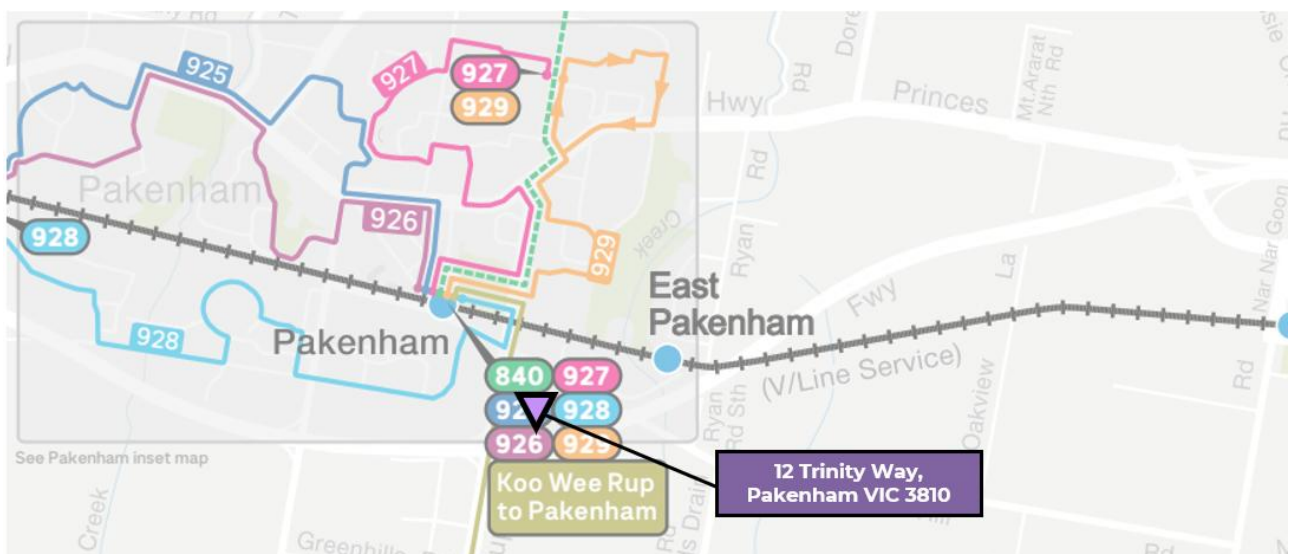
### 2.3. Existing Public Transport Facilities within Close Proximity of the Site

The site is accessible by public transport facilities with 7 bus services operating and 3 rail services operating within 1.6km walk from the site. The public transport provision within proximity of the site is summarised in the table below.

Mode	Service	Distance of Terminus from Site
Bus	928 Pakenham Station – Cardinia Road Station	1.6 kilometre walk from the site (22 – minute walk)
	927 Pakenham Station – Pakenham North	
	840 Gembrook – Pakenham Station	
	929 Pakenham North	
	925 Officer South via Cardinia Station	
	926 Fountain Gate Shopping Centre Koo Wee Rup - Pakenham	
	Rail	
	Bairnsdale - Melbourne	
	Traralgon - Melbourne	

Figure 4 shows PTV routes proximate to the subject site. Given the walking distance to these services, it is unlikely customers visiting the site will rely on public transport.

**Figure 4.** Public transport provision proximate to subject site



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

### 3.0 The Proposal

#### 3.1. The Proposed Use

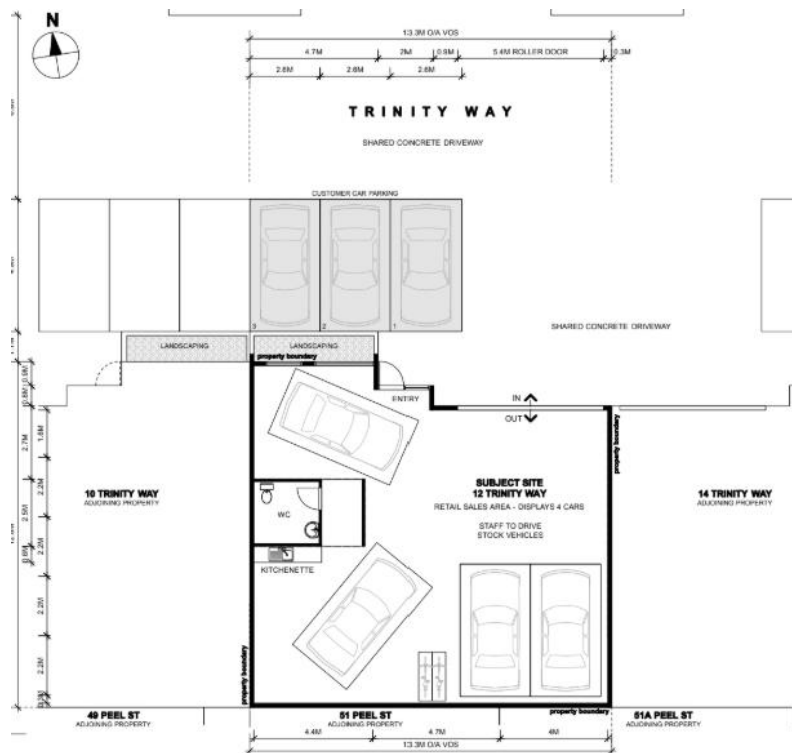
The applicant is seeking to repurpose the existing building and proposes sell motor vehicles from the site. The applicant has provided the following information regarding the operation of the site:

- **Operating Hours:** Monday to Sunday 9 am – 5 pm
- **Staff:** A maximum of two staff will work at the site at any one time. Staff members will drive vehicles that will be sold from the premises.
- **Customer access:** Vehicle inspections at the premises will be available by appointment only. Consecutive appointments will be staggered by 15 – 30 minutes. This will prevent multiple customers from arriving simultaneously, ensuring a smooth operation of the site.
- Vehicles will be sold at the premises however “mechanical work, detailing etc will be outsourced to local vendors and not carried out onsite”. Existing businesses surrounding the site undertake these services.
- The use will sell used vehicles with a maximum of five vehicles to be displayed for sale at any one time.
- Vehicles to be displayed for sale will be driven to the site by staff however infrequently, a tow truck may be required to deliver vehicles to the site. On these occasions it will be a single vehicle tilt truck.

The site includes a formal off-street parking provision of three bays. These are located external to the building and will be reserved for customers attending the site. Four vehicles will be stored within the building that will be displayed for sale. As per typical car sales uses, vehicles that are displayed for sale are generally not parked within a formal arrangement. Four parking bays have been shown within the building to store vehicles to be displayed for sale.

The layout and parking configuration is shown in Figure 5 below.

**Figure 5.** Proposed parking configuration



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

## 4.0 Parking Demands, Requirement and Likely Impacts

### 4.1. Planning Scheme Parking Requirement

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

An assessment of the proposal against the rates of Clause 52.06 is summarised in the table below. Given the site is not located within Principal Public Transport Area (PPTN), Column A rates of Clause 52.06 apply to the site when calculating the statutory car parking requirement for the proposal against a restricted retail premises. Based on the development plans provided, the site has a gross floor area of 158 sqm.

Proposed Use	Planning Scheme Parking Rate	Inventory (Leasable floor area)	Planning Scheme Parking Requirement
Restricted Retail Premises	3 to each 100 sqm of leasable floor area	158m <sup>2</sup>	4
<b>Total</b>			<b>4</b>

The statutory parking requirement for the proposed car sales use is four car parking spaces. The proposal has an off-street parking provision of seven bays exceeding the requirements of Clause 52.06 of the Planning Scheme.

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

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

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

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

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

- *The Car Parking Demand Assessment.*
- *Any relevant local planning policy or incorporated plan;*
- *The availability of car parking including:*
  - *Efficiencies gained from the consolidation of shared car parking spaces.*
  - *Public car parks intended to serve the land.*
  - *On street parking in non-residential zones and streets in residential zones specifically managed for non-residential parking.*
  - *On street parking in residential zones for residential use;*
- *The practicality of providing car parking on the site, particularly for lots less than 300 square metres;*

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

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

## 4.2. Parking Demand Considerations

### 4.2.1 Utilisation of off-street parking provision

#### Long stay parking demand

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

#### Short stay parking demand

The short-stay parking demand generated by the proposed use is primarily associated with customers inspecting vehicles displayed for sale. These visits are expected to be brief, typically lasting less than one hour.

A maximum of four vehicles will be displayed on-site at any given time. The applicant has advised that prospective buyers will generally contact the operator in advance to make an appointment before visiting. To manage on-site activity, the operator will stagger appointments, thereby minimising the likelihood of multiple customers being present simultaneously. While some unscheduled visits may occur, these are expected to be infrequent.

In the event that two customers are present concurrently and each arrives by private motor vehicle, the resulting parking demand would be for two bays. However, it is noted that not all visitors may arrive by car; some may use alternative transport modes such as walking, cycling, public transport, or rideshare services. Despite this, for the purpose of a conservative assessment, it is assumed that all visitors arrive in private vehicles.

Vehicle inspections are expected to last between 15 and 45 minutes. Accordingly, any parking demand generated will be short-term and is unlikely to exceed two vehicles at any one time.

Given this anticipated demand, the provision of three off-street parking bays for customer use, located externally to the building, is considered sufficient to accommodate all short-stay parking requirements associated with the use.

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

The site is accessible by public transport facilities with 7 bus services and 3 rail services operating within 1.6km walk from the site. Due to the relatively long walking distance, it is unlikely that public transport will be a primary mode of travel for staff or customers. Nonetheless, it provides an alternative for those without access to a private vehicle and seeking a more economical option than rideshare services.

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

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

### 4.2.5 Sustainable Transport Access

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

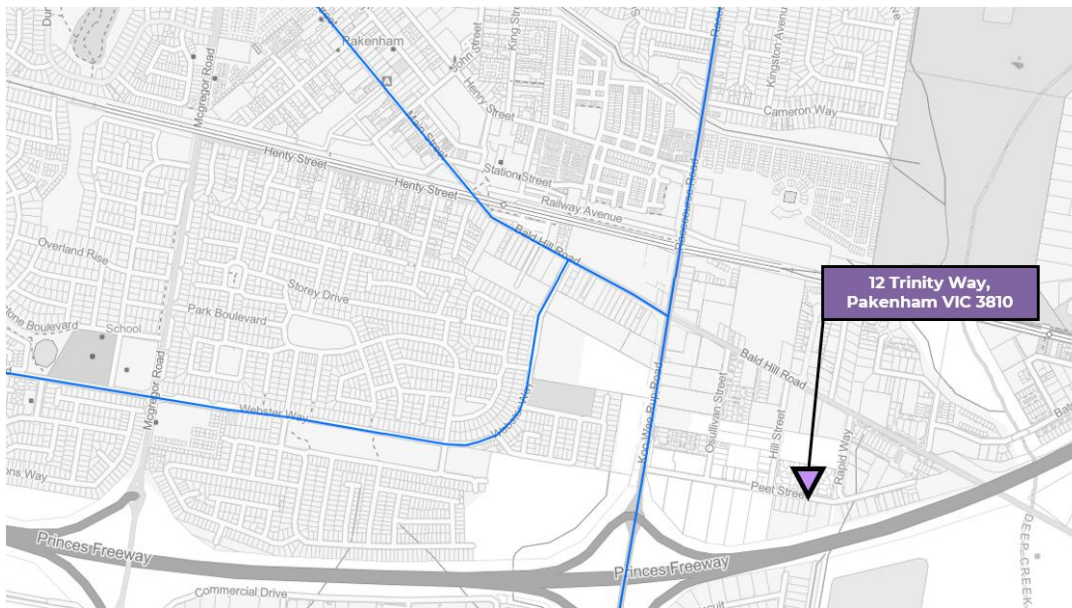


segments, the classification of these roads as strategic cycling corridors indicates there will likely be an investment by state or local authorities in the future to introduce cycling infrastructure.

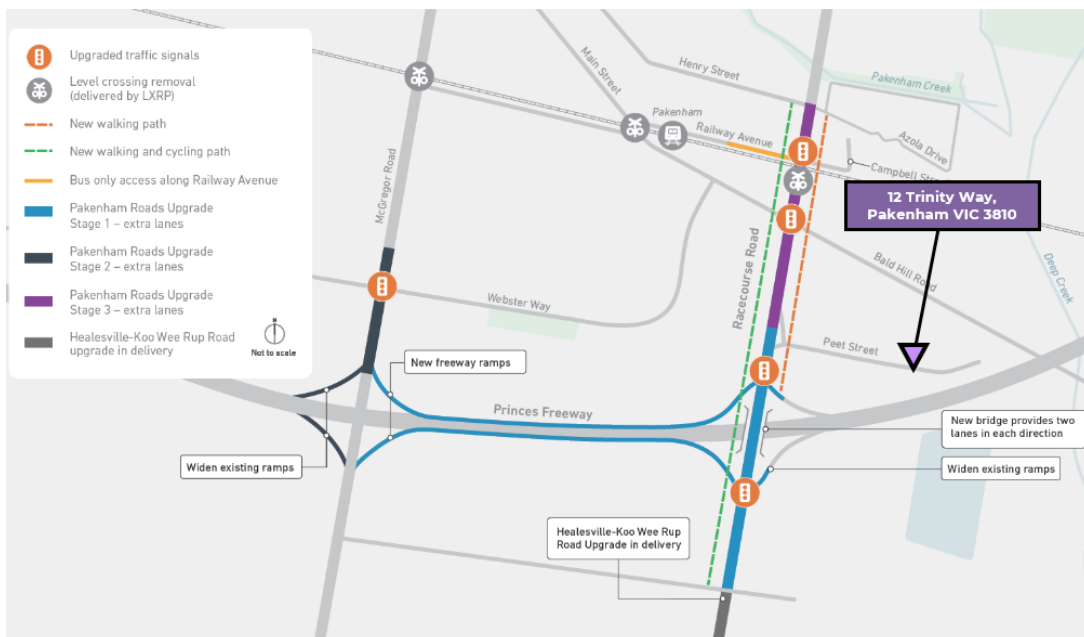
As part of Victoria's Big Build - Pakenham Road Upgrade, new cycling paths are currently being constructed along Koo Wee Rup Road. Figure 6 below shows the location of bicycle infrastructure currently under construction. Following completion of construction, improved cycling connectivity to the site in the future is likely to support customers riding to the site to inspect a motor vehicle.

Figure 6 below shows the site's location within the strategic cycling corridors which form part of the PBN.

**Figure 6.** Proximity of the site to the Strategic Cycling Corridor Network



**Figure 7.** Victoria's Big Build – Pakenham Road Upgrade Cycling Infrastructure Works



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

#### 4.2.6 Permit Conditions

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

- Vehicles to be displayed for sale must only be displayed within the building. No vehicle for sale may be displayed on an adjacent road or an area of land not within the boundaries of the land.
- Except with the prior written consent of the Responsible Authority, not more than four (4) motor vehicles may be offered for sale or be displayed on the land at any one time.
- Except with the prior written consent of the Responsible Authority, panel beating must not be carried out on the land and vehicle wrecks, body shells or parts must not be stored on the land.
- Parking areas and access lanes must be kept available for these purposes at all times.
- The operator under this permit must make all reasonable attempts to ensure that no vehicle under the operator's control, or the operator's staff, are parked in the streets nearby or within the shared off-street carparking at Trinity Way, all to the satisfaction of the Responsible Authority.
- The car parking provided on the land must always be kept available for its intended purpose at all times.
- No measures must be taken to restrict access to the car parks.

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

## 5.0 Bicycle Facilities

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

Proposed Use	Planning Scheme Parking Rate	Inventory	Planning Scheme Bicycle Parking Requirement
Retail premises other than specified in this table	<b>Staff</b> 1 to each 300 sqm of leasable floor area	158 sqm	1
	<b>Visitors</b> 1 to each 500 sqm of leasable floor area		0
<b>Total</b>			<b>1</b>

As indicated in the table above, the proposal generates a bicycle parking requirement of one bicycle. The proposal includes the provision of bicycle racks allowing the storage of two bicycle spaces to encourage staff member and any customers to ride a bike to the site.

The bicycle parking provision within the building will provide a safe and secure location for any employee and customers that chooses to ride a bike to the site.

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

## 6.0 Loading Demand and Refuse Requirements

### Loading Demand

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

Once the site is operational, deliveries of vehicles will be undertaken by the staff member driving vehicles to be displayed for sale to the site. On an infrequent basis, a tow truck will be used to deliver vehicles to the site. This will comprise of a single tilt tow truck.

### Waste

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

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



## 7. Traffic Generation

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

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

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

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

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

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.

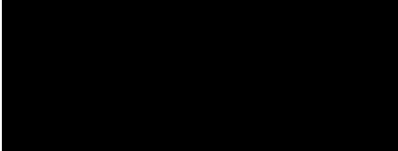
## 8. Summary and Conclusion

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

- The site's future parking generation based on the operator's requirements is considered sufficient to accommodate all staff and customer parking.
- No additional parking can be provided within the building to accommodate customers.

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

Yours sincerely,



Traffic Engineer  
B. Eng Civil (Hons)  
Traffkd Pty Ltd

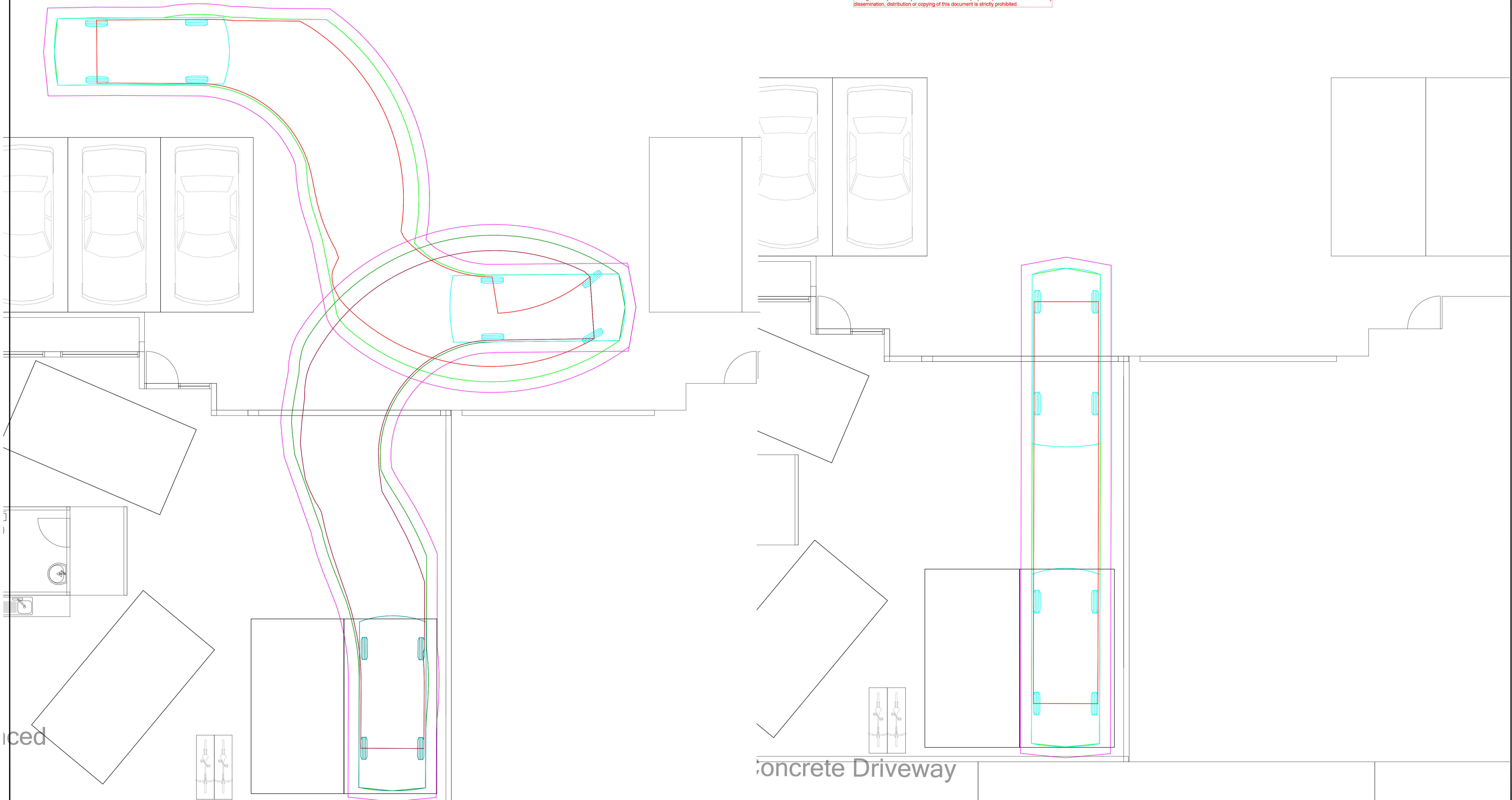
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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

## APPENDIX A

# Swept Path Diagrams

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

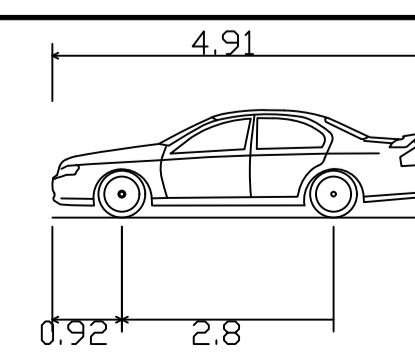
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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



Concrete Driveway

Concrete Driveway

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



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

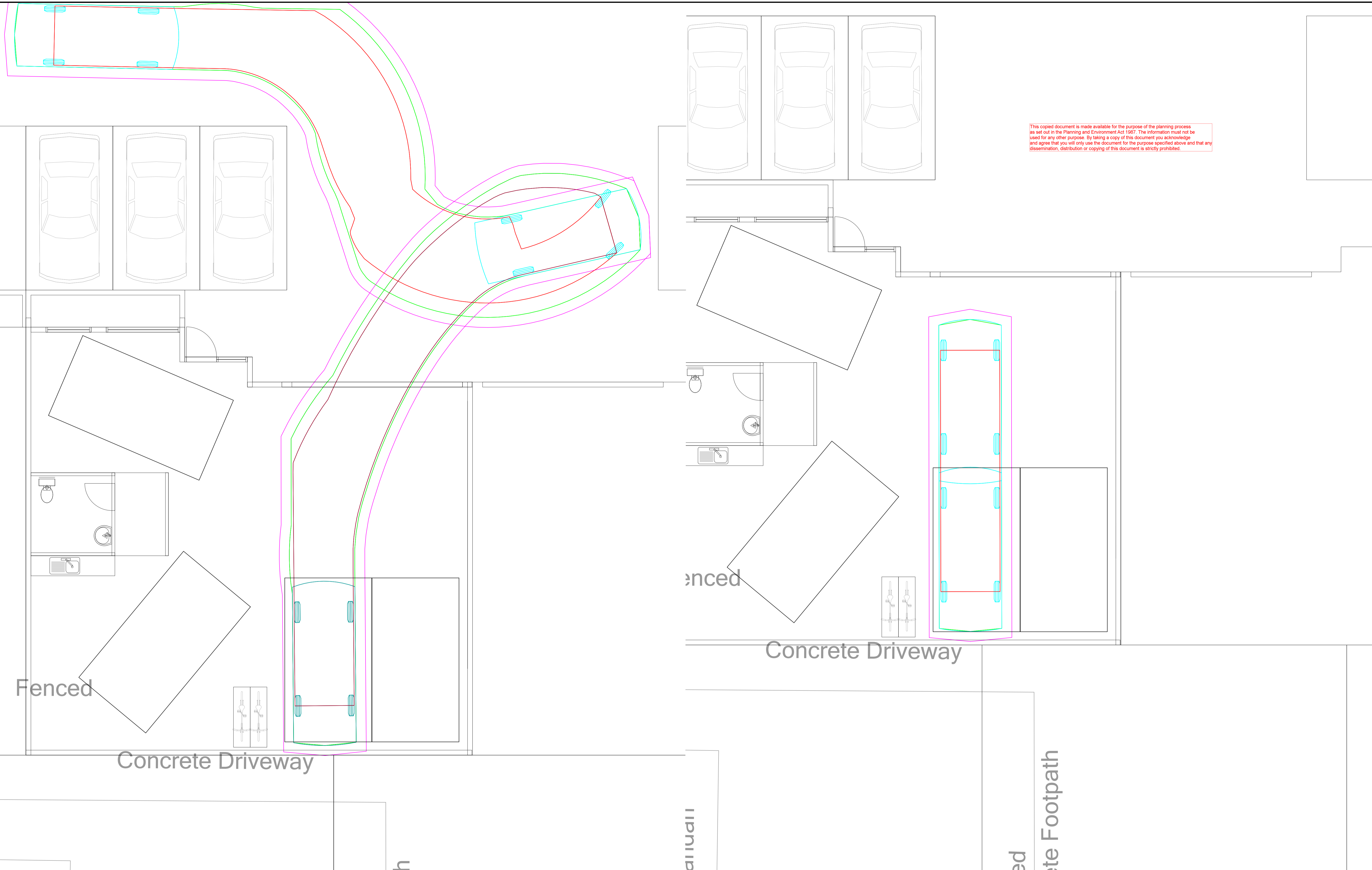


SCALE 1:50 @ A1  
 SURVEYED -- DRAWN C. Tsiofidis

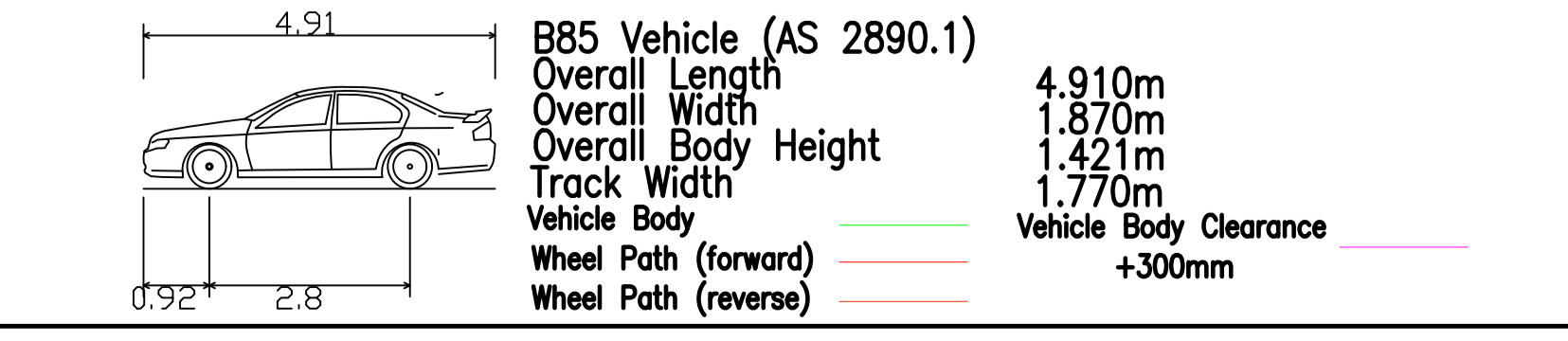
JOB TITLE Proposed Car Sales Facility 12 Trinity Way, Pakenham VIC 3810			SHEET NUMBER 1 of 4	DRAWING REF 18063SPD	VERSION 1
CLIENT: Car Planet Pty Ltd	6.05.2025				



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.



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



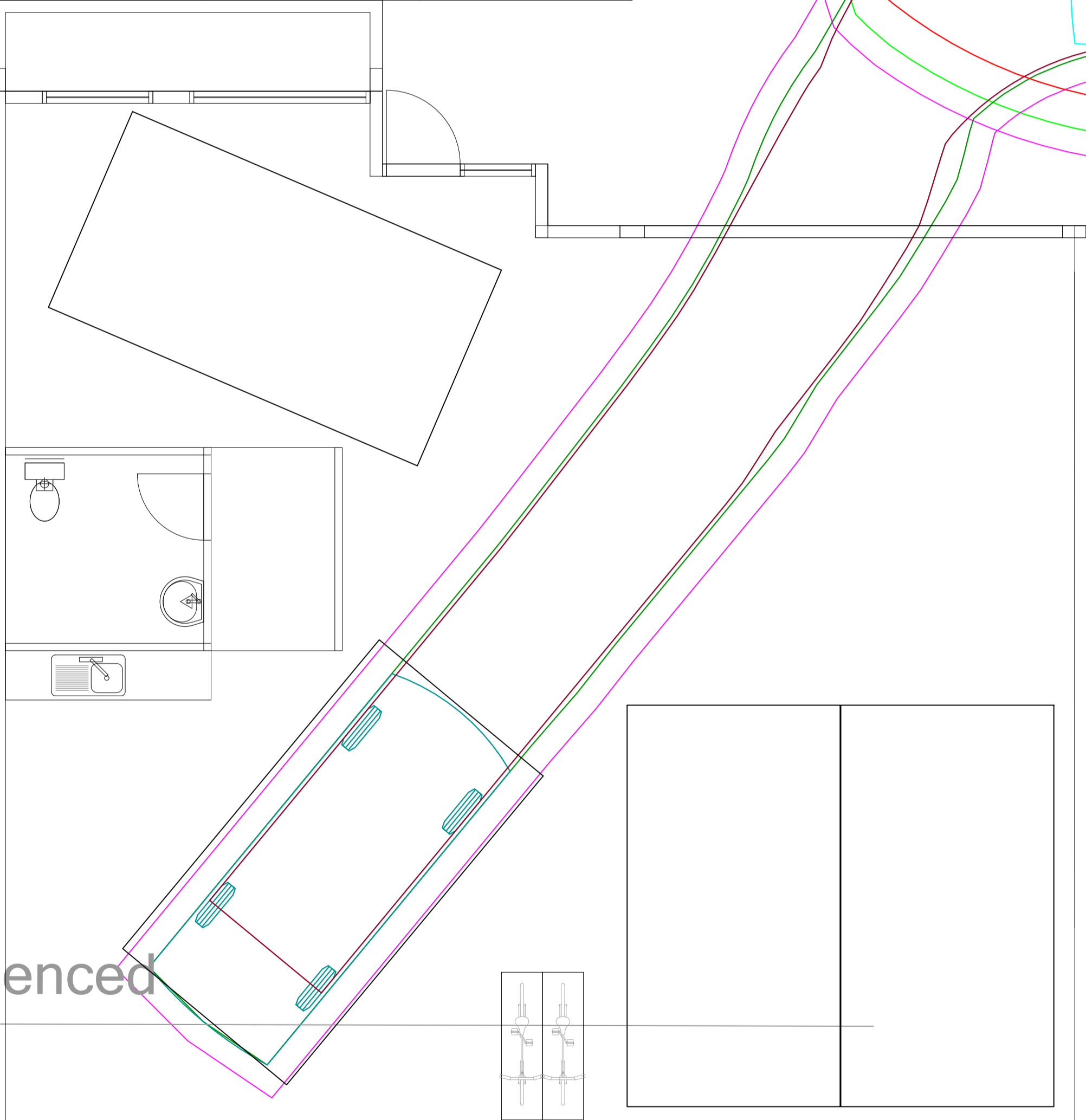
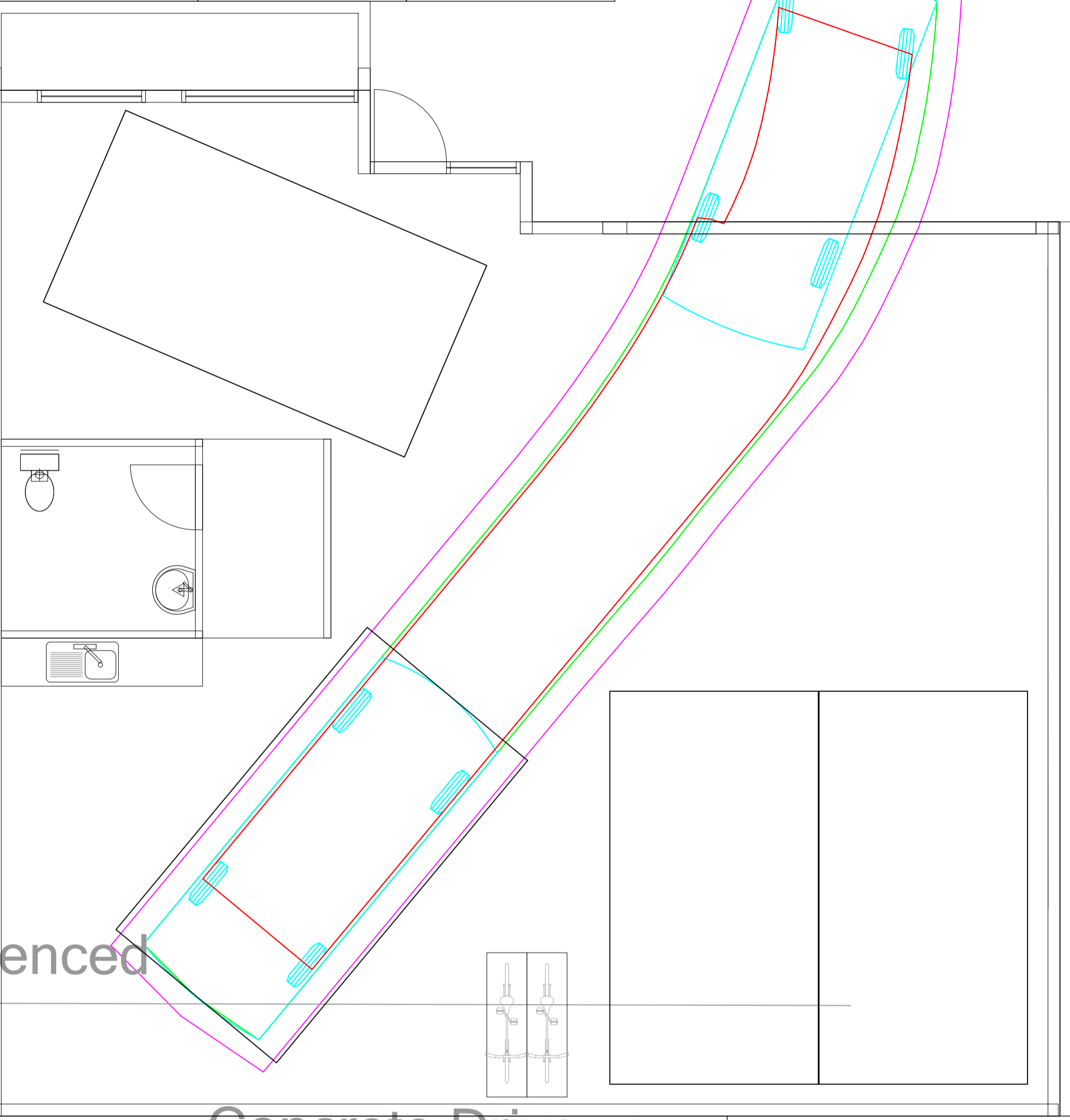
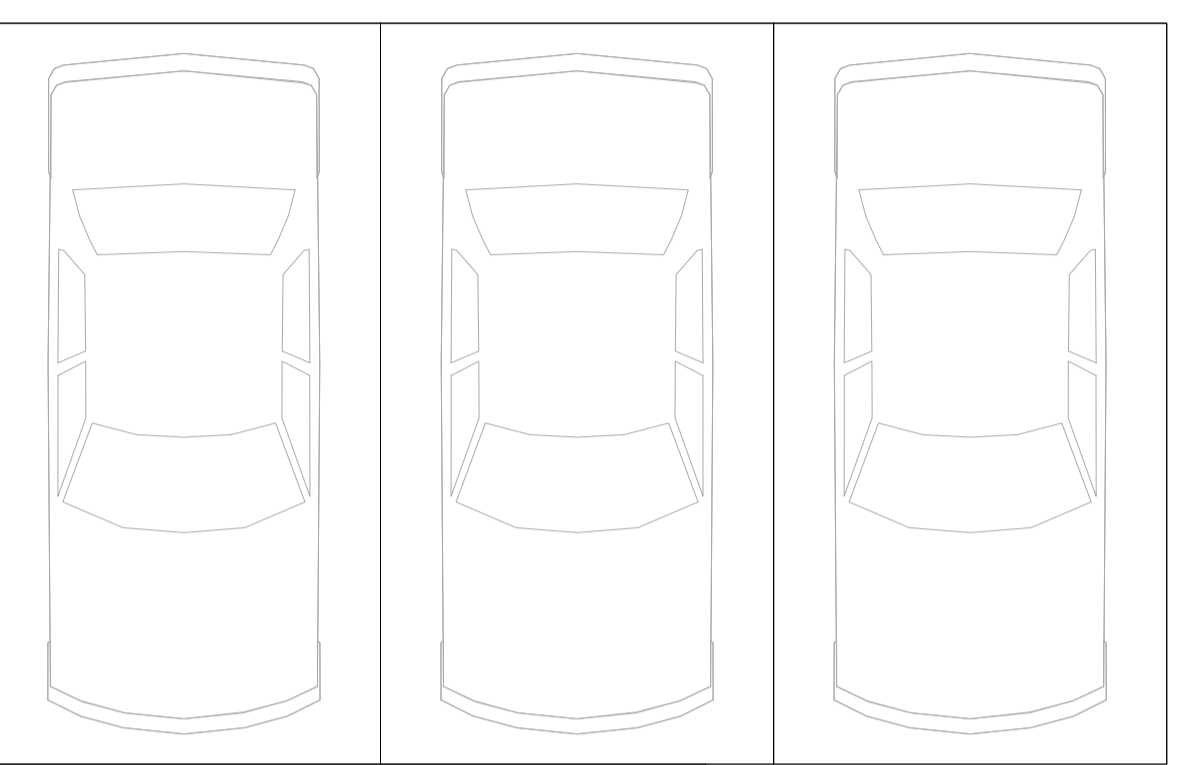
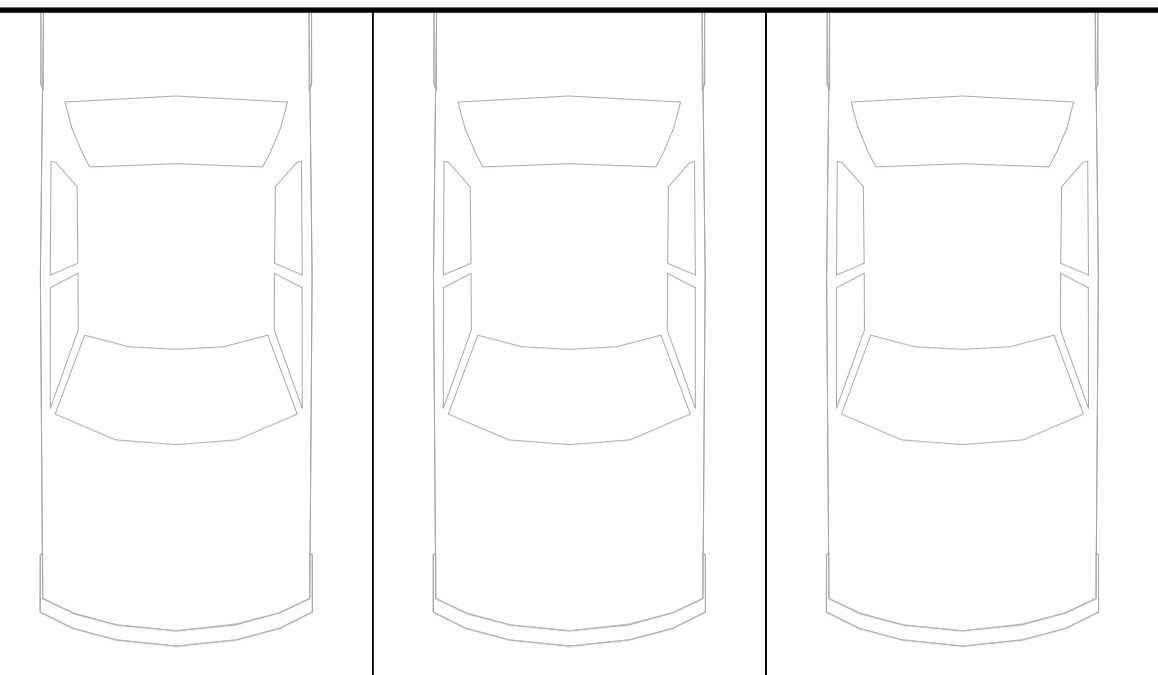
SCALE 1:50 @ A1

SURVEYED: -- DRAWN: C. Tsiofidis

Proposed Car Sales Facility  
 12 Trinity Way, Pakenham VIC 3810

CLIENT: Car Planet Pty Ltd

SHEET NUMBER	DRAWING REF	VERSION
2 of 4	18063SPD	1



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.

Fenced

Concrete Driveway

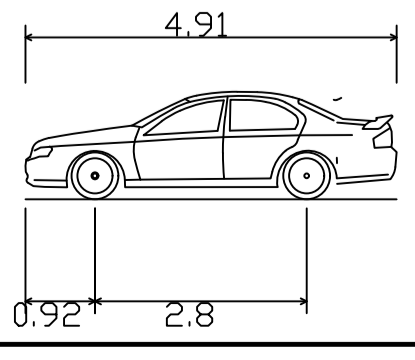
Fenced

Concrete Driveway

Verandah

Fenced Concrete Footpath

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



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

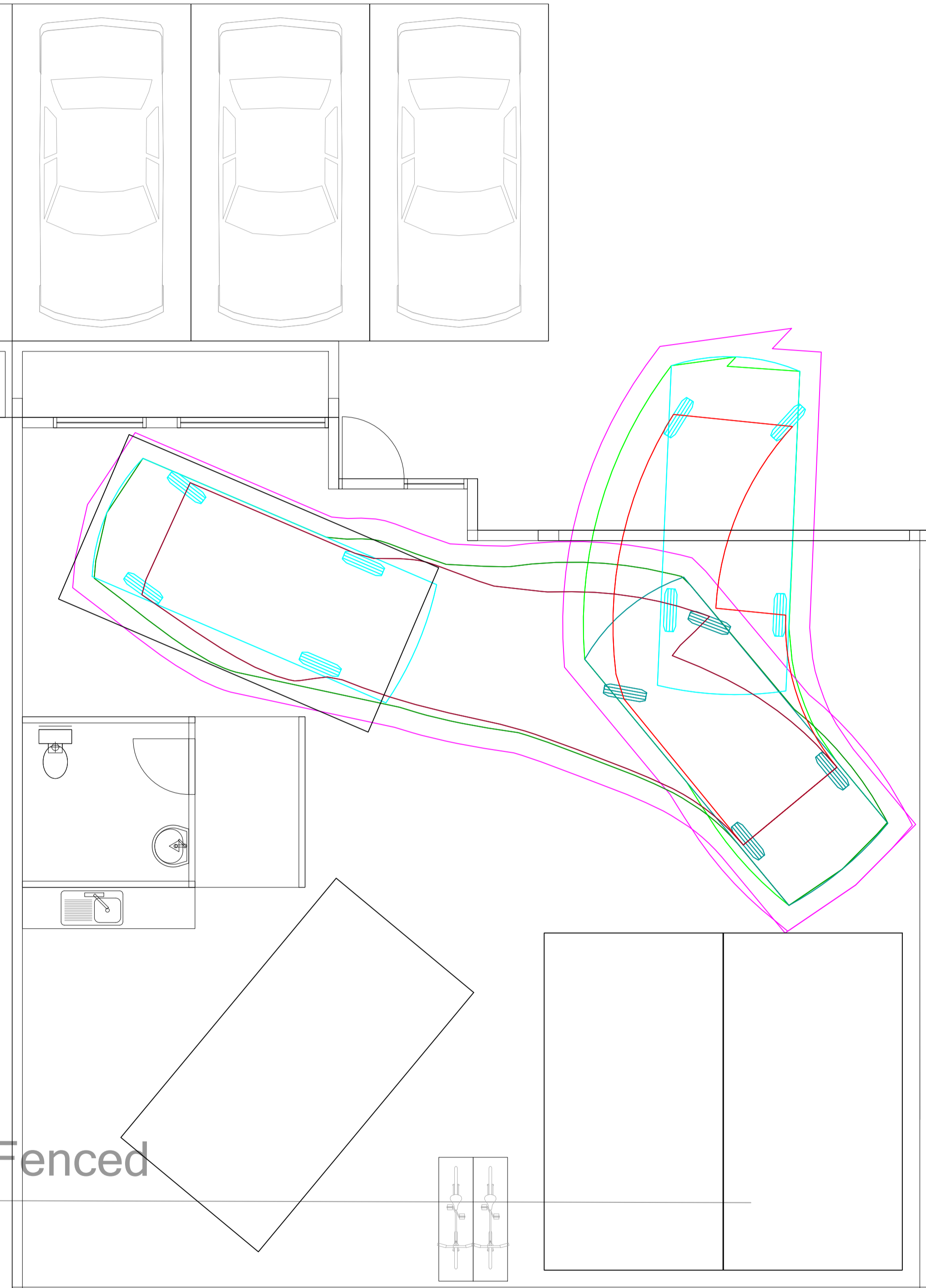
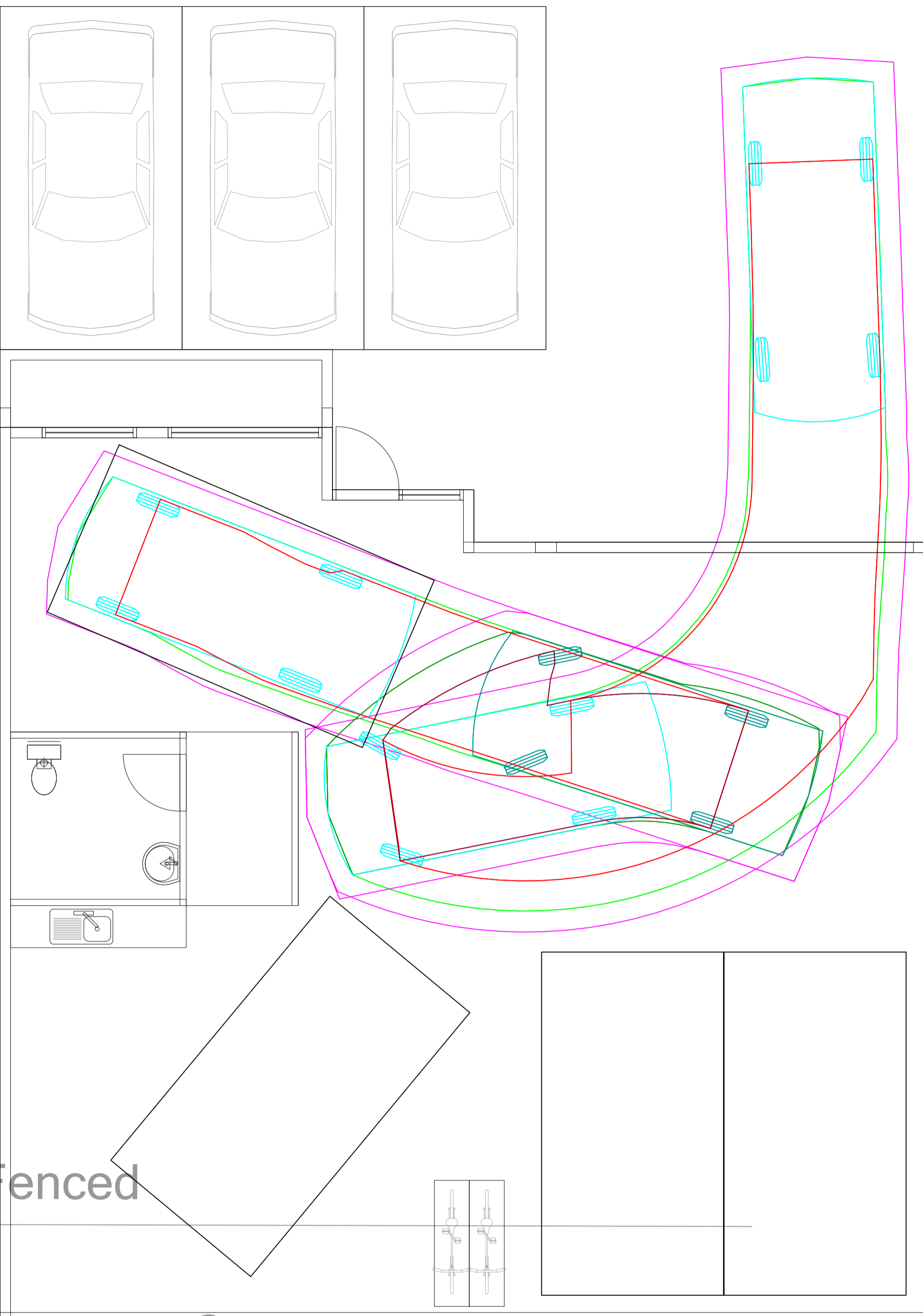


SCALE 1:50 @ A1  
 SURVEYED -- DRAWN C. Tsiofidis

Proposed Car Sales Facility  
 12 Trinity Way, Pakenham VIC 3810  
 CLIENT: Car Planet Pty Ltd  
 SHEET NUMBER 3 of 4 DRAWING REF 18063SPD VERSION 1  
 DATE: 6.05.2025



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.



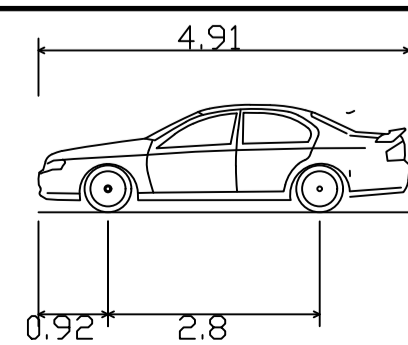
Fenced

Concrete Driveway

Fenced

Concrete Driveway

path



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

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

SCALE 1:50 @ A1

Proposed Car Sales Facility  
 12 Trinity Way, Pakenham VIC 3810

SURVEYED	--	DRAWN	C. Tsiofidis	6.05.2025	CLIENT: Car Planet Pty Ltd	SHEET NUMBER 4 of 4	DRAWING REF 18063SPD	VERSION 1
----------	----	-------	--------------	-----------	-------------------------------	------------------------	-------------------------	--------------

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