
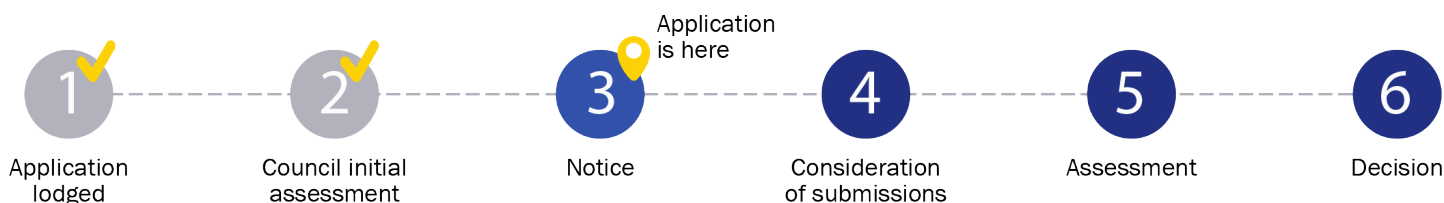


Notice of Application for a Planning Permit

The land affected by the application is located at:	LS PS534458 V11145 F370 14 Drovers Place, Pakenham VIC 3810	
The application is for a permit to:	Use and development of the land for materials recycling and signs (Retrospective permission)	
A permit is required under the following clauses of the planning scheme:		
33.01-1	Use of the land for a (materials recycling)	
33.01-4	Construct a building or construct or carry out works	
52.05 -12	(Signs) Category 2 – Office and Industrial, a permit is required to construct and display signage	
APPLICATION DETAILS		
The applicant for the permit is:	AAGC1 Pty Ltd	
Application number:	T240005	
<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:		
14 August 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.	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.



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Application Summary

Portal Reference A12466ZC

Basic Information

Proposed Use	The application seeks retrospective permission to use the site for materials recycling as well as retrospective permission for the structures that have been constructed on site and permission to construct a new weighbridge.
Current Use	Industrial Use
Cost of Works	\$285,000
Site Address	14 Drovers Place 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.

Regulation Fee Condition

		Amount	Modifier	Payable
9 - Class 12	More than \$100,000 but not more than \$1,000,000	\$1,661.60	100%	\$1,661.60
Total				\$1,661.60



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

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Documents Uploaded

Date	Type	Filename
08-01-2024	A Copy of Title	Title Search.pdf
08-01-2024	Site plans	304401250 - 14 Drovers Place, Pakenham No Aerial.pdf
08-01-2024	Written Explanation	14 Drovers Place, Pakenham - TP Submission - JAN24.pdf
08-01-2024	Additional Document	3X18-23-8-30-1 (1).pdf
08-01-2024	Additional Document	FWWB-C-2035-01 (1).pdf
08-01-2024	Additional Document	FWWB-C-2035-02 (1).pdf
08-01-2024	Additional Document	FWWB-M-2035-01 (1).pdf
08-01-2024	Additional Document	FWWB-M-2035-02 (1).pdf
08-01-2024	Additional Document	14 Drovers Place, Pakenham - TP Submission - JAN24.pdf

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



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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.:	T240005
Address of the Land:	14 Drovers Place, Pakenham

APPLICANT DETAILS

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Update the preamble as follows:		
Use and development of the land for materials recycling and construct and display signs.		

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

DECLARATION

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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

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TRAFFIC ENGINEER TO CONFIRM SWEEPED PATHS FOR CAR PARKING SPACES, TRUCK LOADING AREAS & DRIVEWAYS

STRUCTURAL ENGINEER TO VERIFY ON SITE THE STRUCTURAL CAPACITY & INTEGRITY OF EXISTING WORKSHOP & OFFICE STRUCTURES

TOWN PLANNING SET

DRAWINGS ARE NOT FOR CONSTRUCTION.

TOWN PLANNING & BUILDING PERMIT APPROVAL TO BE OBTAINED. PRELIMINARY ONLY

REV	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING APPROVAL	11.04.2024

BRENDAN DAWSON ARCHITECTS

P: 0474 428 206

E: info@brendandawson.com.au

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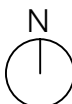
EXISTING WORKSHOPS & OFFICES AT:

**14 DROVERS PLACE,
PAKENHAM, VIC, 3810**

DRG NAME:

500m CONTEXT PLAN

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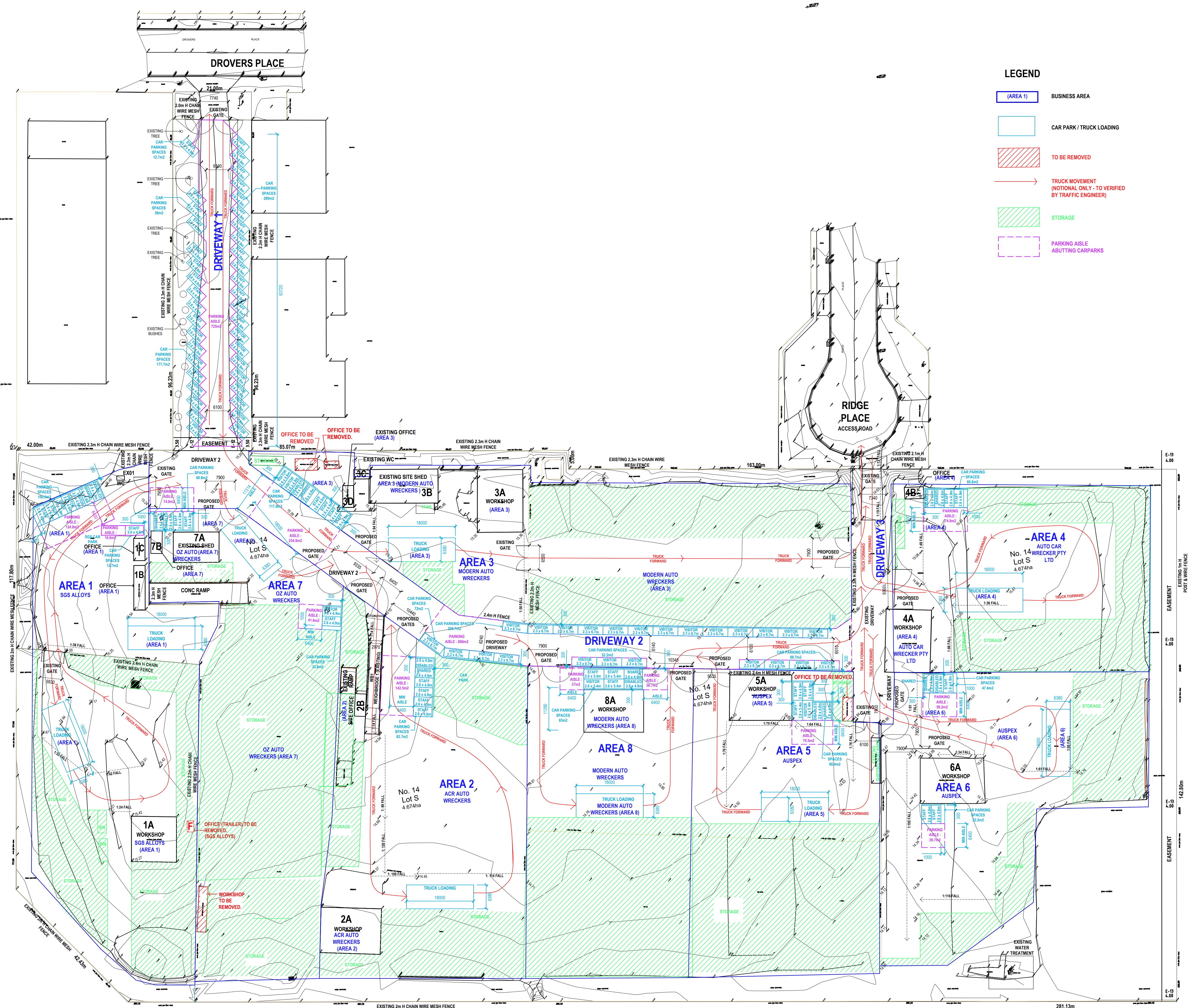
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TP0.01

REVISION:

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TRAFFIC ENGINEER TO CONFIRM SWEEP PATHS FOR CAR PARKING SPACES, TRUCK LOADING AREAS & DRIVEWAYS

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TOWN PLANNING & BUILDING PERMIT APPROVAL TO BE OBTAINED. PRELIMINARY ONLY

REV	DESCRIPTION	DATE
P13	ISSUED FOR REVIEW	14.02.2025
P12	ISSUED FOR REVIEW	11.02.2025
P11	ISSUED FOR REVIEW	03.02.2025
P10	ISSUED FOR REVIEW	23.01.2025

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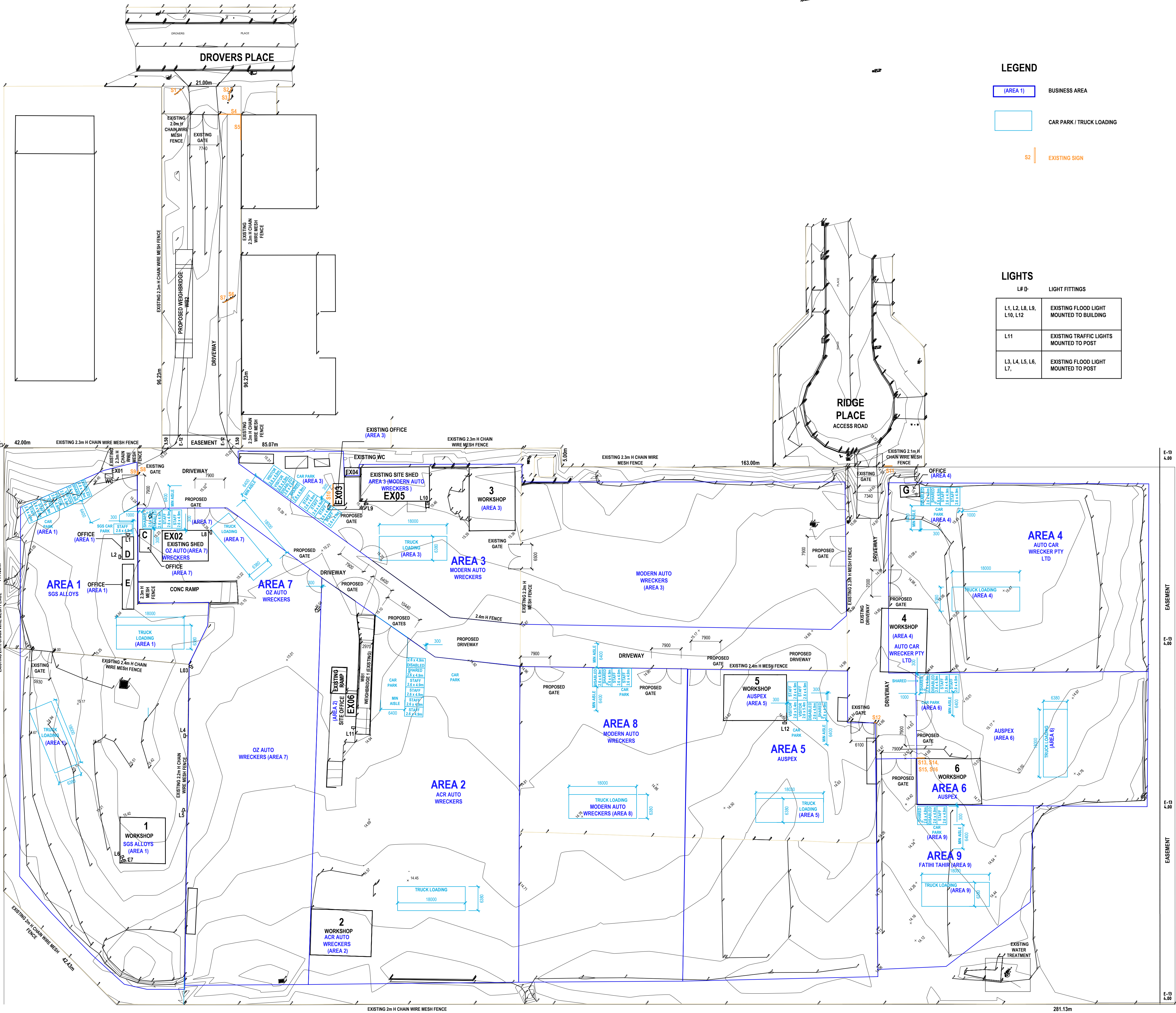
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EXISTING WORKSHOPS & OFFICES AT:
**14 DROVERS PLACE,
PAKENHAM, VIC, 3810**

DRG NAME:
**PROPOSED SITE PLAN
OPTION D**



TRAFFIC ENGINEER TO CONFIRM SWEEP PATHS FOR CAR PARKING SPACES, TRUCK LOADING AREAS & DRIVEWAYS

STRUCTURAL ENGINEER TO VERIFY ON SITE THE STRUCTURAL CAPACITY & INTEGRITY OF EXISTING WORKSHOP & OFFICE STRUCTURES

TOWN PLANNING SET

DRAWINGS ARE NOT FOR CONSTRUCTION.

TOWN PLANNING & BUILDING PERMIT APPROVAL TO BE OBTAINED. PRELIMINARY ONLY

REV	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING APPROVAL	15.04.2024

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EXISTING WORKSHOPS & OFFICES AT:

**14 DROVERS PLACE,
PAKENHAM, VIC, 3810**

DRG NAME:

PROPOSED SITE PLAN

SCALE:
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DRG NO.

TP1.01

REVISION:

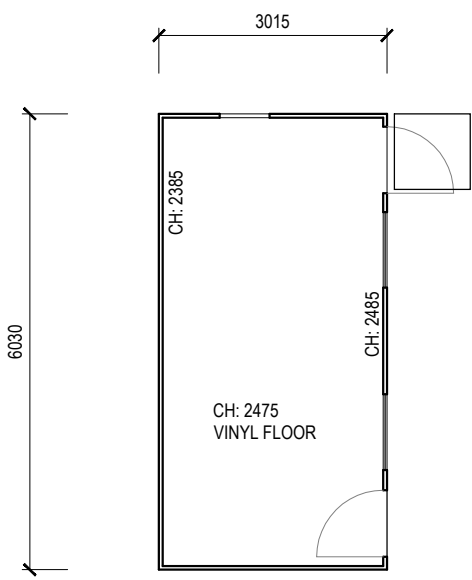
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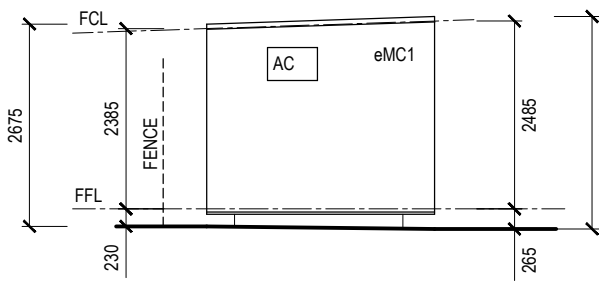
LEGEND

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- eDR EXISTING DOOR
- eFA EXISTING FABRIC
- eGAL EXISTING GALVANISED STEEL
- eGL EXISTING GLAZING
- eMC1 to eMC10 EXISTING METAL CLADDING (PAINTED FINISH)
- eRD1 EXISTING CORRUGATED METAL ROOFING
- eSC1 to eSC8 EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)

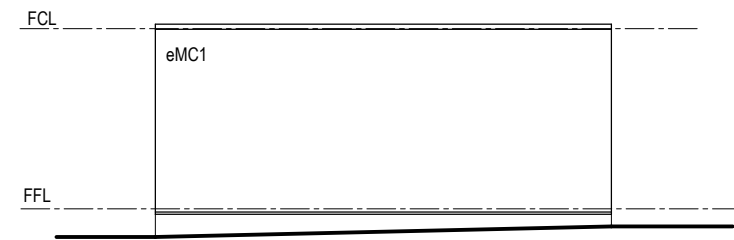
- REFER TO MATERIALS & FINISHES SCHEDULE



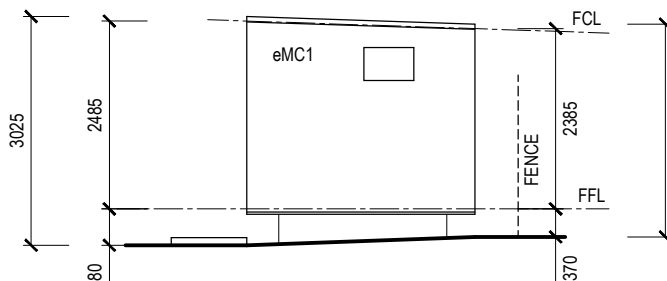
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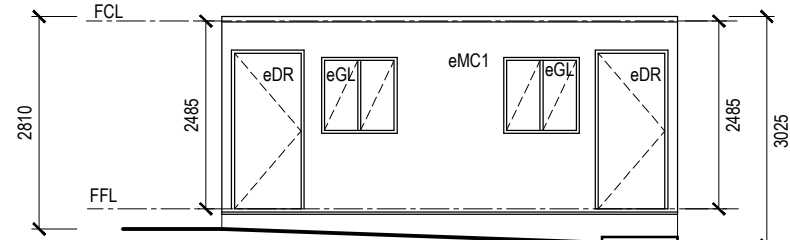
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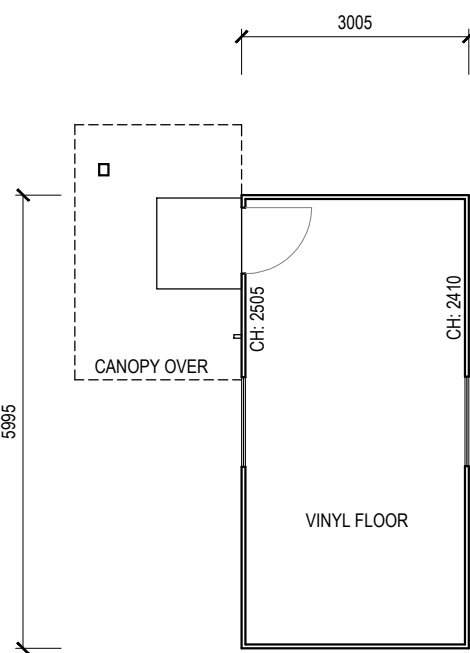
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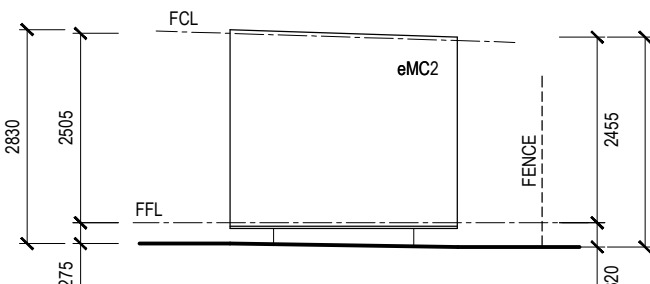
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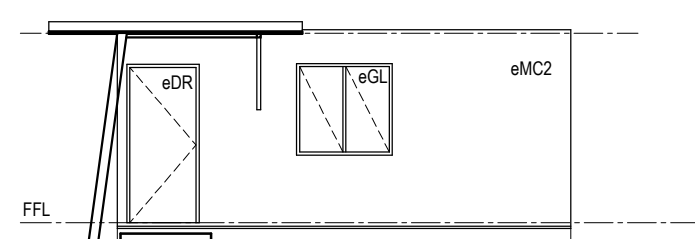
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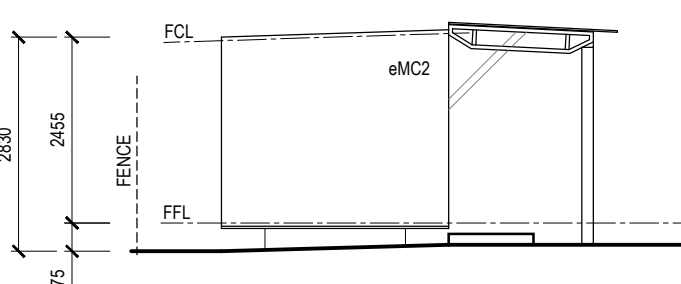
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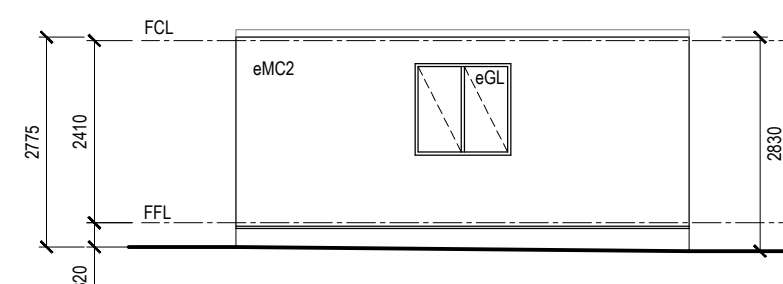
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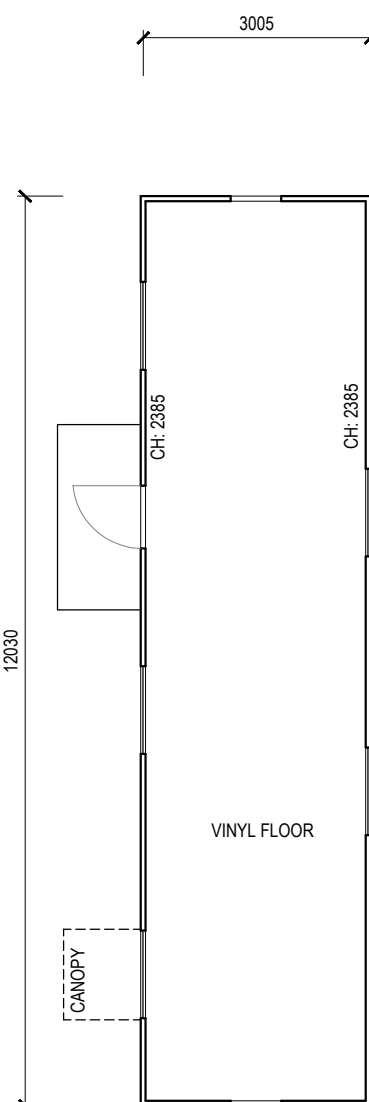
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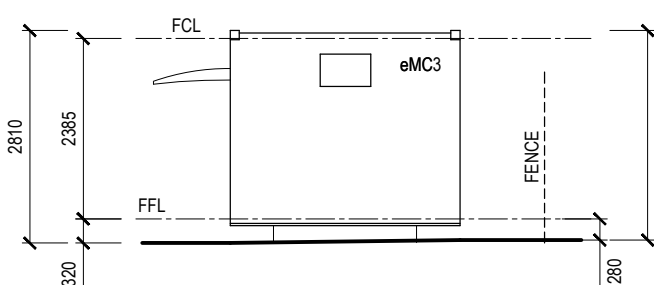
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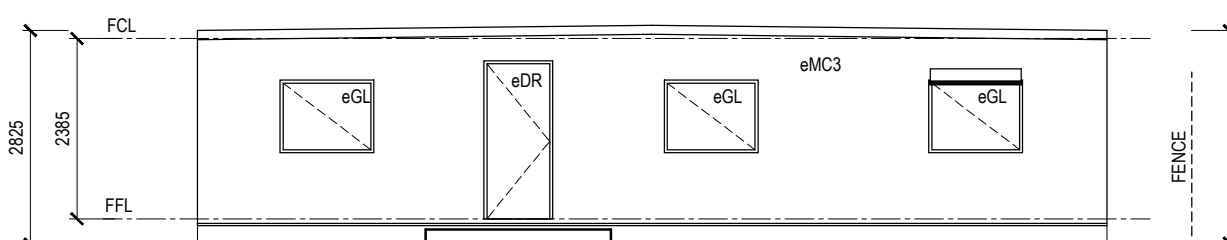
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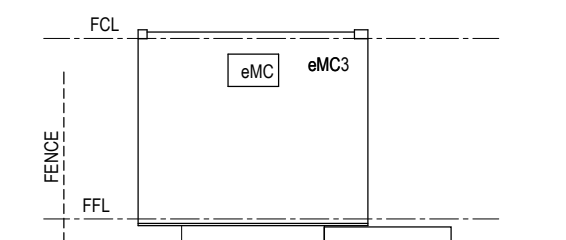
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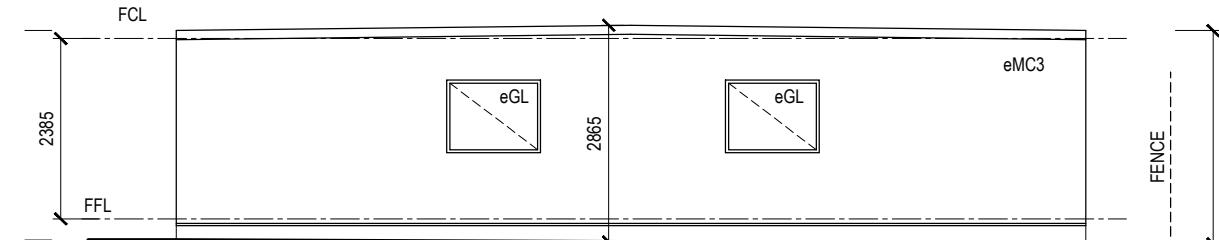
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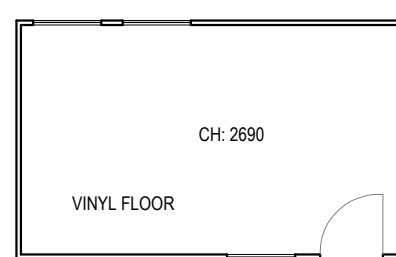
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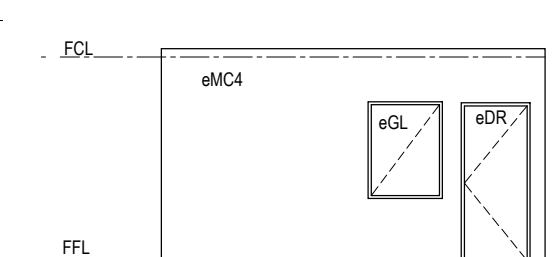
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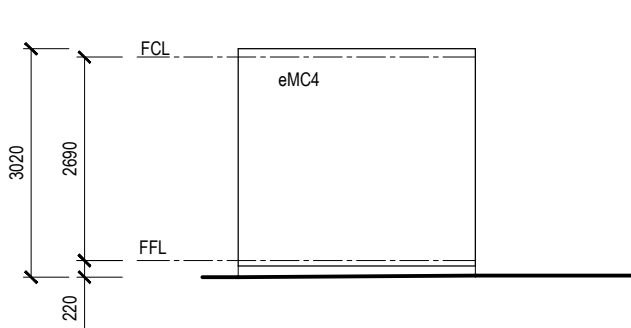
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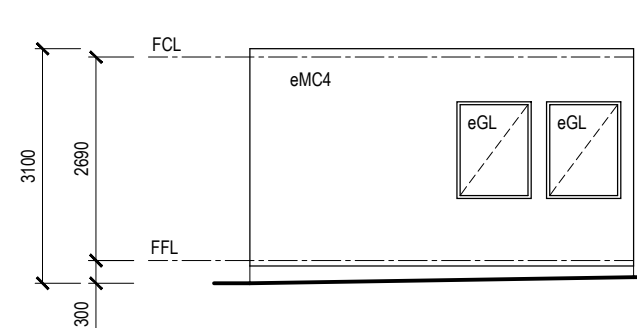
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OFFICE G



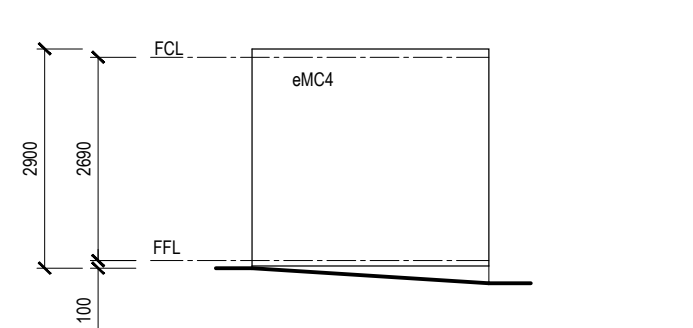
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OFFICE G



EXISTING WEST ELEVATION
1:100
OFFICE G



EXISTING NORTH ELEVATION
1:100
OFFICE G



EXISTING EAST ELEVATION
1:100
OFFICE G

TRAFFIC ENGINEER TO CONFIRM SWEEP PATHS
FOR CAR PARKING SPACES, TRUCK LOADING
AREAS & DRIVEWAYS

STRUCTURAL ENGINEER TO VERIFY ON SITE THE
STRUCTURAL CAPACITY & INTEGRITY OF
EXISTING WORKSHOP & OFFICE STRUCTURES

TOWN PLANNING SET

DRAWINGS ARE NOT FOR CONSTRUCTION.

TOWN PLANNING & BUILDING PERMIT APPROVAL TO BE
OBTAINED. PRELIMINARY ONLY

REV	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING APPROVAL	11.04.2024

BRENDAN DAWSON ARCHITECTS

P: 0474 428 206

E: info@brendandawson.com.au

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EXISTING WORKSHOPS & OFFICES AT:

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PAKENHAM, VIC, 3810

DRG NAME:

EXISTING
FLOOR PLANS & ELEVATIONS

SCALE:
1:100 @ A1

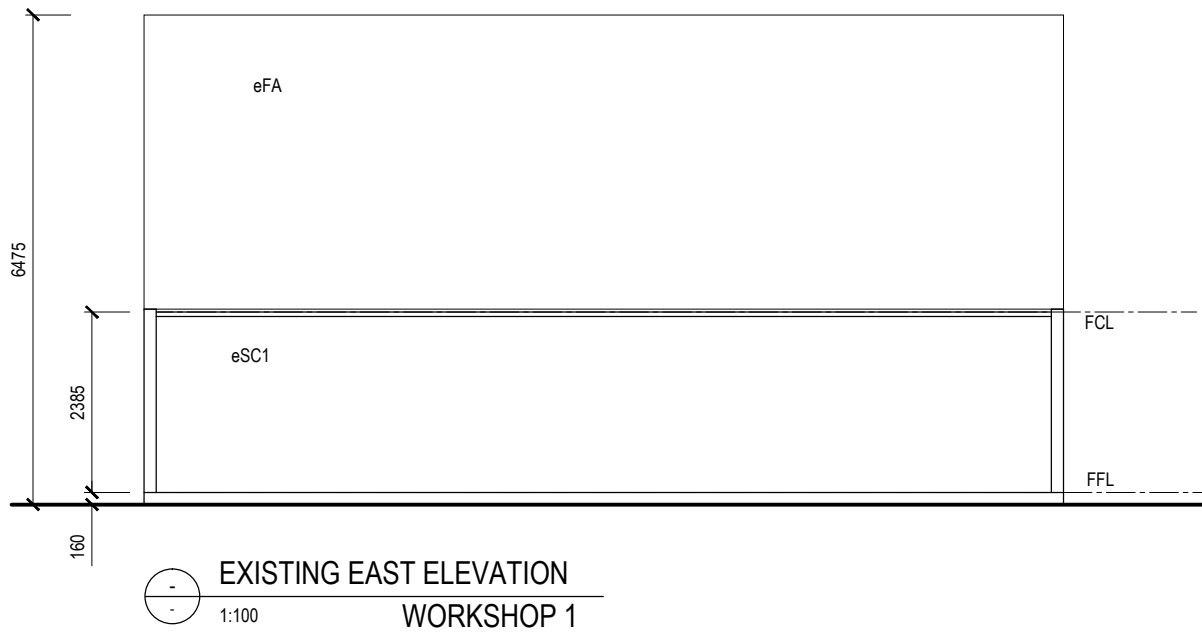
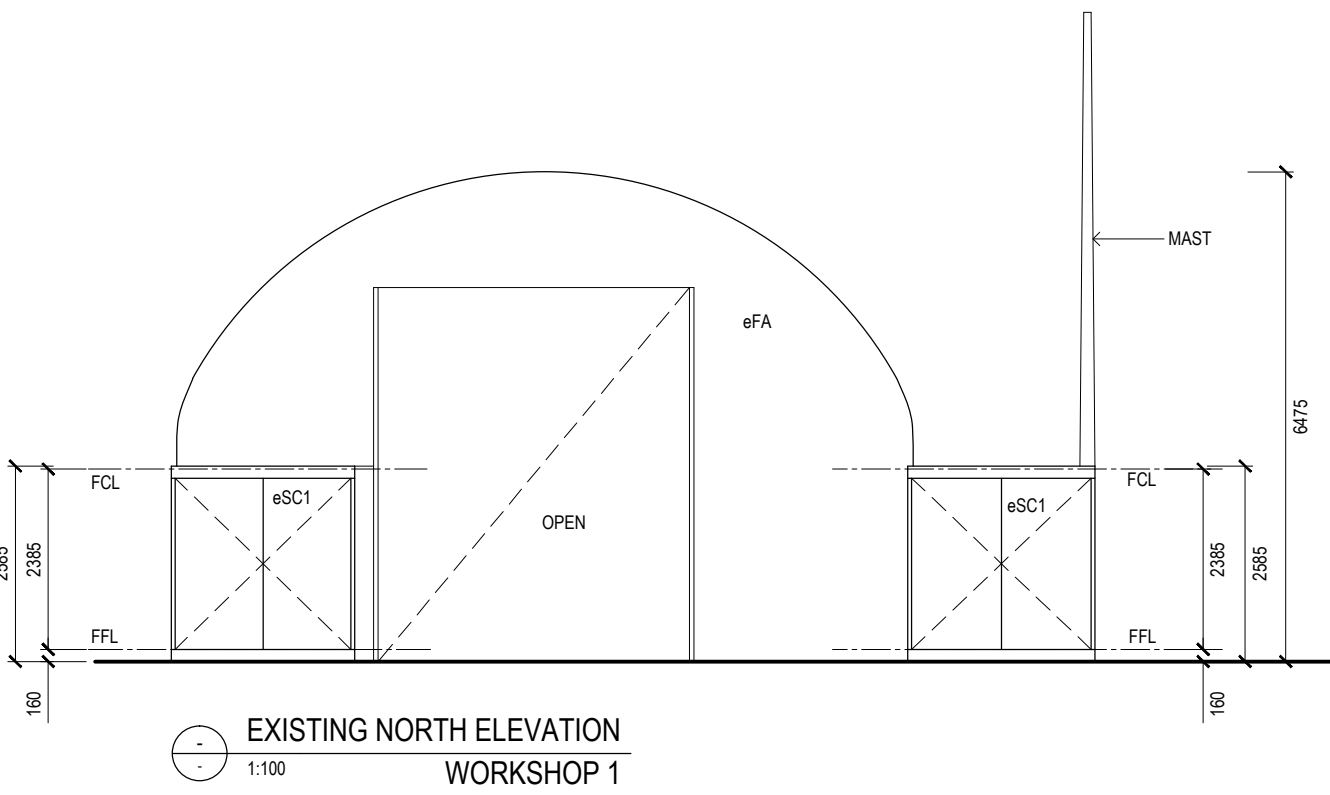
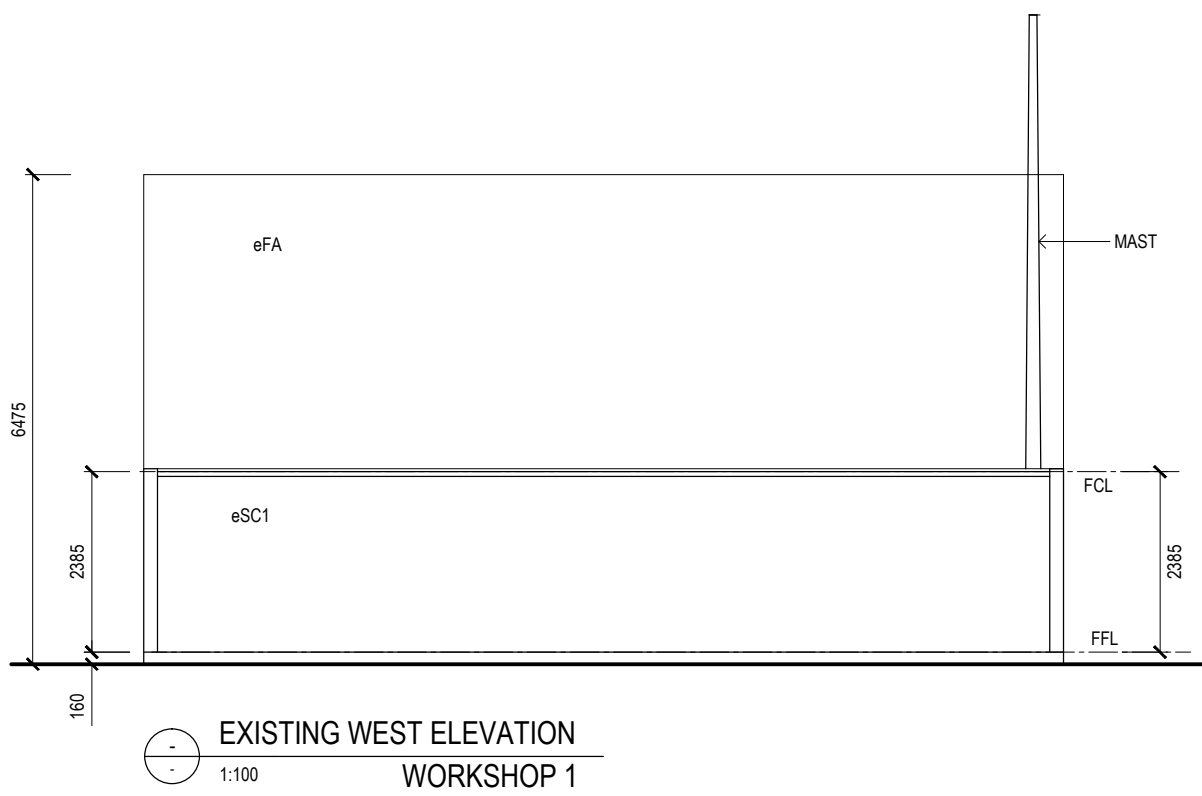
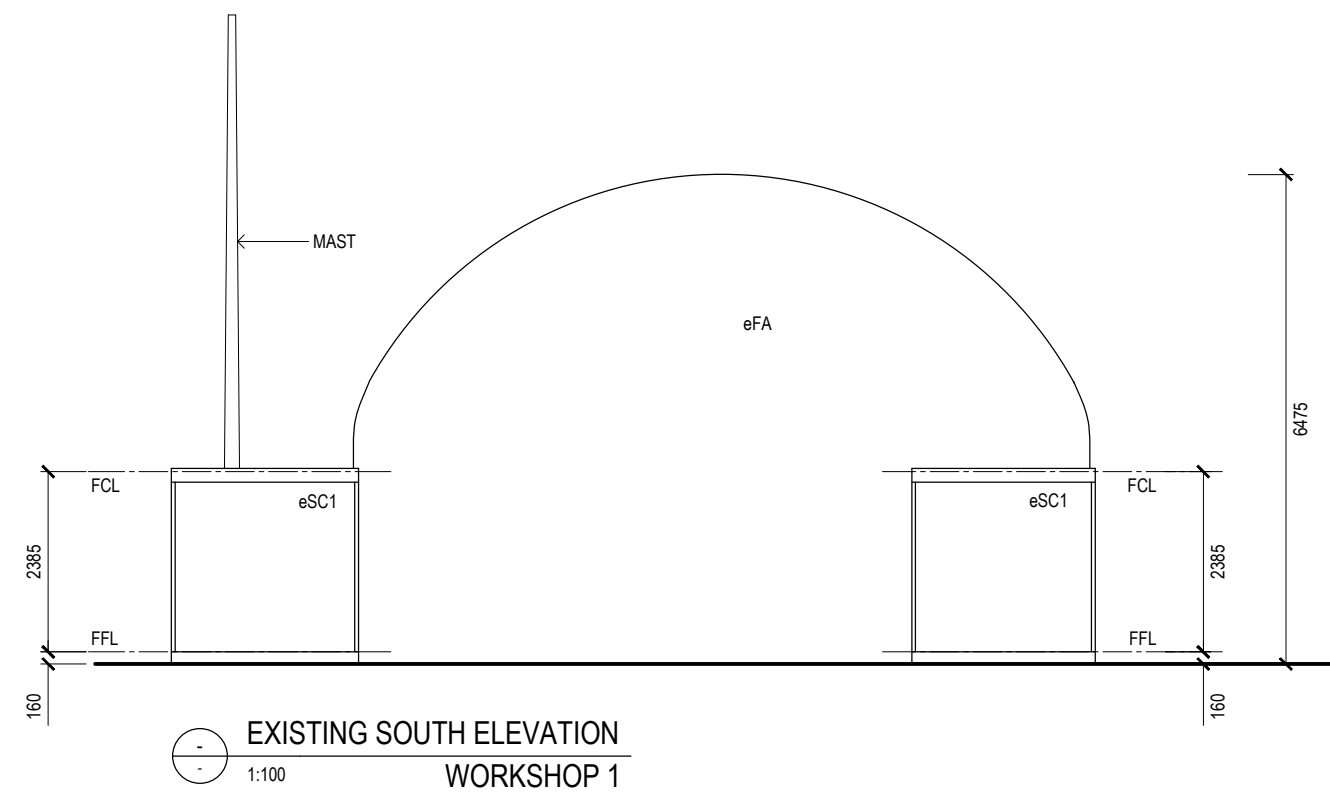
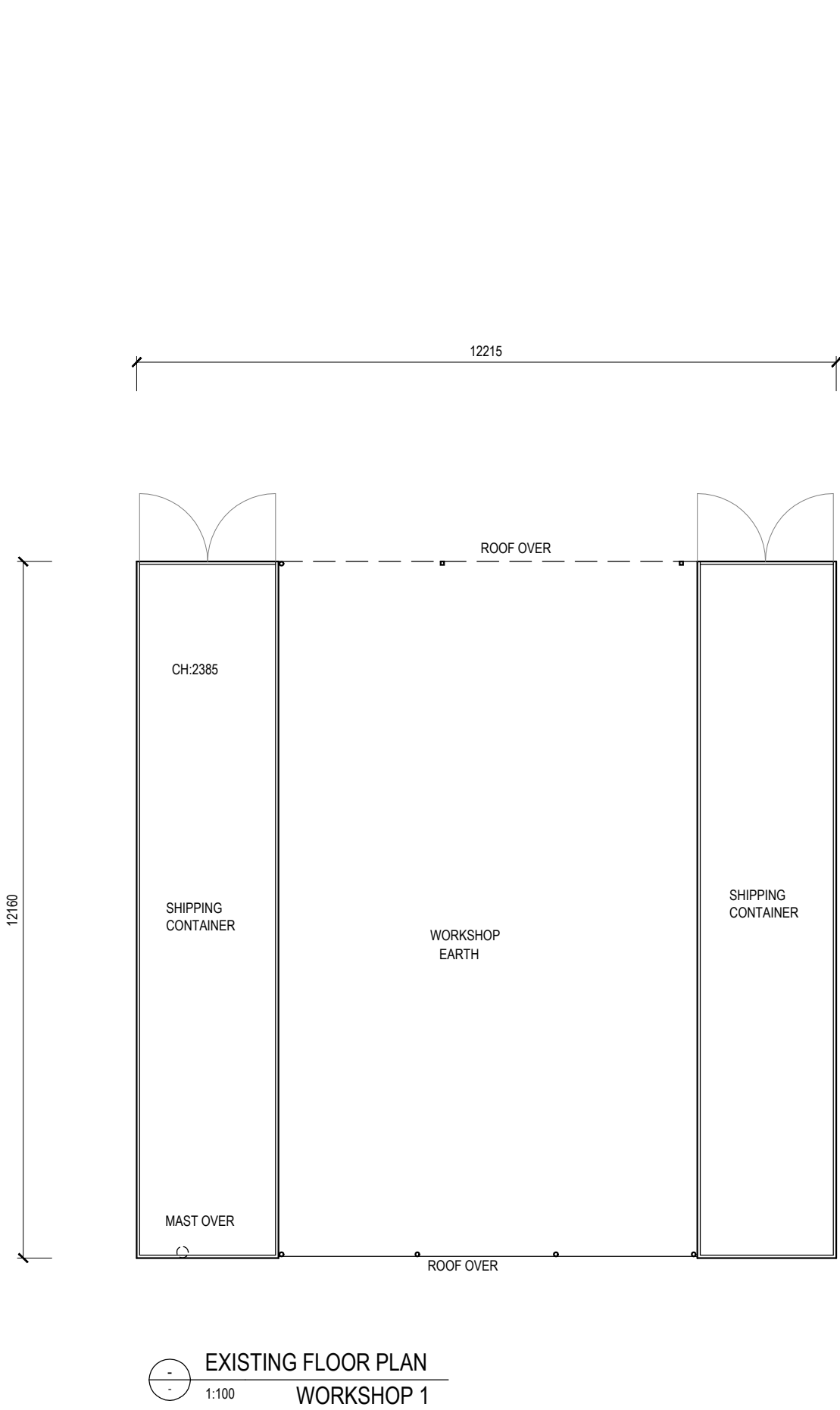


DRG NO.

TP2.01

REVISION:

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LEGEND	
eCON	EXISTING CONCRETE
eDR	EXISTING DOOR
eFA	EXISTING FABRIC
eGAL	EXISTING GALVANISED STEEL
eGL	EXISTING GLAZING
eMC1 to eMC10	EXISTING METAL CLADDING (PAINTED FINISH)
eRO1	EXISTING CORRUGATED METAL ROOFING
eSC1 to eSC8	EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
- REFER TO MATERIALS & FINISHES SCHEDULE	

TRAFFIC ENGINEER TO CONFIRM SWEEP PATHS FOR CAR PARKING SPACES, TRUCK LOADING AREAS & DRIVEWAYS

STRUCTURAL ENGINEER TO VERIFY ON SITE THE STRUCTURAL CAPACITY & INTEGRITY OF EXISTING WORKSHOP & OFFICE STRUCTURES

TOWN PLANNING SET

DRAWINGS ARE NOT FOR CONSTRUCTION.

TOWN PLANNING & BUILDING PERMIT APPROVAL TO BE OBTAINED. PRELIMINARY ONLY

REV	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING APPROVAL	11.04.2024

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P: 0474 428 206

E: info@brendandawson.com.au

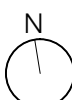
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EXISTING WORKSHOPS & OFFICES AT:

**14 DROVERS PLACE,
PAKENHAM, VIC, 3810**

DRG NAME:
**EXISTING
FLOOR PLANS & ELEVATIONS**

SCALE:
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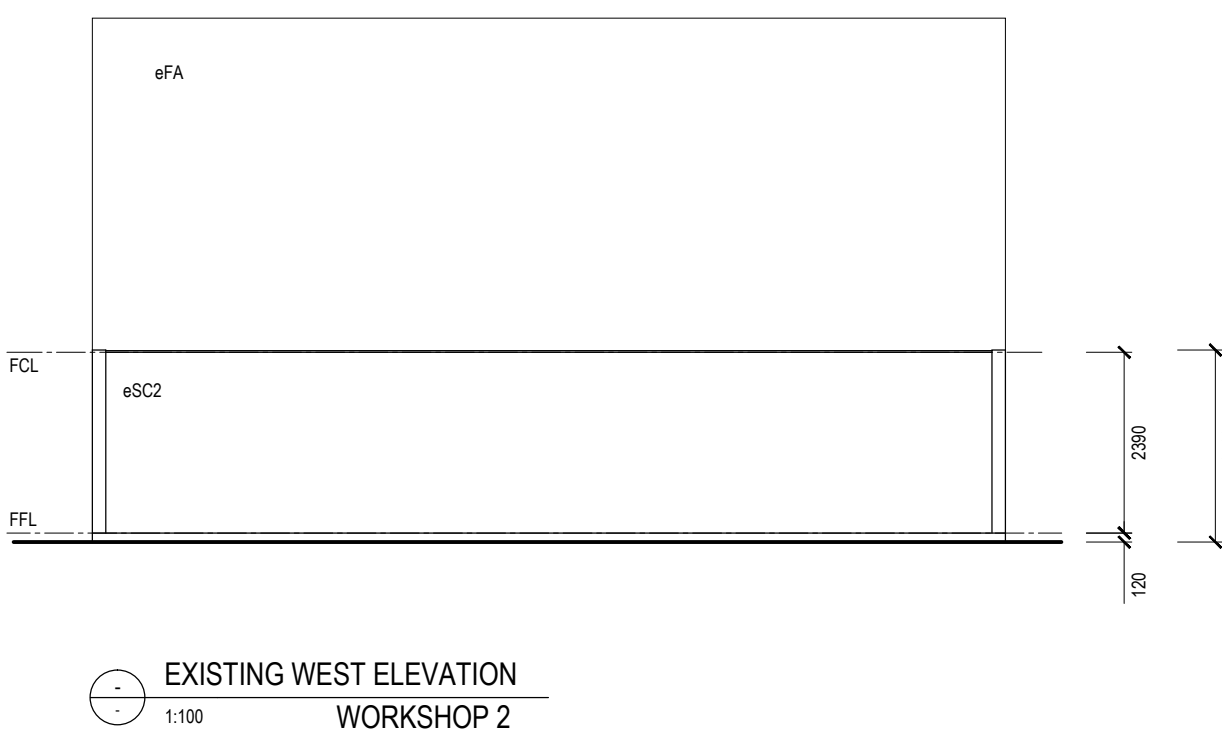
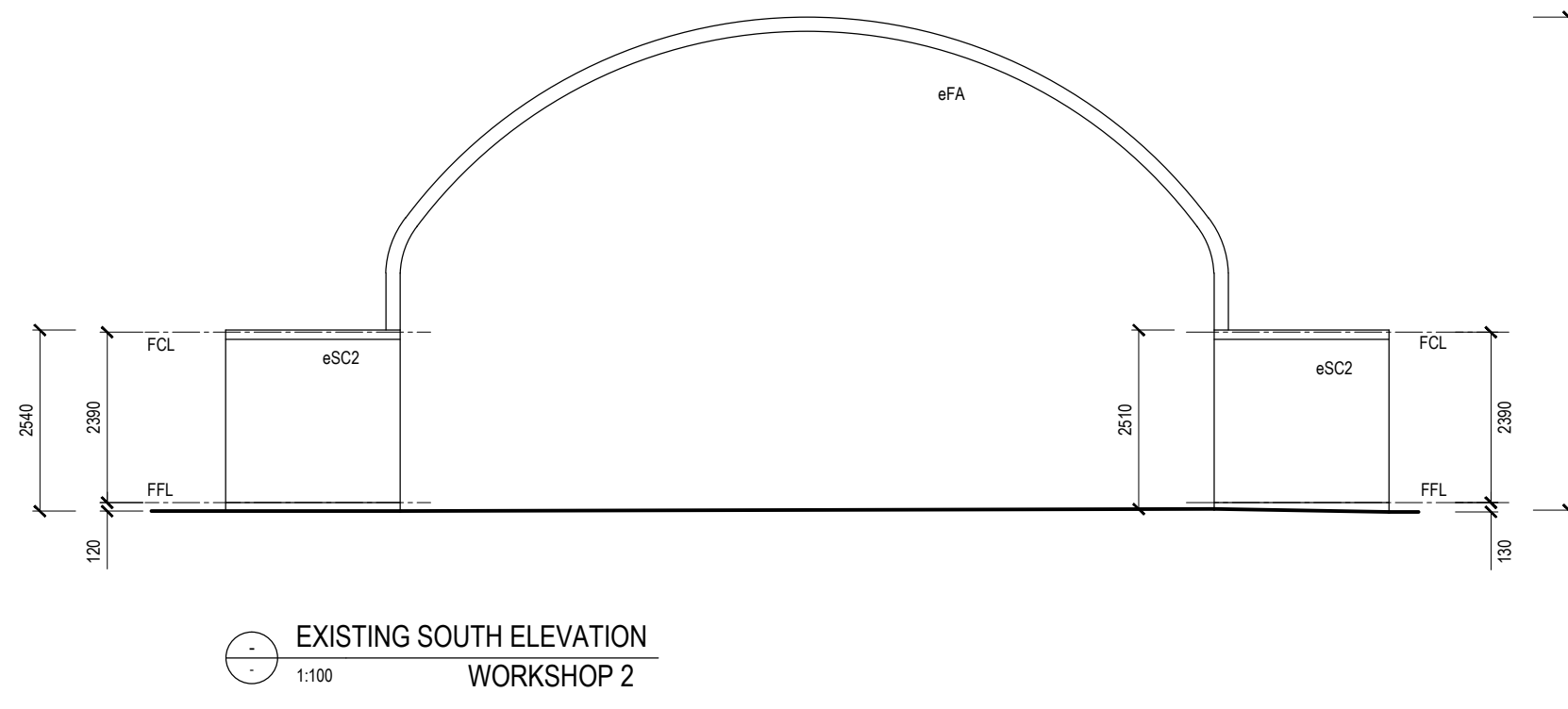
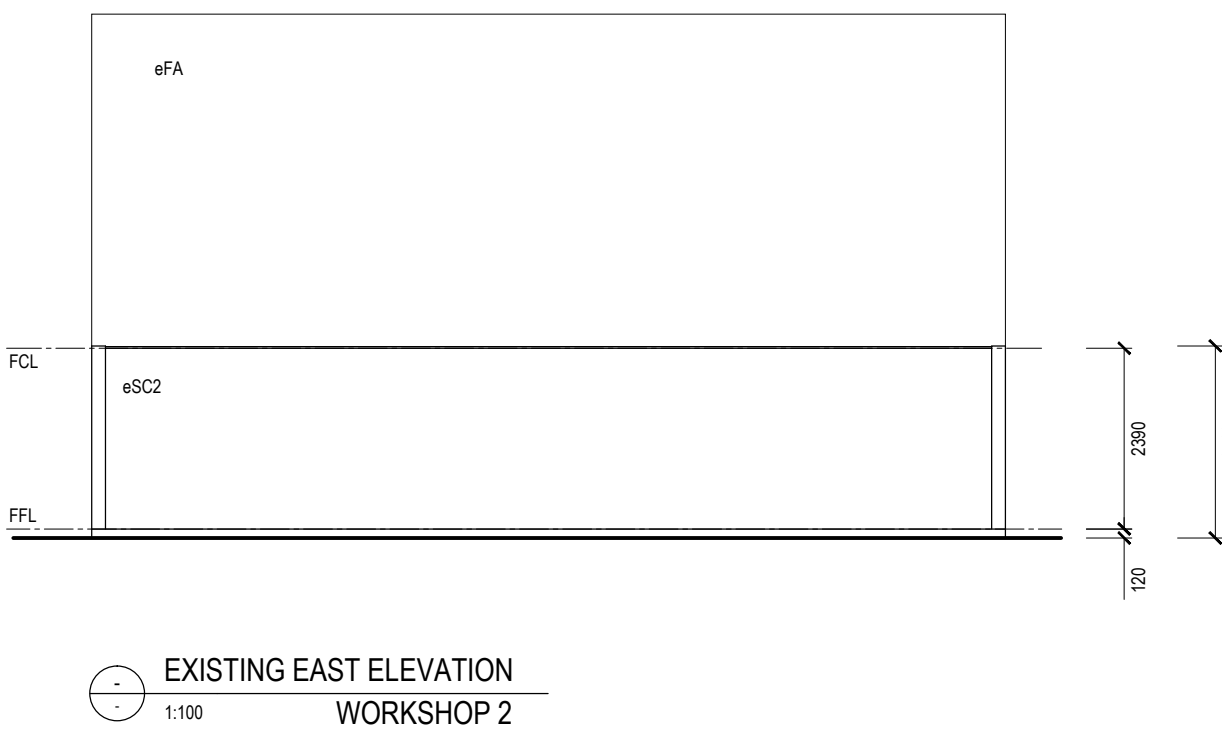
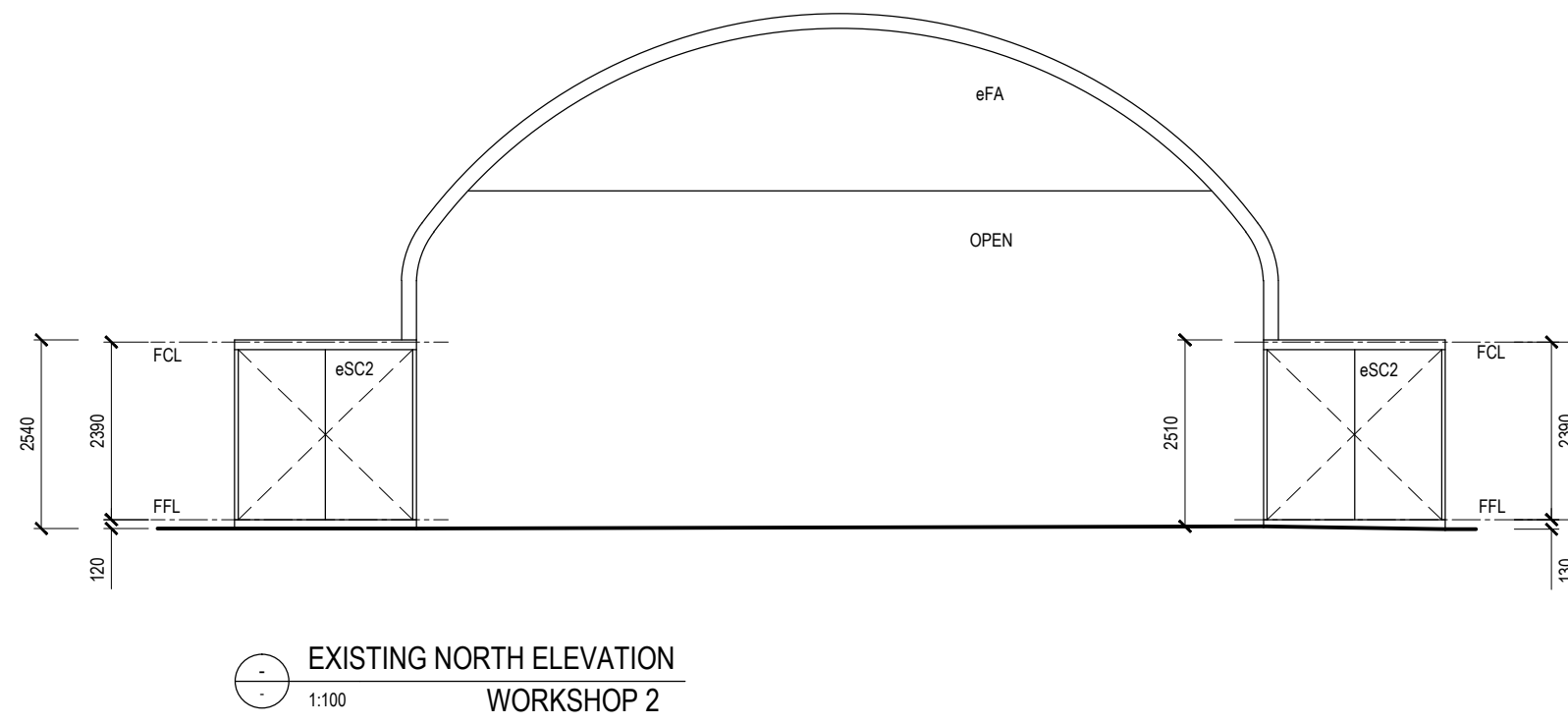
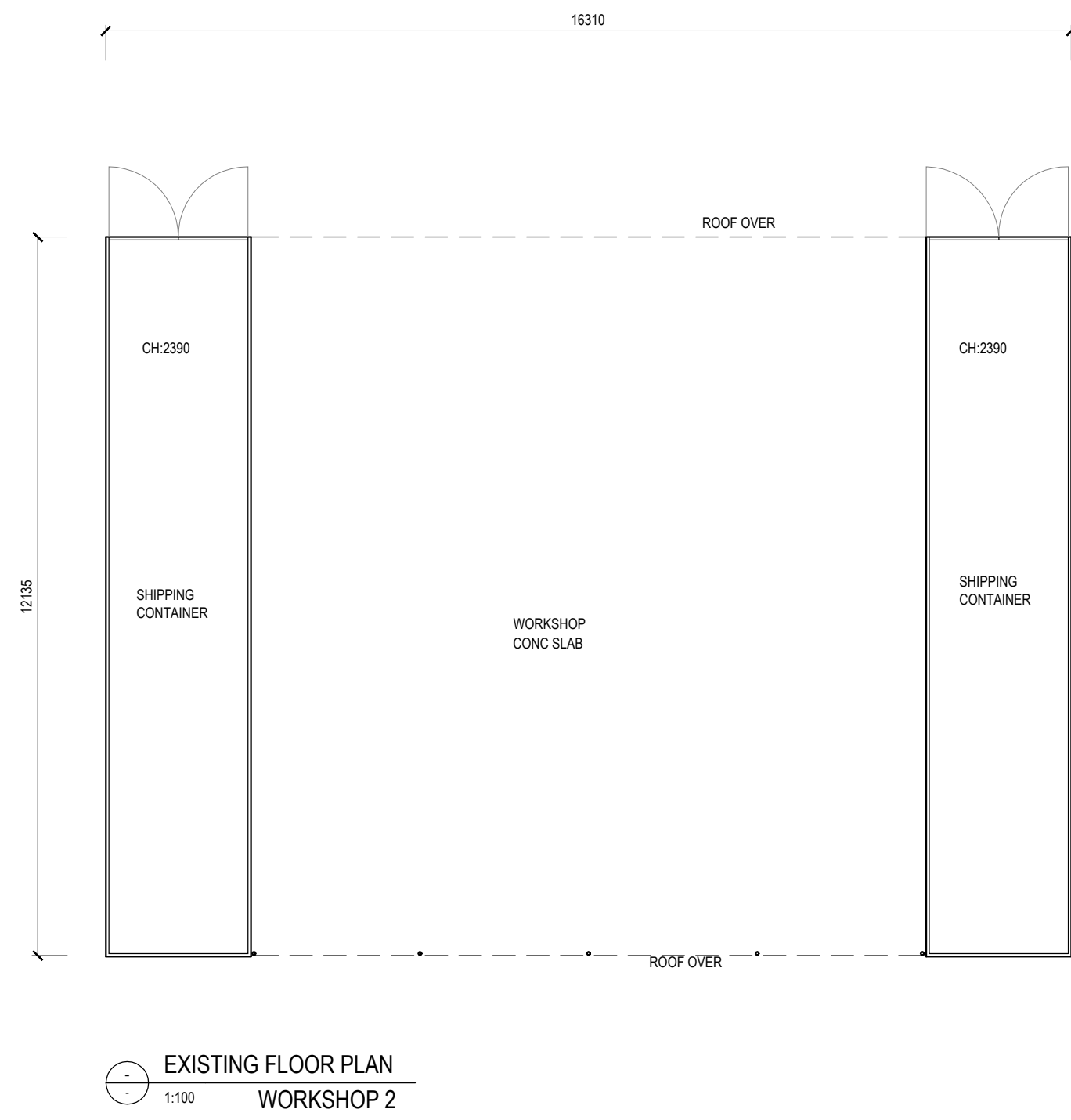


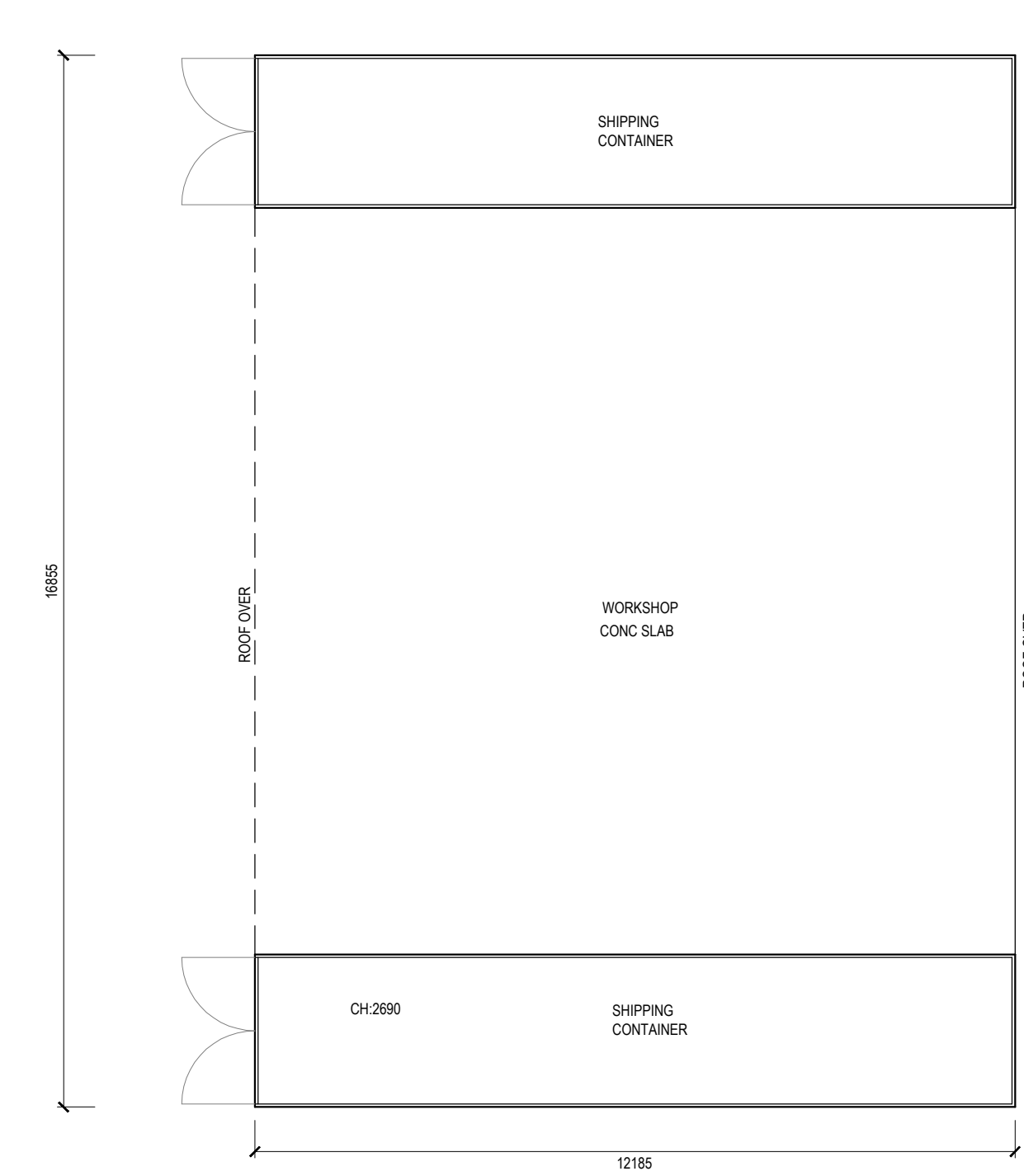
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TP2.02

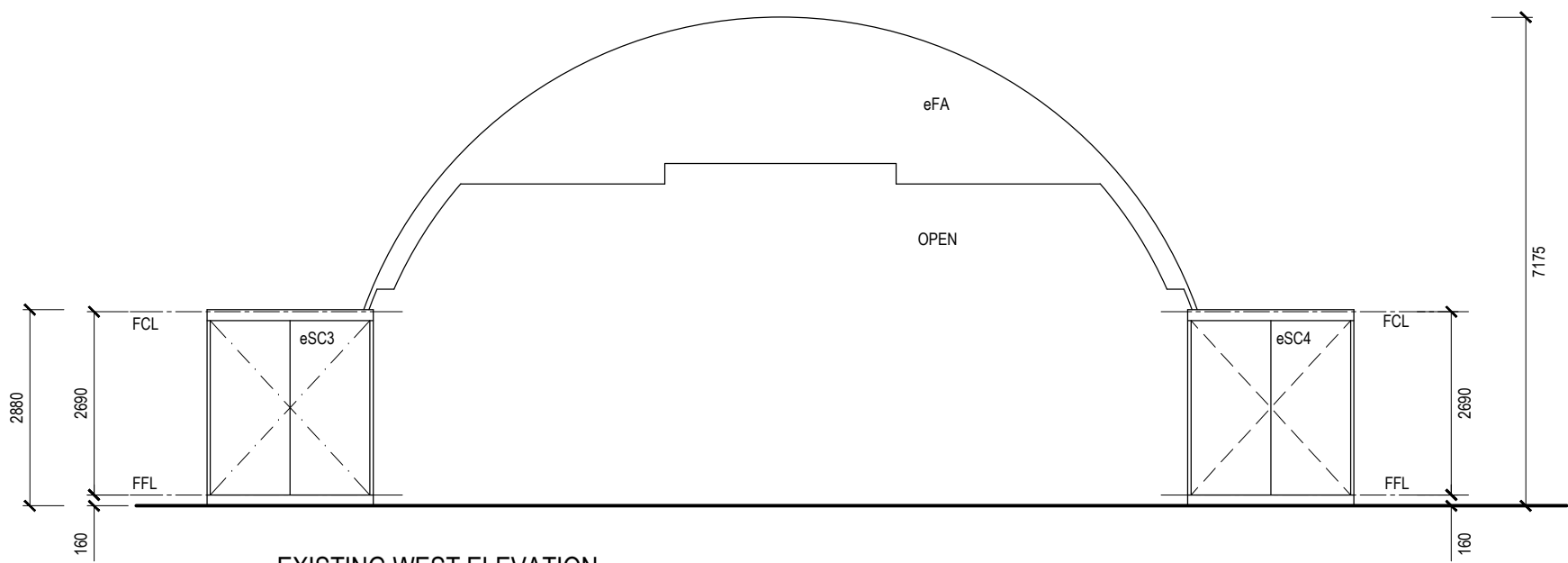
REVISION:

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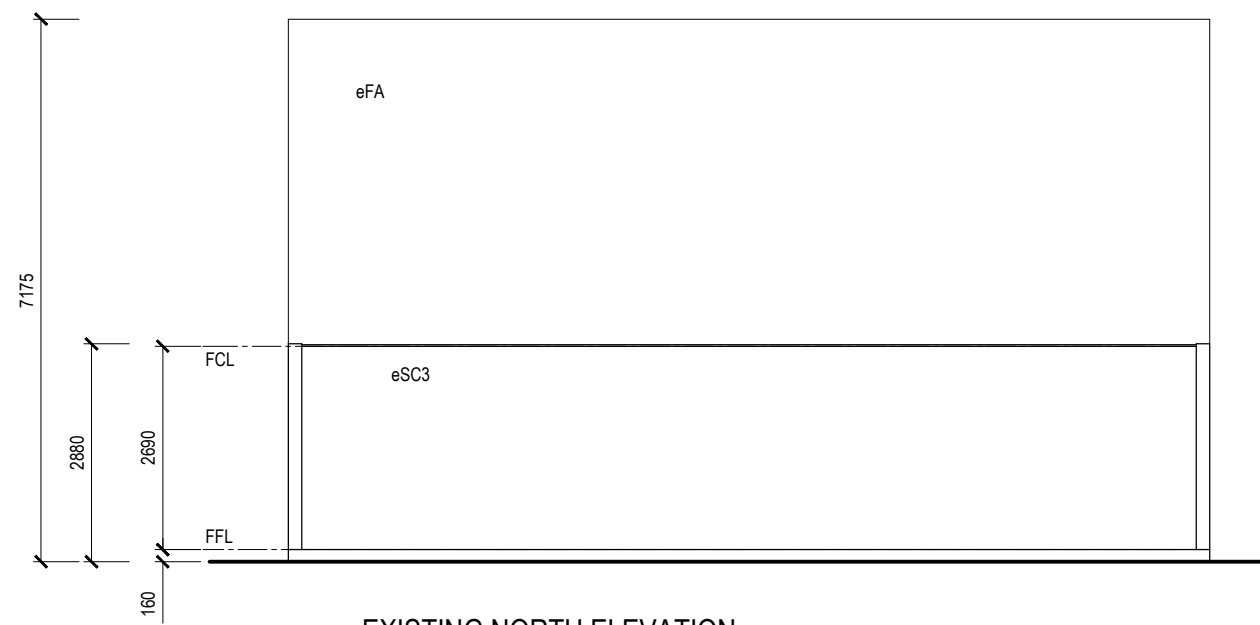




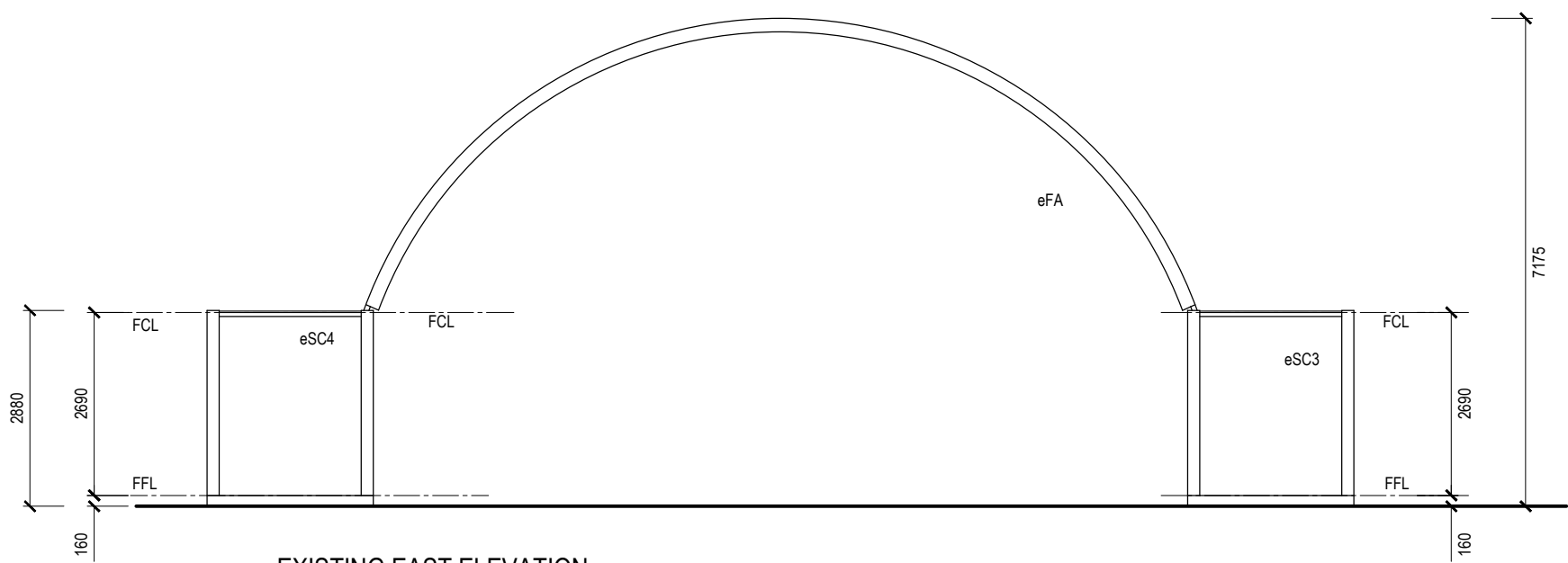
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WORKSHOP 3



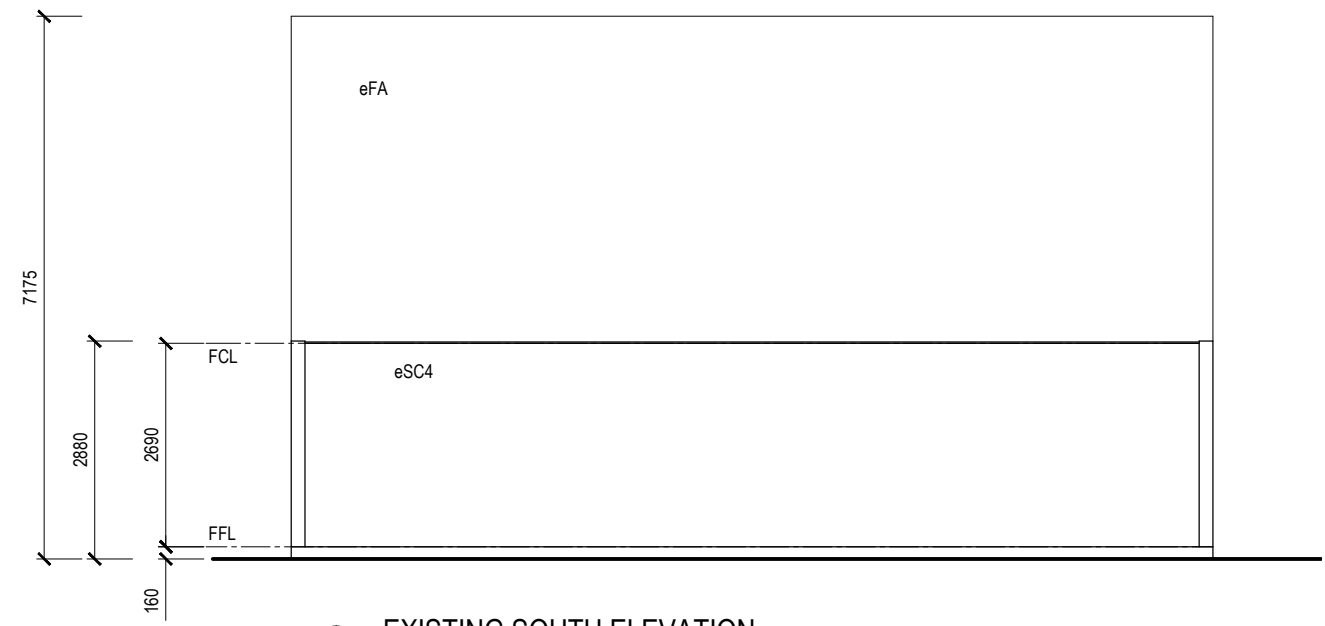
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1:100
WORKSHOP 3



EXISTING NORTH ELEVATION
1:100
WORKSHOP 3



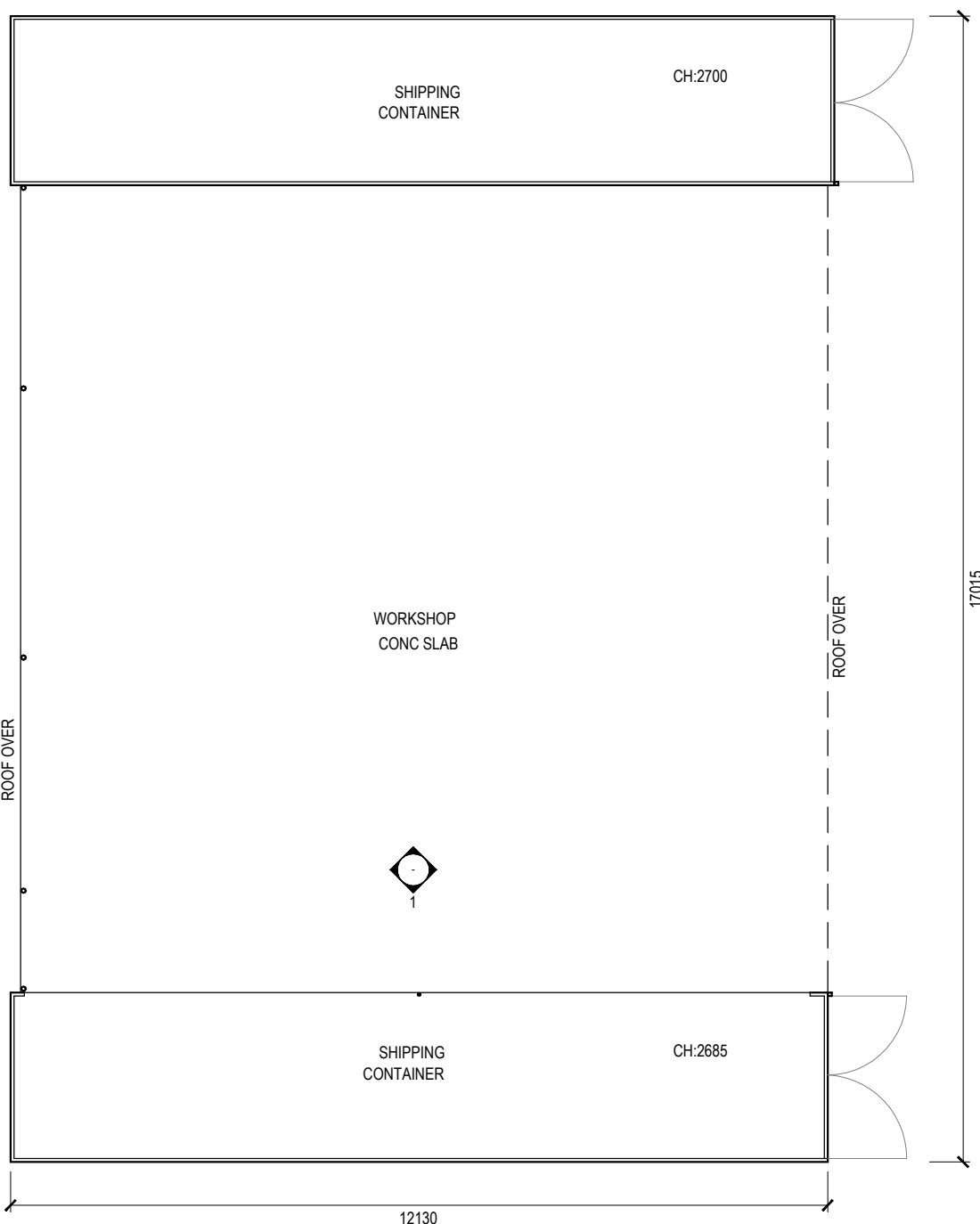
EXISTING EAST ELEVATION
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WORKSHOP 3



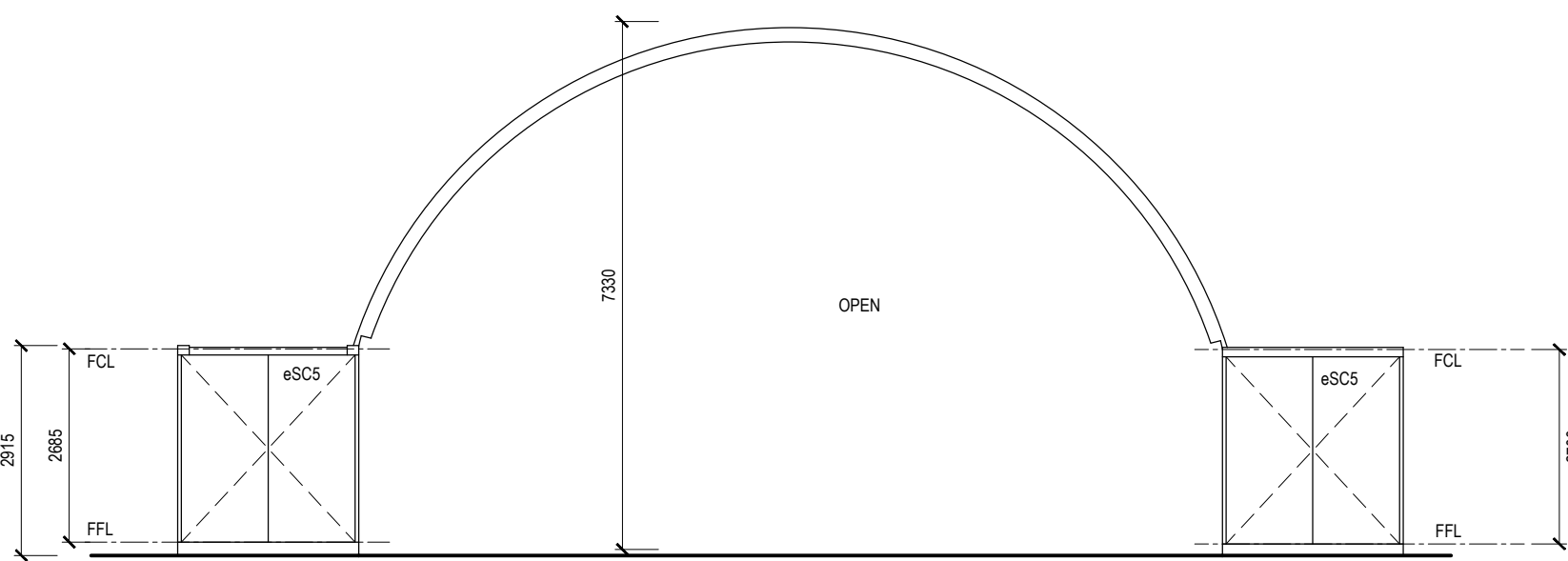
EXISTING SOUTH ELEVATION
1:100
WORKSHOP 3

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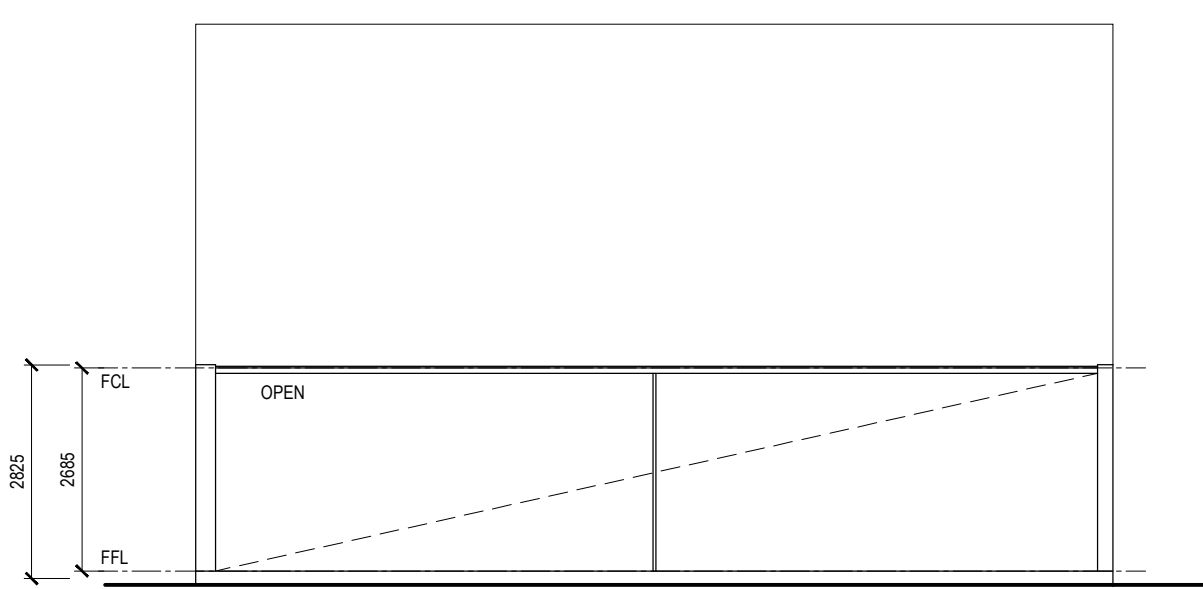
- LEGEND**
- eCON EXISTING CONCRETE
 - eDR EXISTING DOOR
 - eFA EXISTING FABRIC
 - eGAL EXISTING GALVANISED STEEL
 - eGL EXISTING GLAZING
 - eMC1 to eMC10 EXISTING METAL CLADDING (PAINTED FINISH)
 - eR01 EXISTING CORRUGATED METAL ROOFING
 - eSC1 to eSC8 EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
- REFER TO MATERIALS & FINISHES SCHEDULE



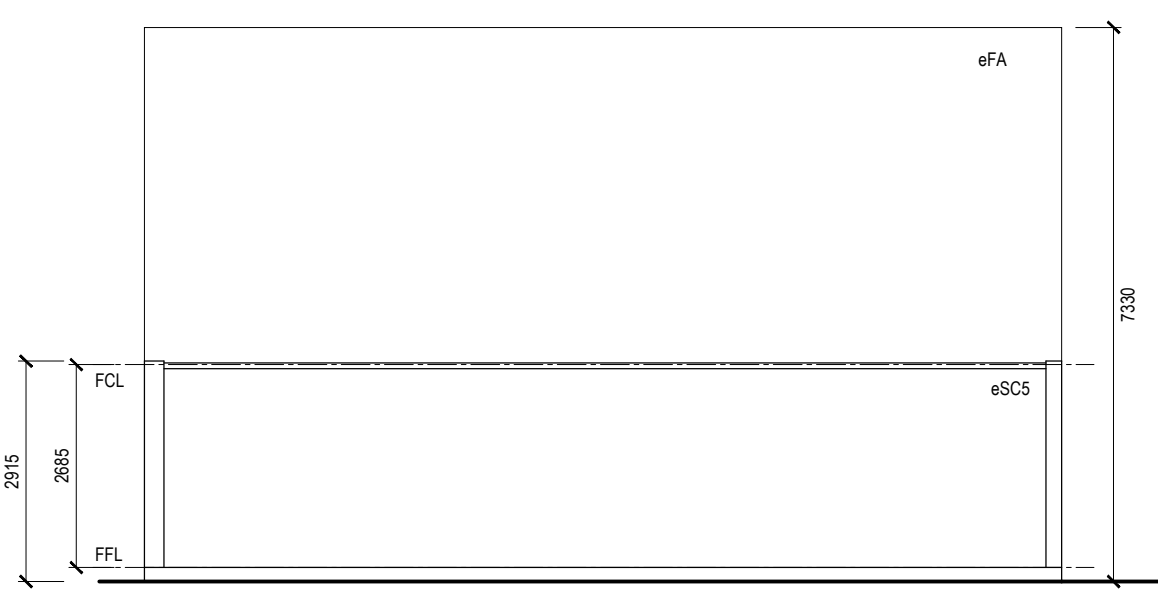
EXISTING FLOOR PLAN
1:100
WORKSHOP 4



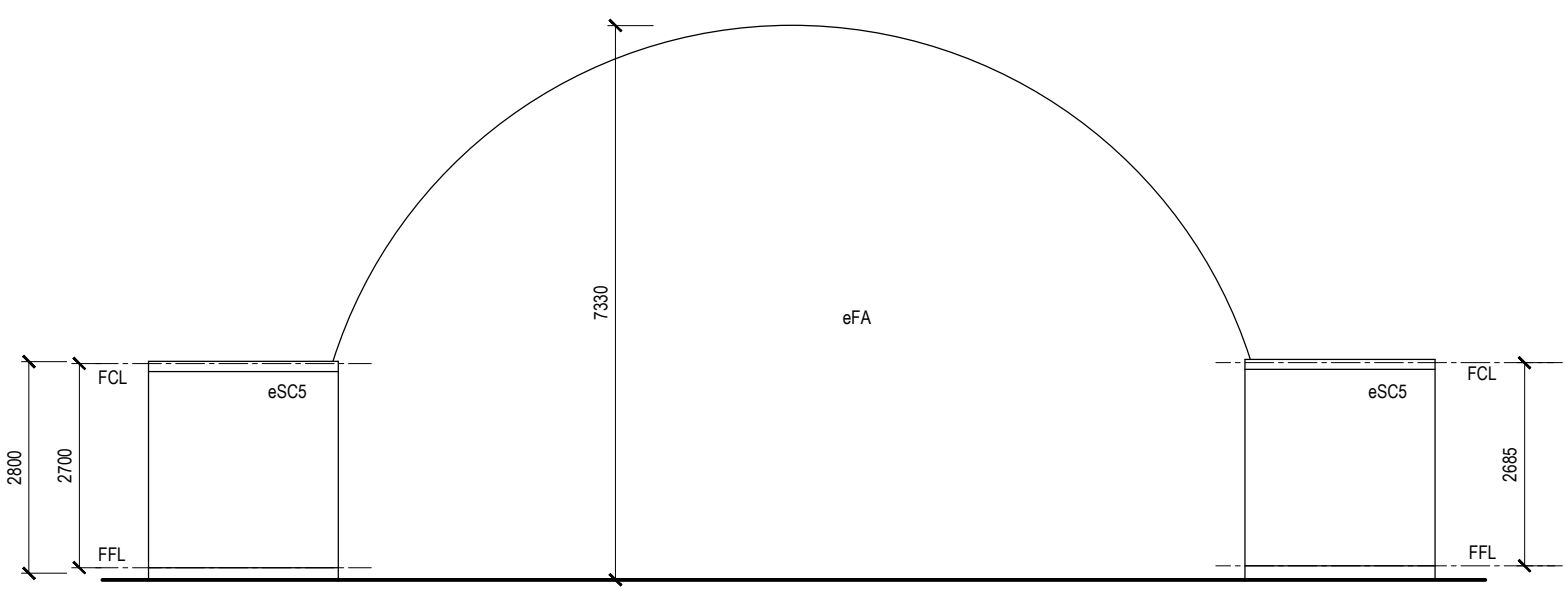
EXISTING EAST ELEVATION
1:100
WORKSHOP 4



EXISTING INTERNAL ELEVATION 1
1:100
WORKSHOP 4



EXISTING SOUTH ELEVATION
1:100
WORKSHOP 4



EXISTING WEST ELEVATION
1:100
WORKSHOP 4



EXISTING NORTH ELEVATION
1:100
WORKSHOP 4

TRAFFIC ENGINEER TO CONFIRM SWEEP PATHS FOR CAR PARKING SPACES, TRUCK LOADING AREAS & DRIVEWAYS

STRUCTURAL ENGINEER TO VERIFY ON SITE THE STRUCTURAL CAPACITY & INTEGRITY OF EXISTING WORKSHOP & OFFICE STRUCTURES

TOWN PLANNING SET

DRAWINGS ARE NOT FOR CONSTRUCTION.

TOWN PLANNING & BUILDING PERMIT APPROVAL TO BE OBTAINED. PRELIMINARY ONLY

REV	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING APPROVAL	11.04.2024

BRENDAN DAWSON ARCHITECTS

P: 0474 428 206

E: info@brendandawson.com.au

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EXISTING WORKSHOPS & OFFICES AT:

**14 DROVERS PLACE,
PAKENHAM, VIC, 3810**

DRG NAME:

**EXISTING
FLOOR PLANS & ELEVATIONS**

SCALE:
1:100 @ A1

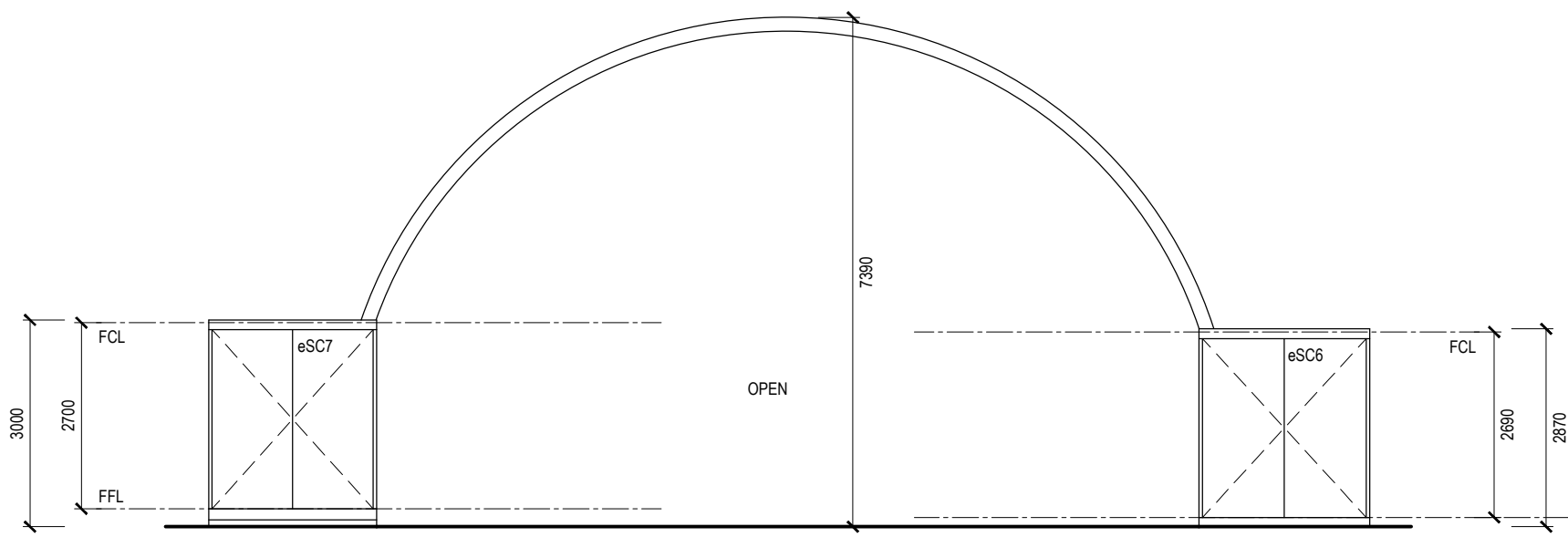


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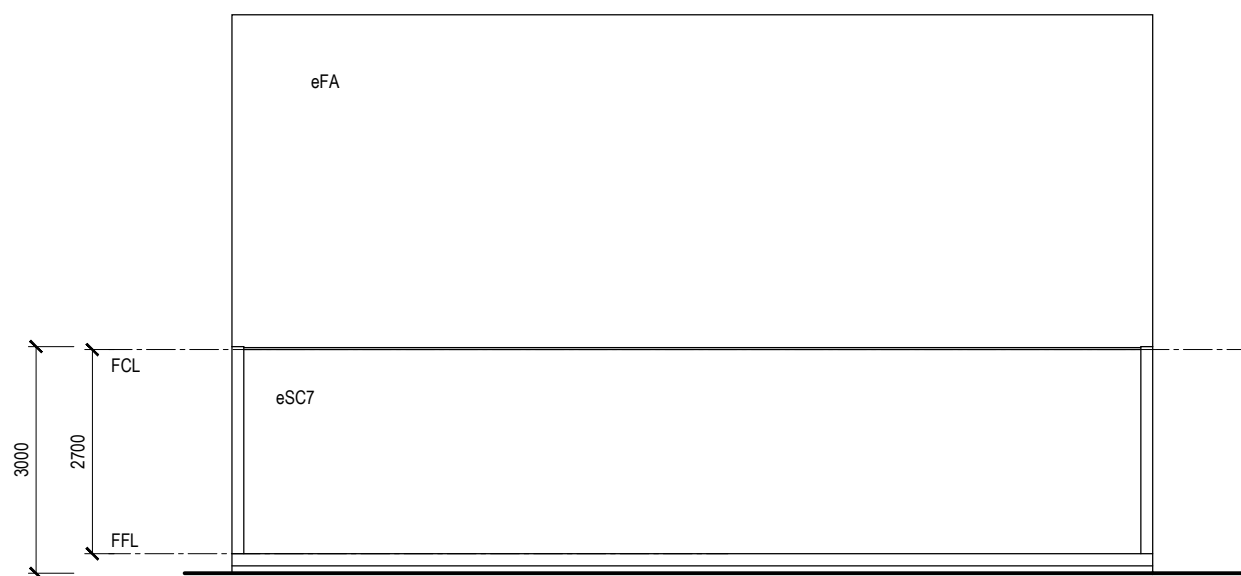
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REVISION:

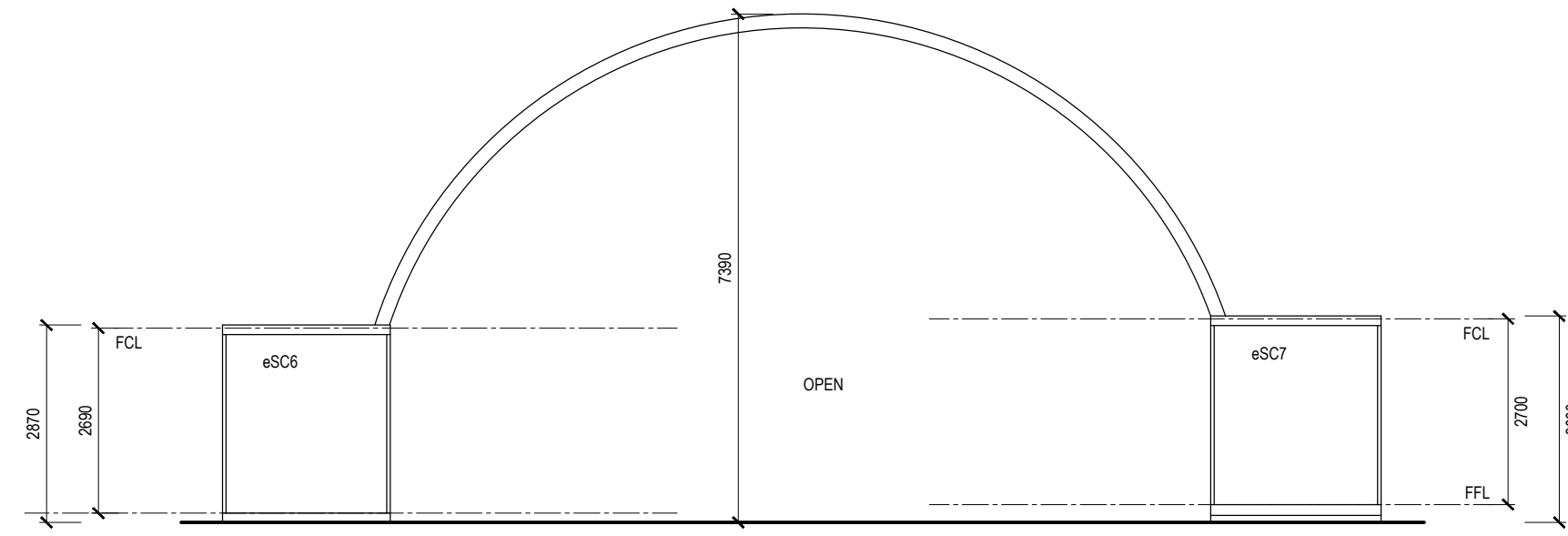
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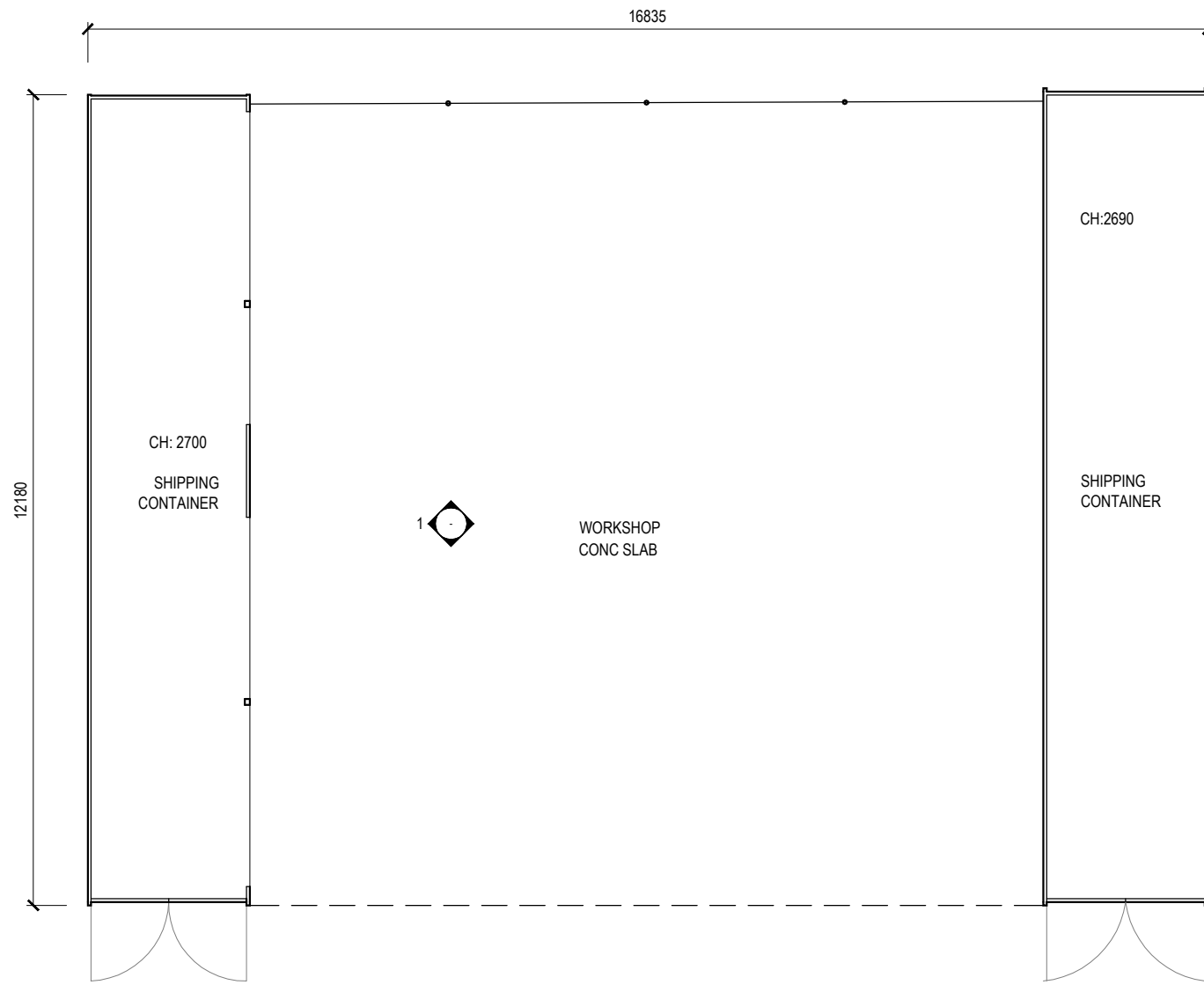
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1:100
WORKSHOP 5



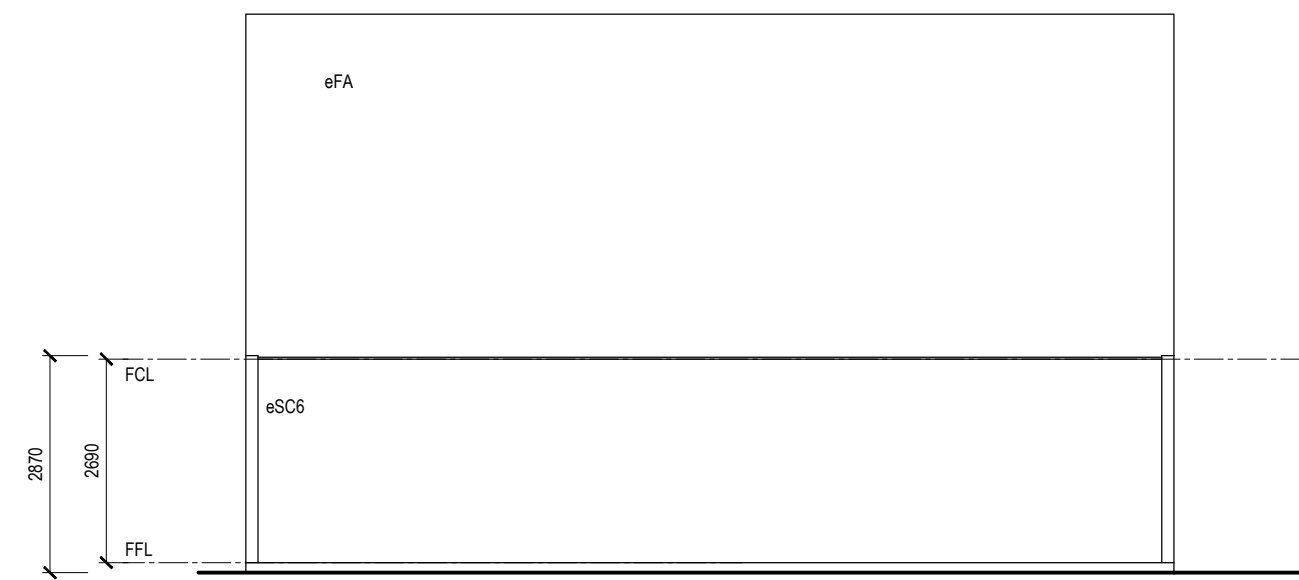
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WORKSHOP 5



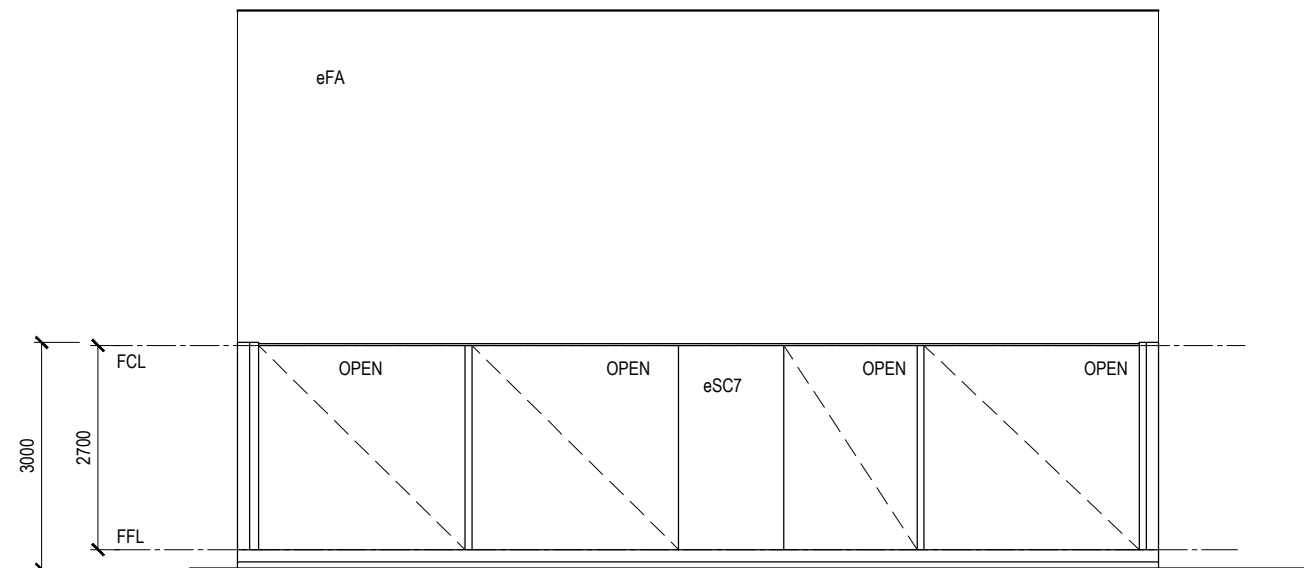
EXISTING NORTH ELEVATION
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WORKSHOP 5



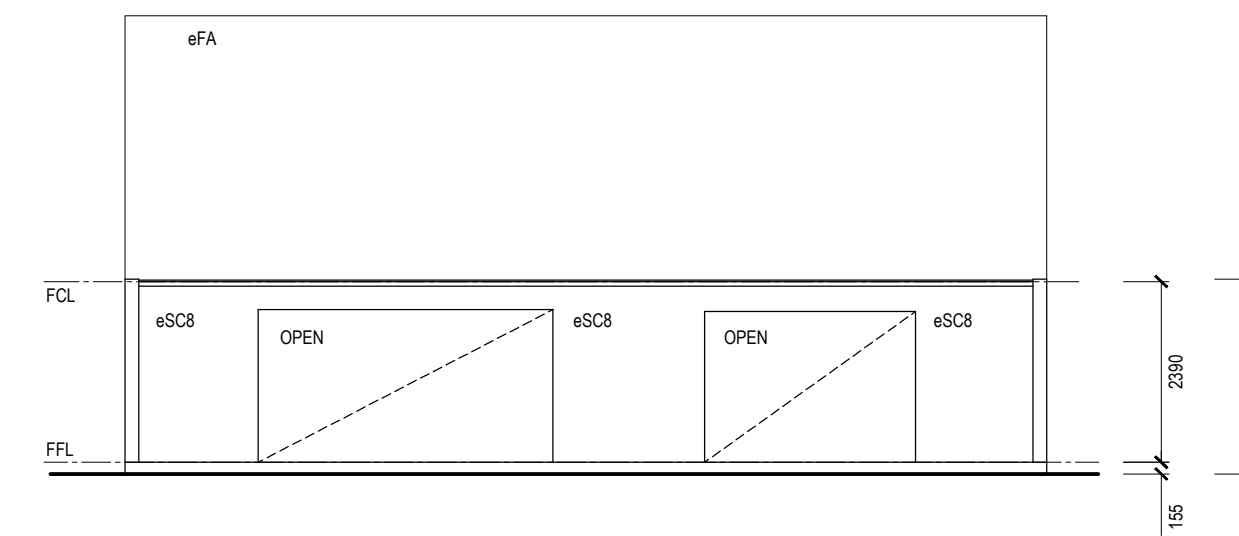
EXISTING FLOOR PLAN
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WORKSHOP 5



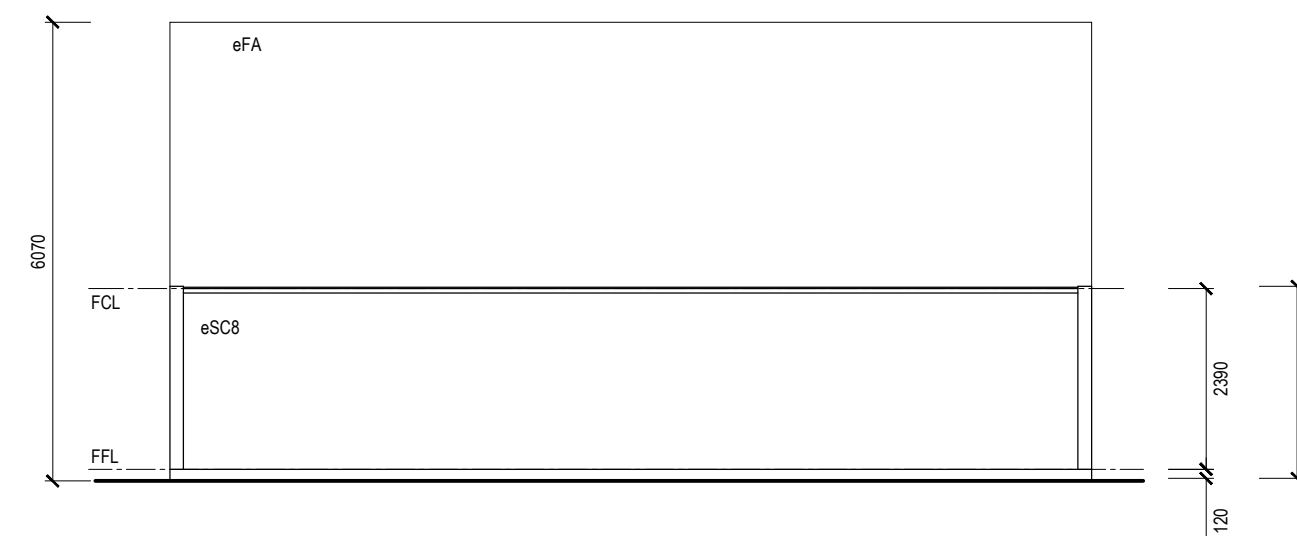
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WORKSHOP 5



EXISTING INTERNAL ELEVATION 1
1:100
WORKSHOP 5



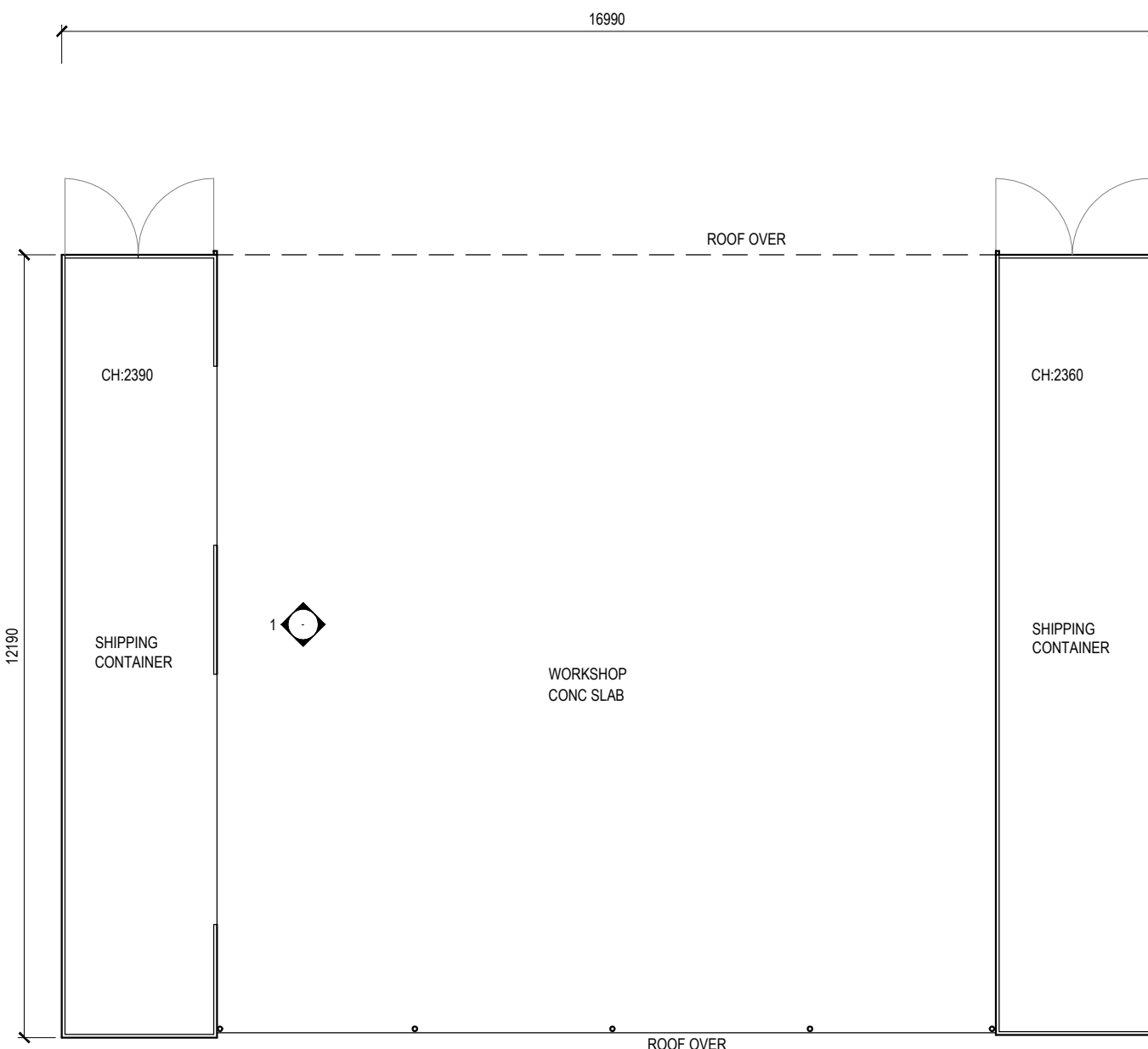
EXISTING INTERNAL ELEVATION 1
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WORKSHOP 6



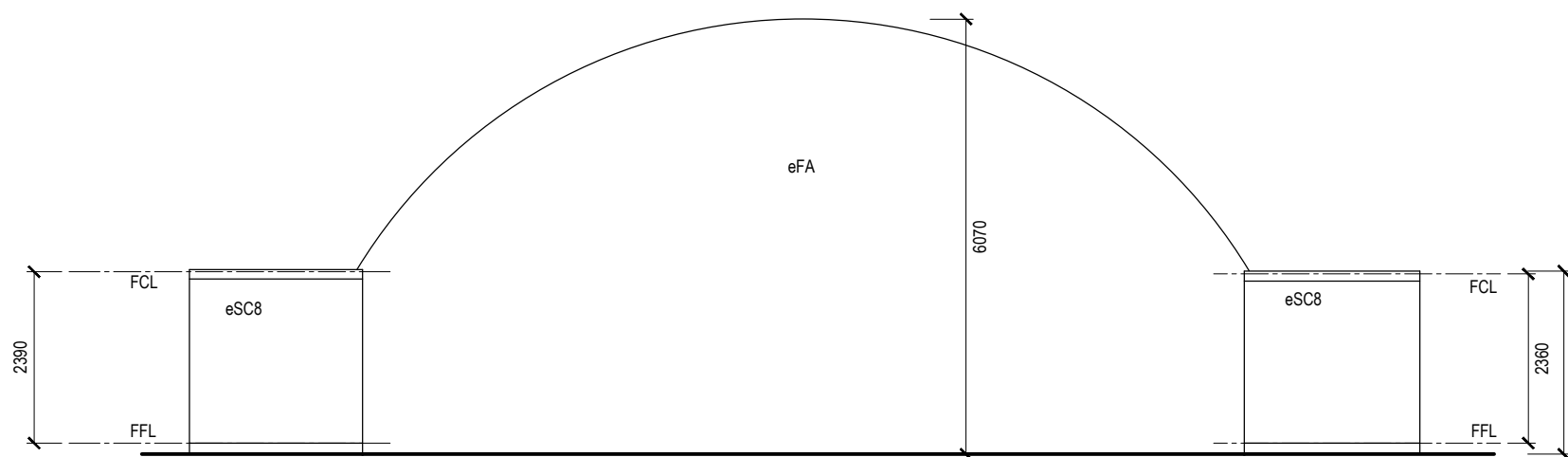
EXISTING WEST ELEVATION
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WORKSHOP 6



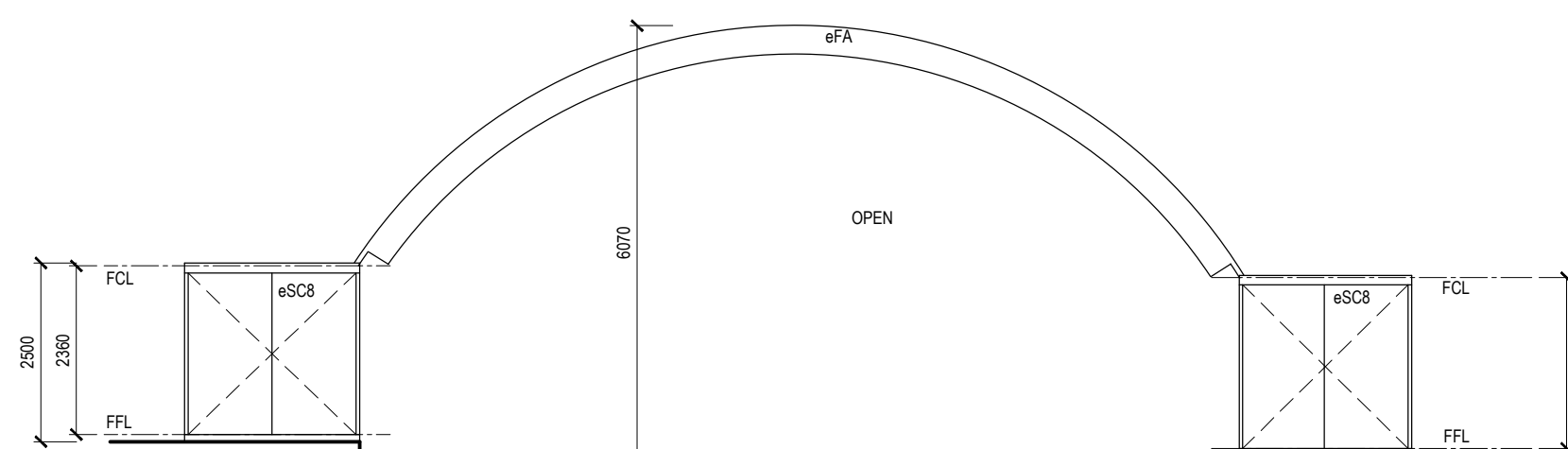
EXISTING EAST ELEVATION
1:100
WORKSHOP 6



EXISTING FLOOR PLAN
1:100
WORKSHOP 6



EXISTING SOUTH ELEVATION
1:100
WORKSHOP 6



EXISTING NORTH ELEVATION
1:100
WORKSHOP 6

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LEGEND

- eCON EXISTING CONCRETE
- eDR EXISTING DOOR
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- eGL EXISTING GLAZING
- eMC1 to eMC10 EXISTING METAL CLADDING (PAINTED FINISH)
- eR01 EXISTING CORRUGATED METAL ROOFING
- eSC1 to eSC8 EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)

- REFER TO MATERIALS & FINISHES SCHEDULE

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STRUCTURAL ENGINEER TO VERIFY ON SITE THE STRUCTURAL CAPACITY & INTEGRITY OF EXISTING WORKSHOP & OFFICE STRUCTURES

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REV	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING APPROVAL	11.04.2024

BRENDAN DAWSON ARCHITECTS

P: 0474 428 206

E: info@brendandawson.com.au

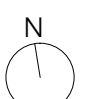
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EXISTING WORKSHOPS & OFFICES AT:
**14 DROVERS PLACE,
PAKENHAM, VIC, 3810**

DRG NAME:

**EXISTING
FLOOR PLANS & ELEVATIONS**

SCALE:
1:100 @ A1

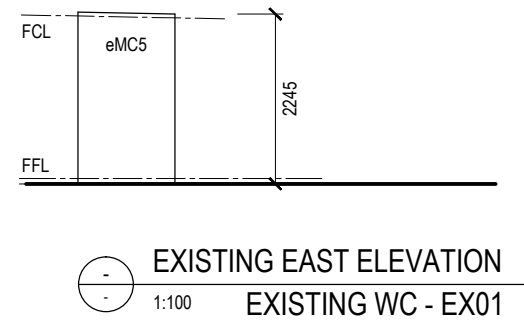
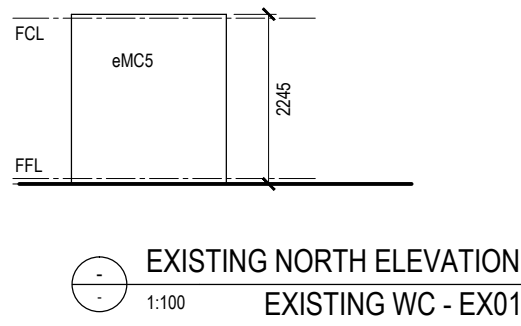
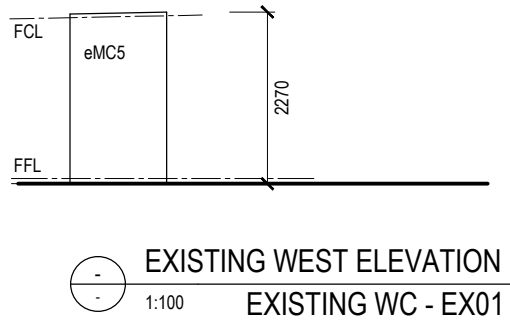
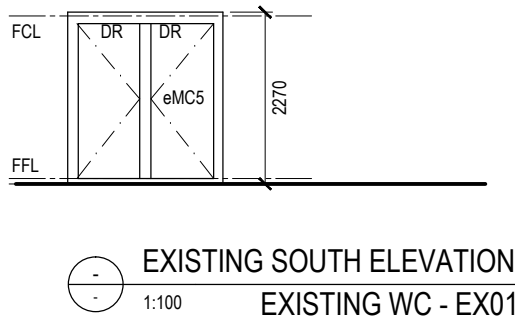
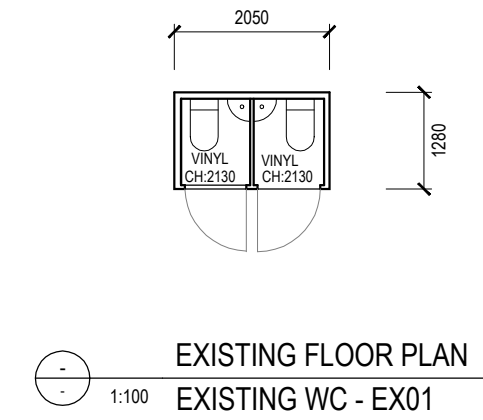


DRG NO.

TP2.04

REVISION:

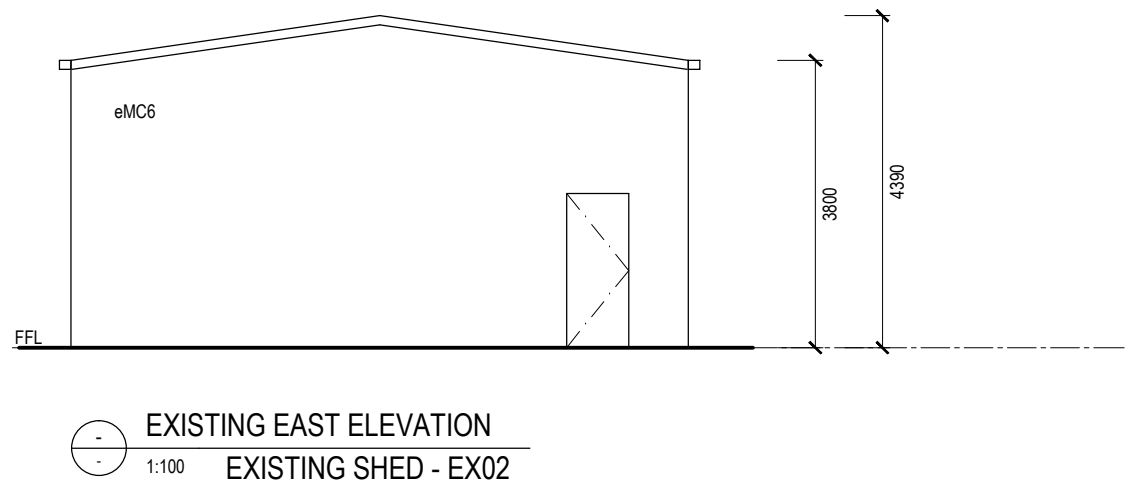
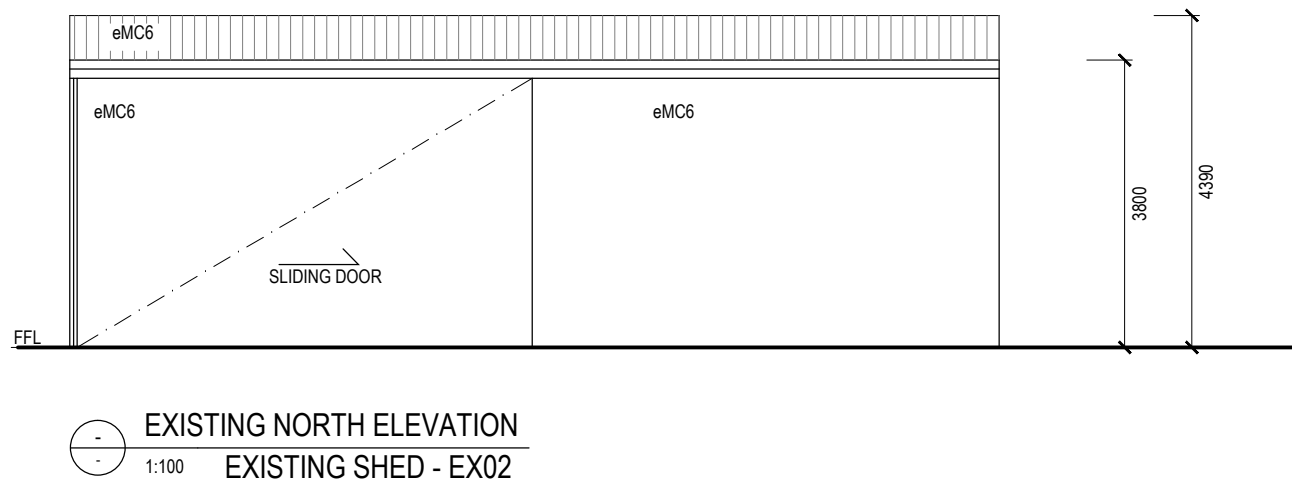
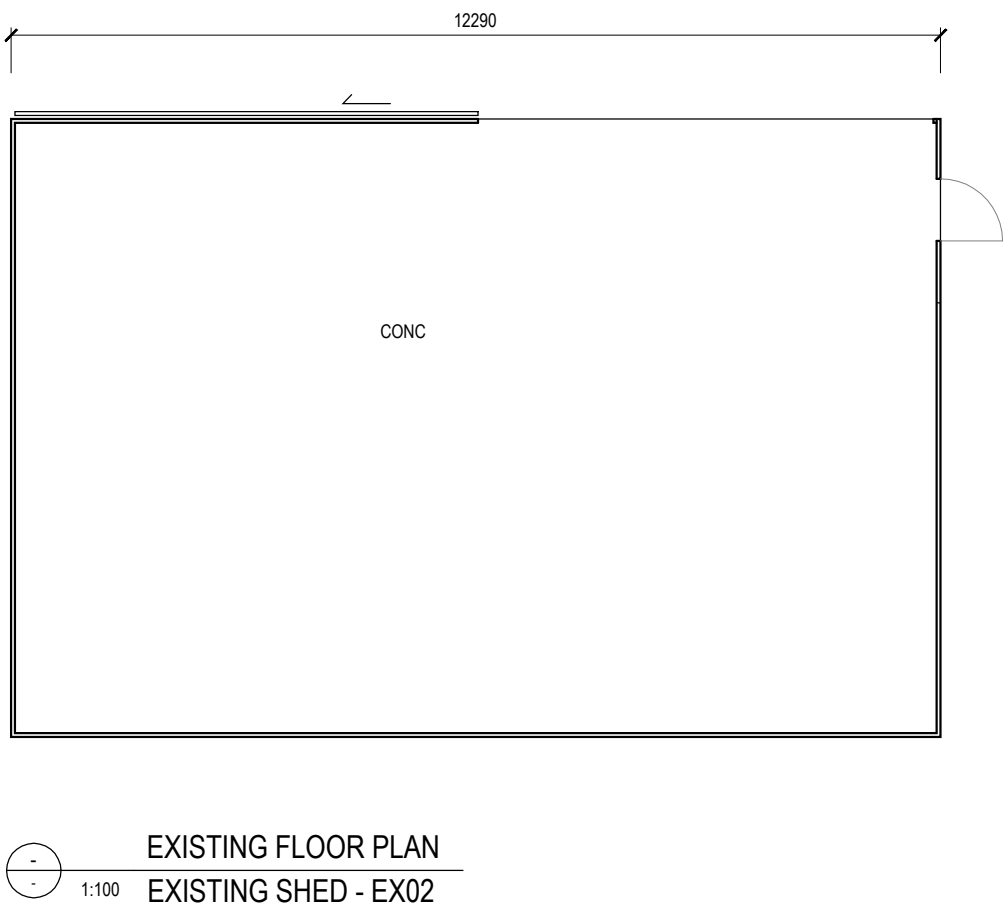
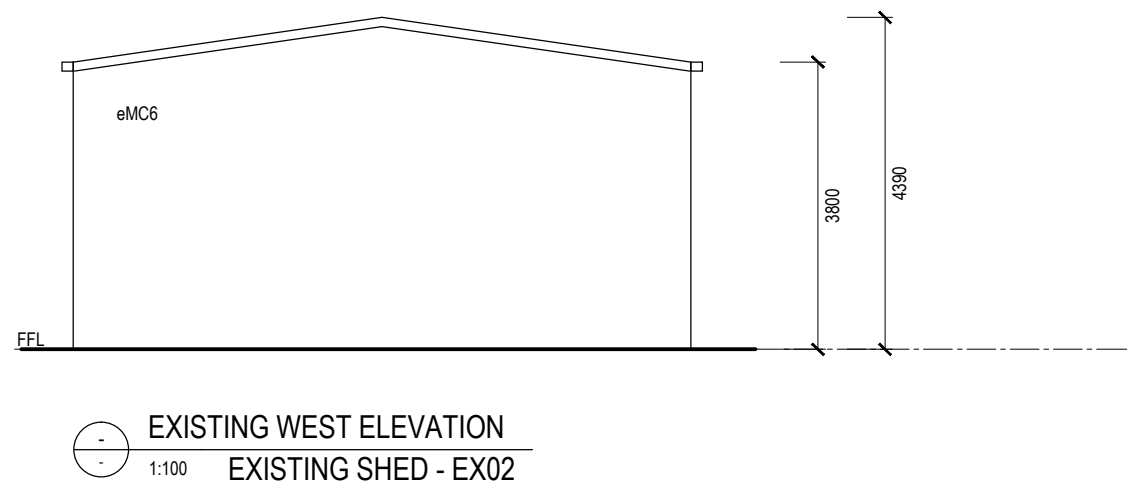
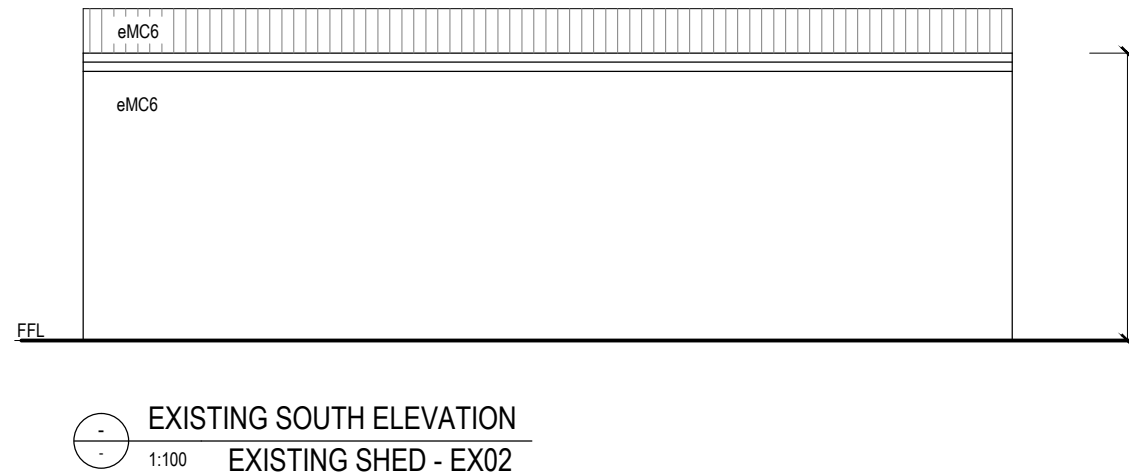
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STRUCTURAL ENGINEER TO VERIFY ON SITE THE STRUCTURAL CAPACITY & INTEGRITY OF EXISTING WORKSHOP & OFFICE STRUCTURES

TOWN PLANNING SET

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REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	11.04.2024

BRENDAN DAWSON ARCHITECTS

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E: info@brendandawson.com.au

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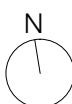
EXISTING WORKSHOPS & OFFICES AT:

**14 DROVERS PLACE,
PAKENHAM, VIC, 3810**

DRG NAME:

**EXISTING
FLOOR PLANS & ELEVATIONS**

SCALE:
1:100 @ A1



DRG NO.

TP2.05

REVISION:

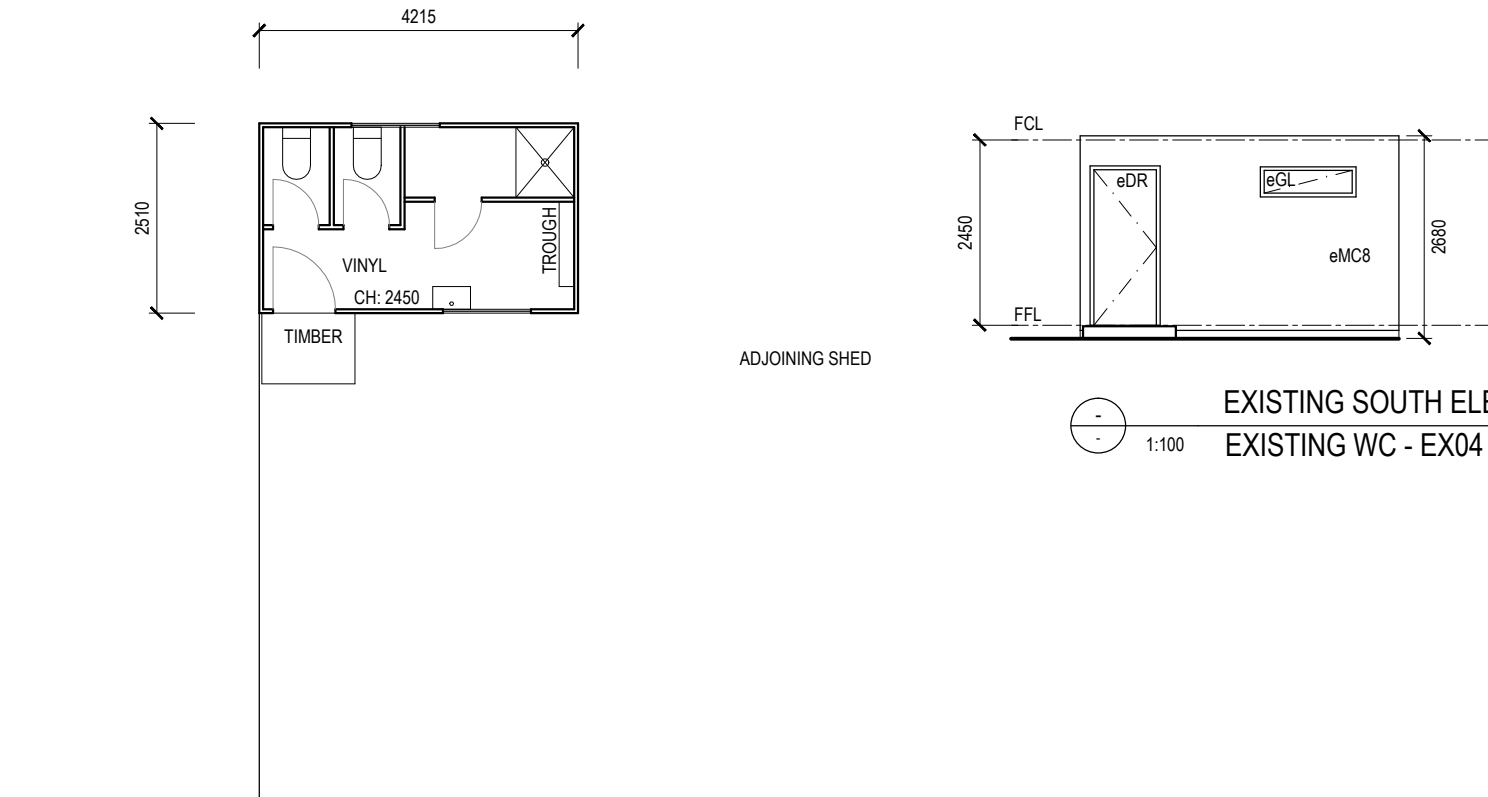
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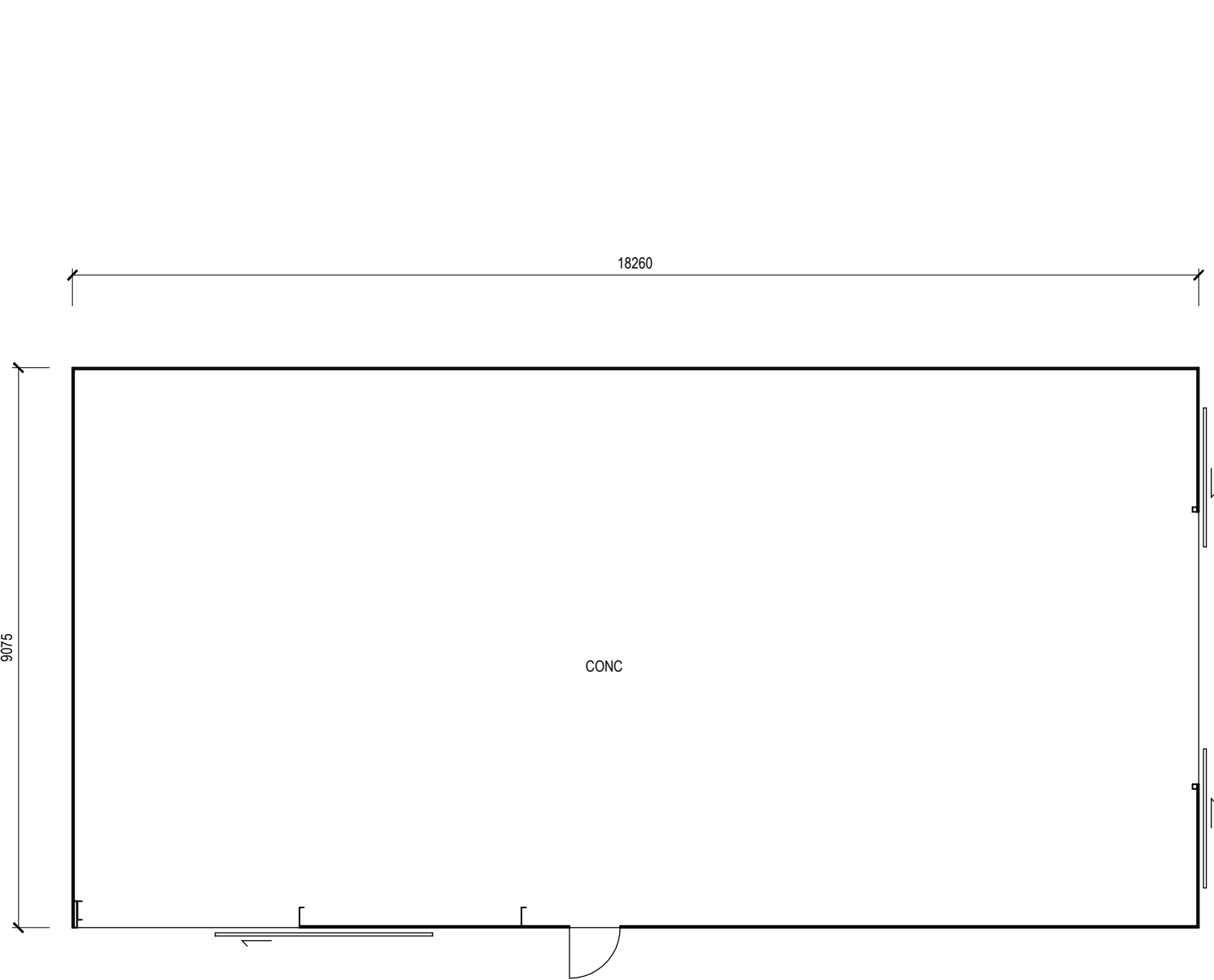
LEGEND

- eCON EXISTING CONCRETE
- eDR EXISTING DOOR
- eFA EXISTING FABRIC
- eGAL EXISTING GALVANISED STEEL
- eGL EXISTING GLAZING
- eMC1 to eMC10 EXISTING METAL CLADDING (PAINTED FINISH)
- eR01 EXISTING CORRUGATED METAL ROOFING
- eSC1 to eSC8 EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)

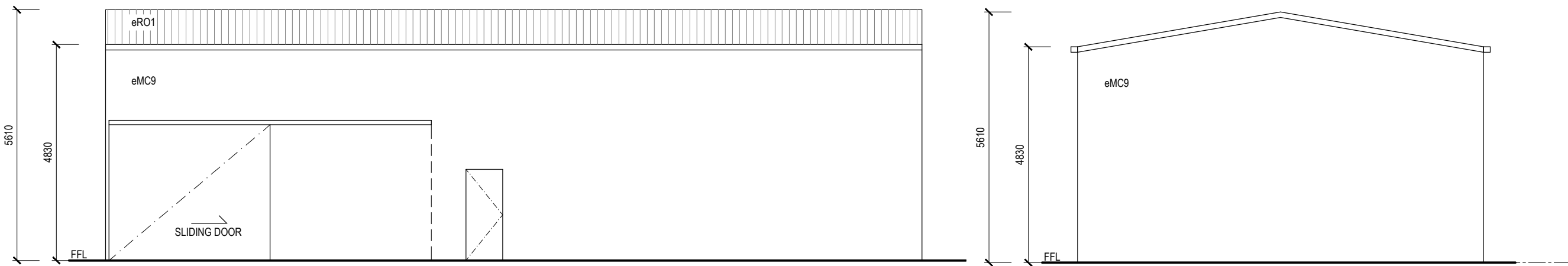
- REFER TO MATERIALS & FINISHES SCHEDULE



EXISTING FLOOR PLAN
EXISTING WC - EX04

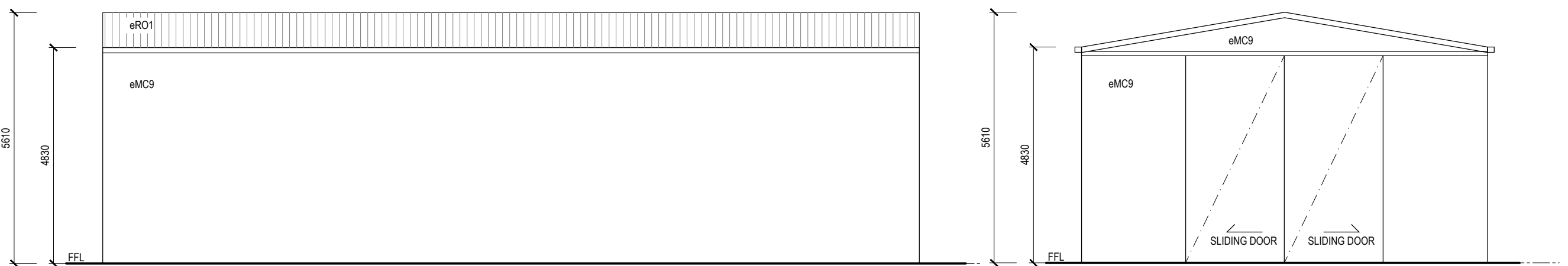


EXISTING FLOOR PLAN
EXISTING SITE SHED - EX05



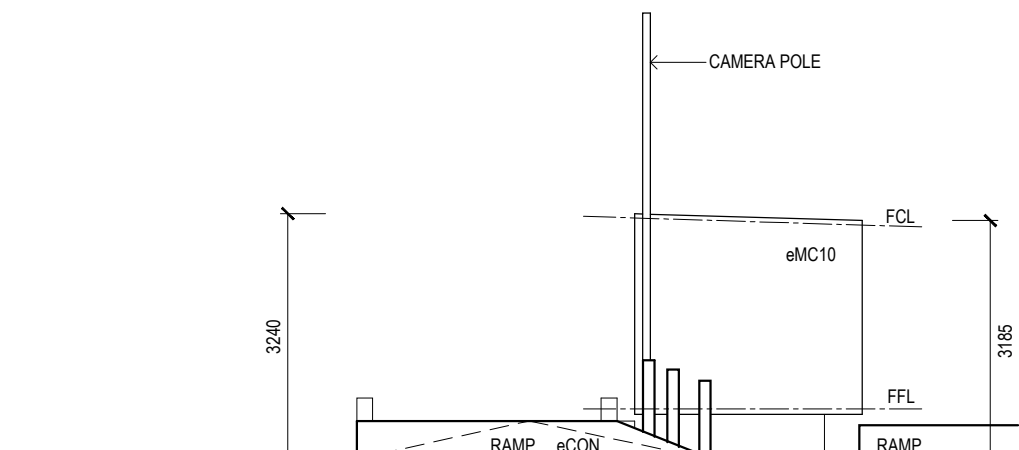
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EXISTING SHED - EX05

EXISTING WEST ELEVATION
EXISTING SHED - EX05

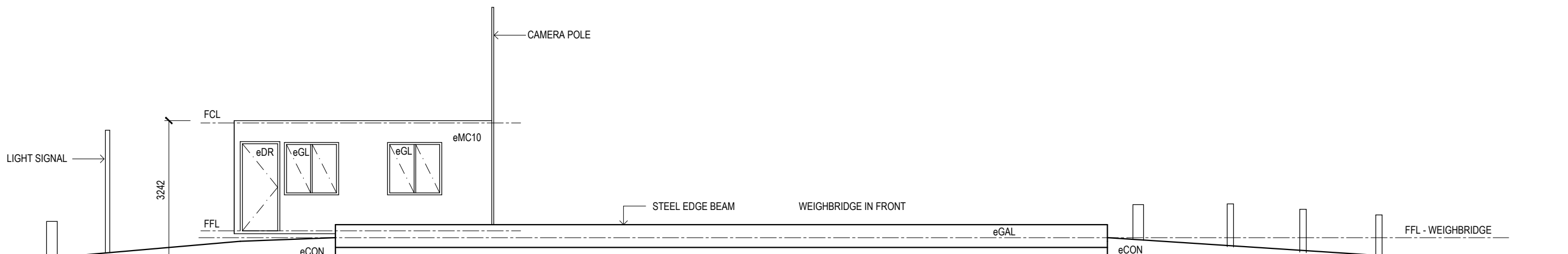


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EXISTING SHED - EX05

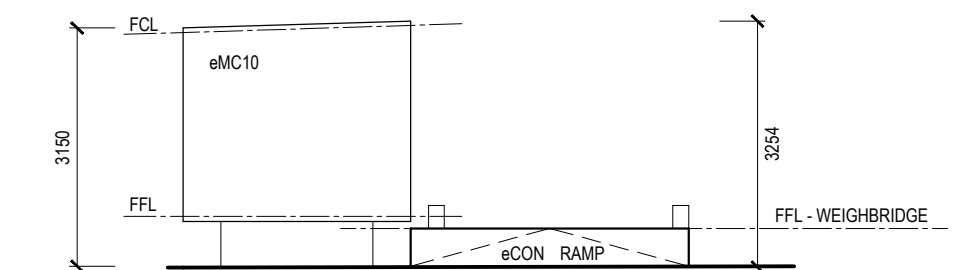
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EXISTING SHED - EX05



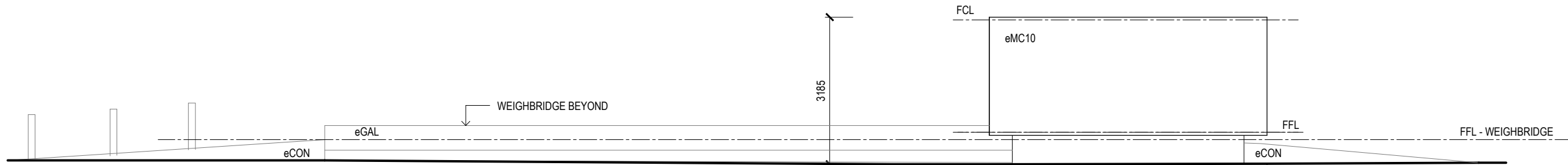
EXISTING NORTH ELEVATION
EXISTING SITE OFFICE & WEIGHBRIDGE - EX06



EXISTING EAST ELEVATION
EXISTING SITE OFFICE & WEIGHBRIDGE - EX06

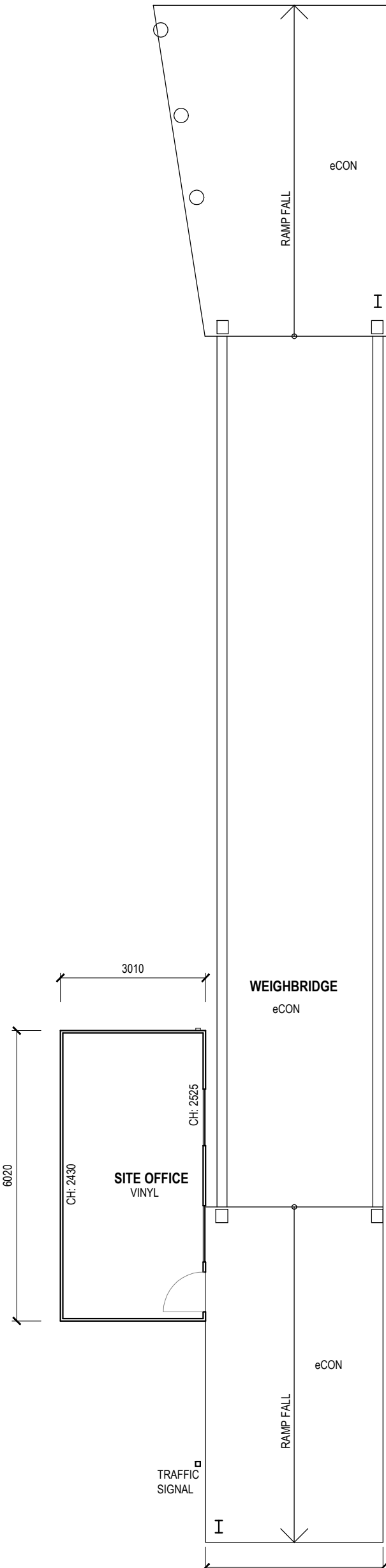


EXISTING SOUTH ELEVATION
EXISTING SITE OFFICE & WEIGHBRIDGE - EX06



EXISTING WEST ELEVATION
EXISTING SITE OFFICE & WEIGHBRIDGE - EX06

EXISTING FLOOR PLAN
EXISTING SITE OFFICE - EX06
WEIGHBRIDGE - WB01



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TOWN PLANNING SET

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REV	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING APPROVAL	11.04.2024

BRENDAN DAWSON ARCHITECTS

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E: info@brendandawson.com.au

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EXISTING WORKSHOPS & OFFICES AT:

14 DROVERS PLACE,
PAKENHAM, VIC, 3810

DRG NAME:

EXISTING
FLOOR PLANS & ELEVATIONS

SCALE:
1:100 @ A1



DRG NO.

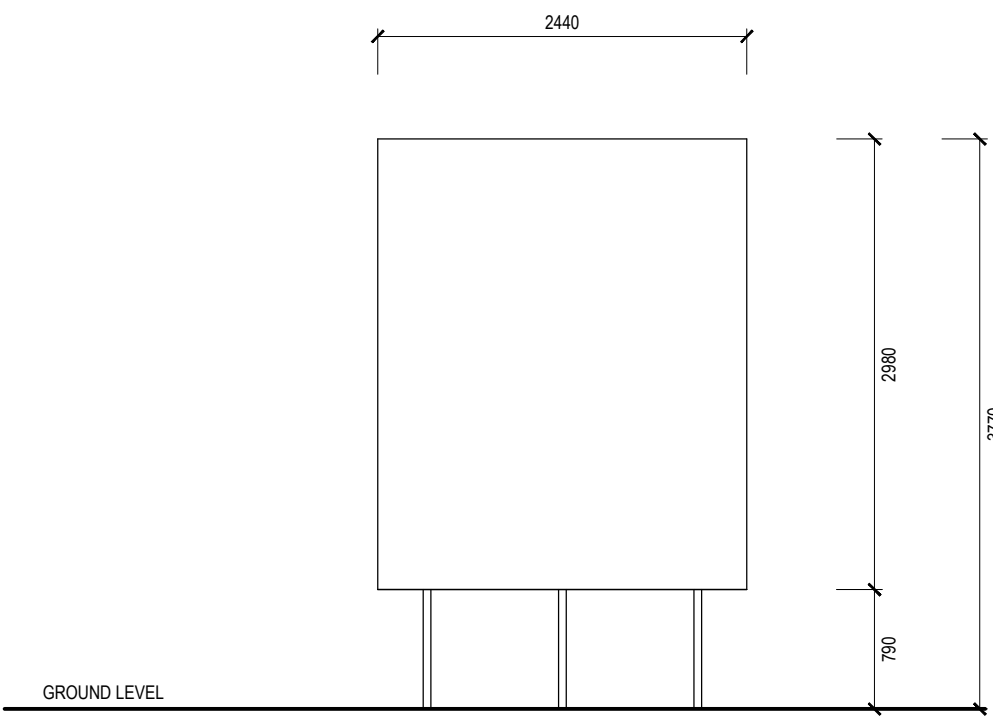
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REVISION:

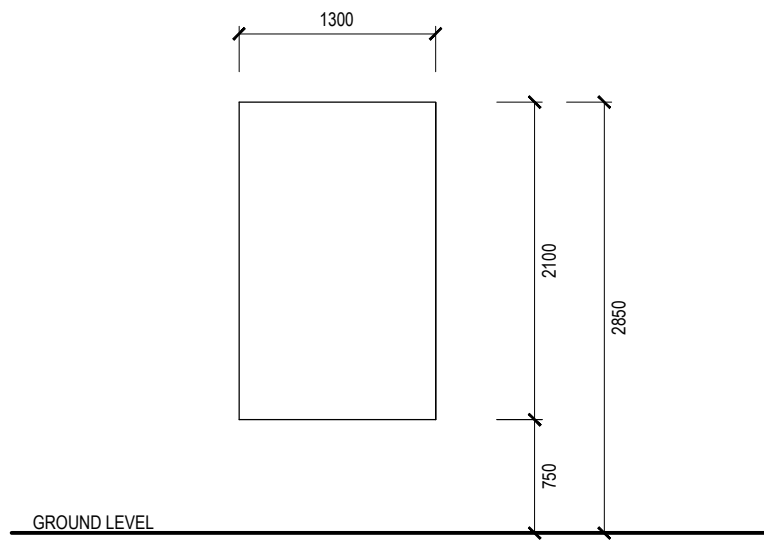
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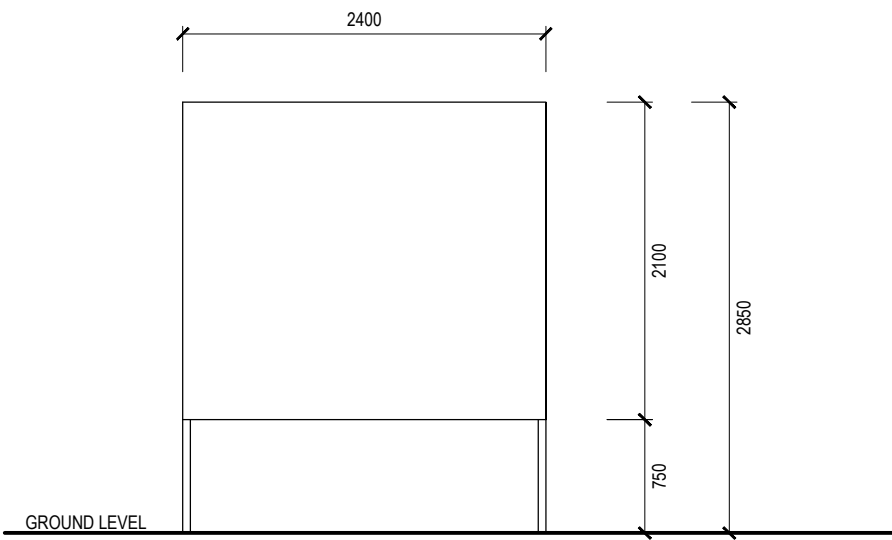
REFER TO SITE PLAN FOR SIGN LOCATIONS



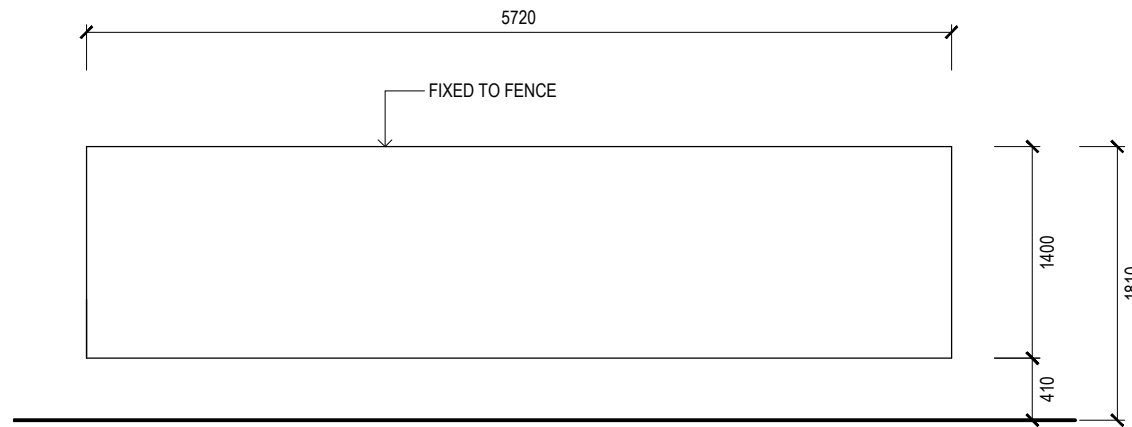
SIGN 1
1:50 NORTH ELEVATION



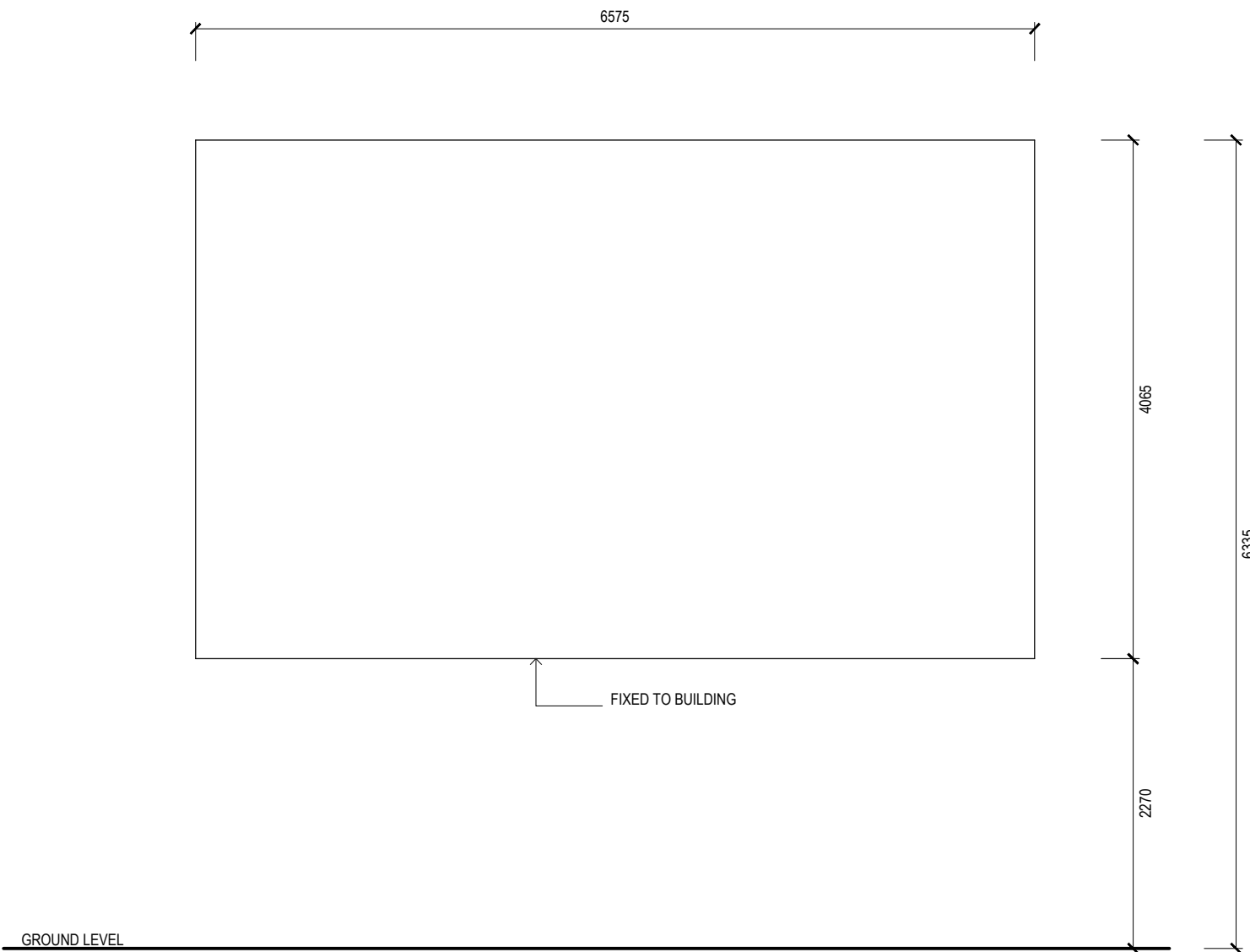
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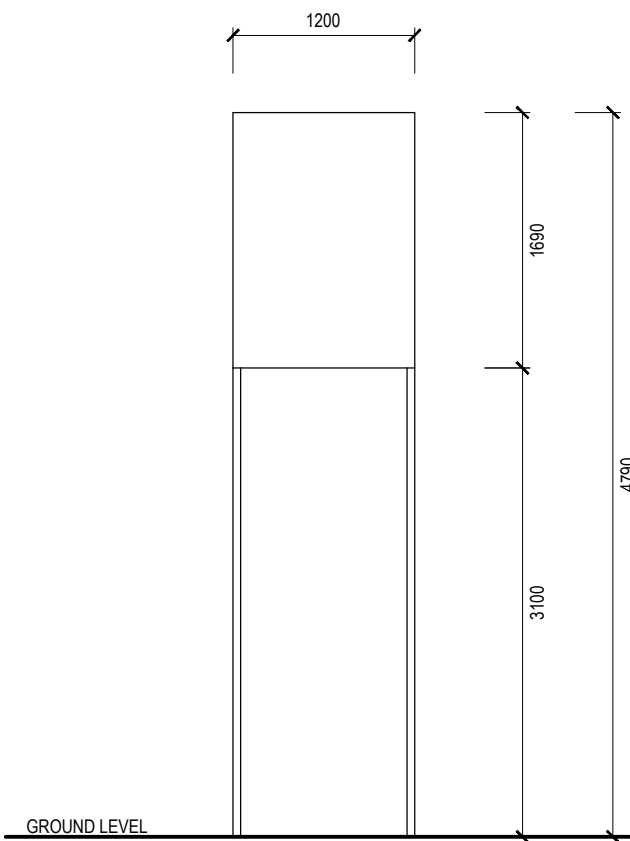
SIGN 3
1:50 WEST ELEVATION



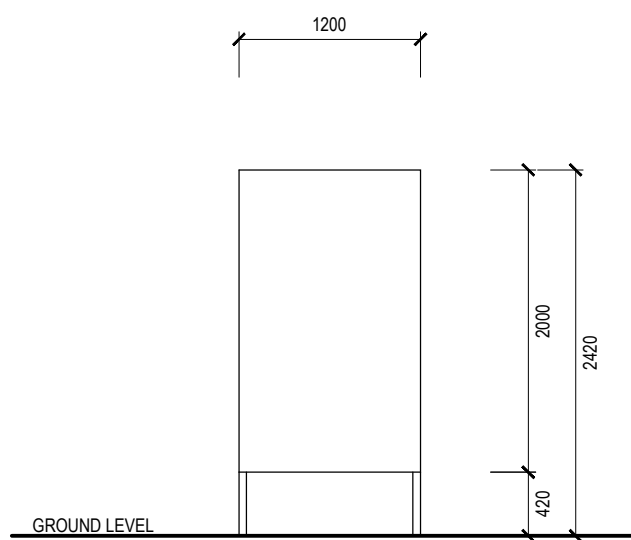
SIGN 4
1:50 NORTH ELEVATION



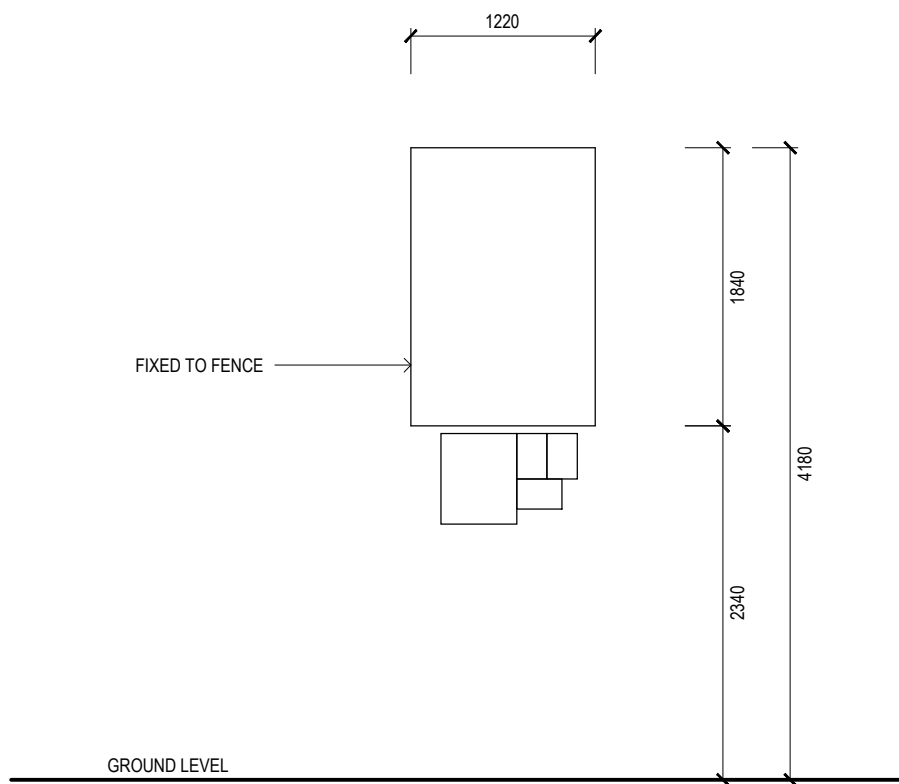
SIGN 5
1:50 WEST ELEVATION



SIGN 6
1:50 NORTH ELEVATION



SIGN 7
1:50 NORTH ELEVATION



SIGN 8
1:50 EAST ELEVATION

TRAFFIC ENGINEER TO CONFIRM SWEEP PATHS FOR CAR PARKING SPACES, TRUCK LOADING AREAS & DRIVEWAYS

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BRENDAN DAWSON ARCHITECTS

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EXISTING WORKSHOPS & OFFICES AT:

**14 DROVERS PLACE,
PAKENHAM, VIC, 3810**

DRG NAME:

**EXISTING
SIGNAGE ELEVATIONS**

SCALE:
1:50 @ A1



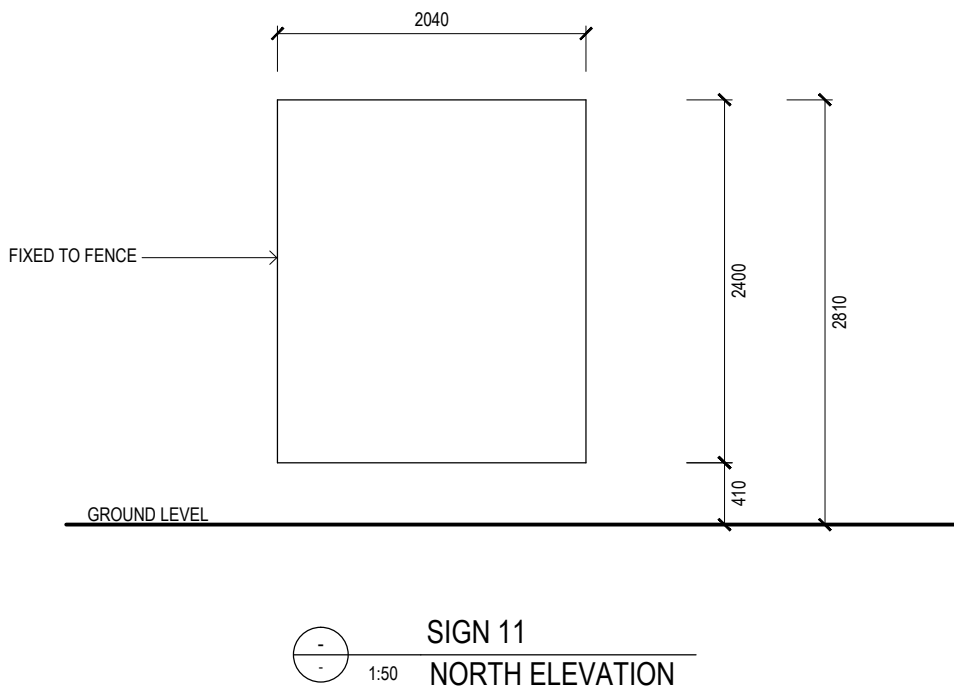
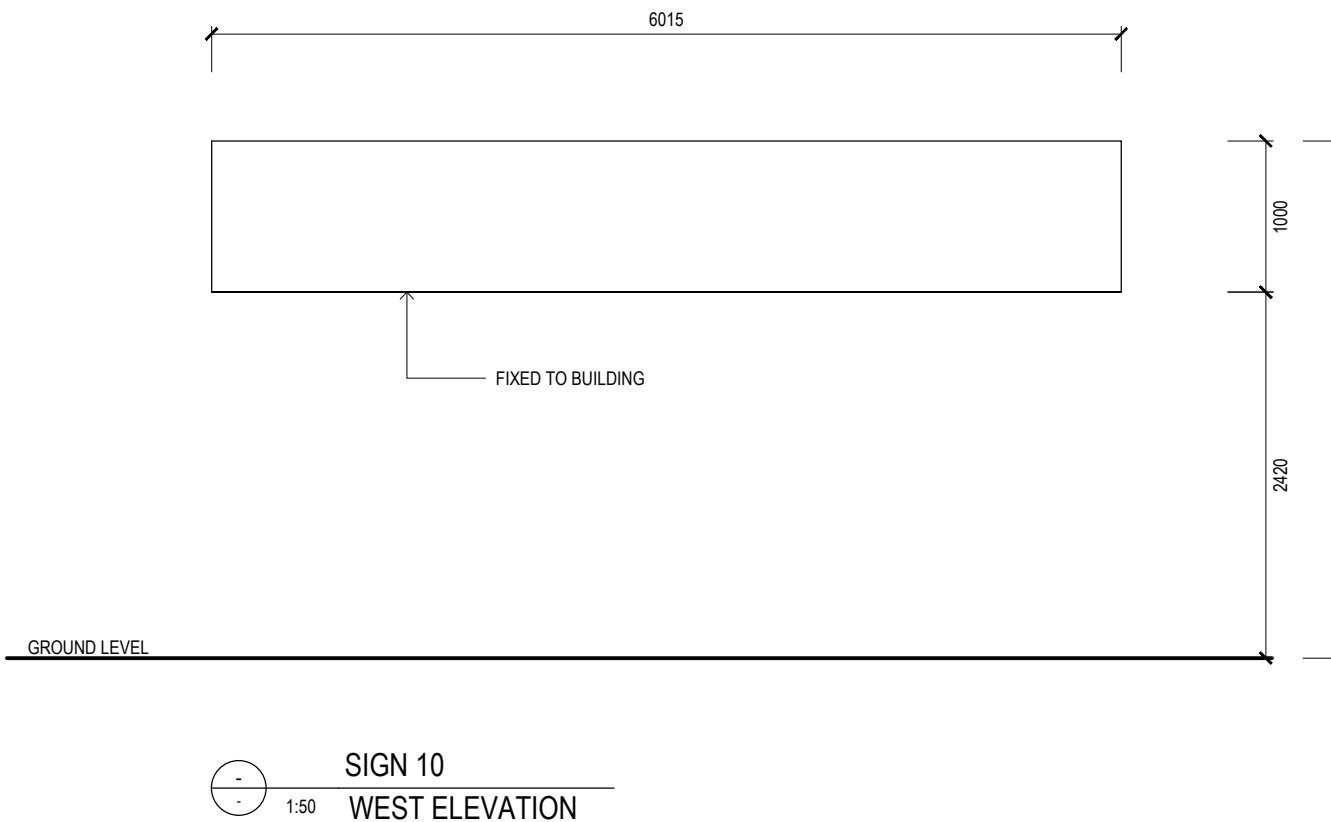
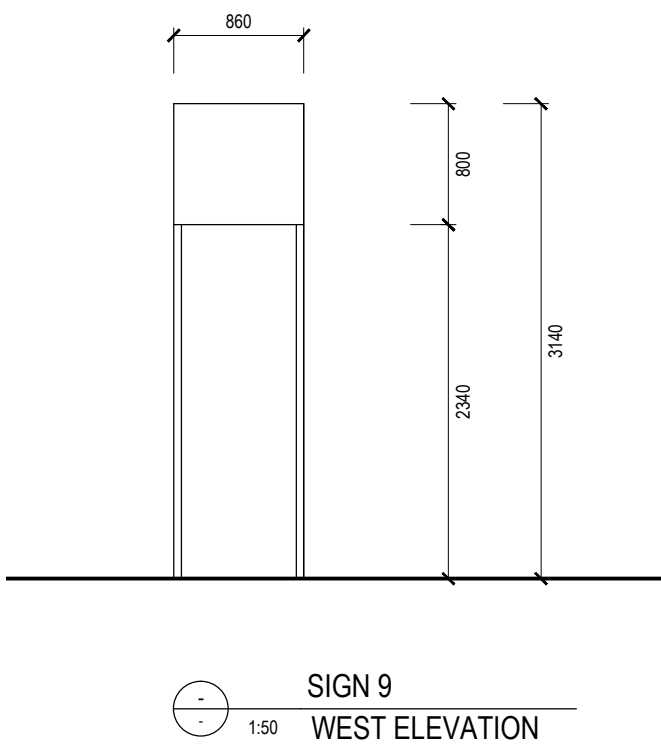
DRG NO.

TP4.01

REVISION:

A

REFER TO SITE PLAN FOR SIGN LOCATIONS



TRAFFIC ENGINEER TO CONFIRM SWEEPED PATHS FOR CAR PARKING SPACES, TRUCK LOADING AREAS & DRIVEWAYS

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EXISTING WORKSHOPS & OFFICES AT:

**14 DROVERS PLACE,
PAKENHAM, VIC, 3810**

DRG NAME:

**EXISTING
SIGNAGE ELEVATIONS**

SCALE:
1:50 @ A1

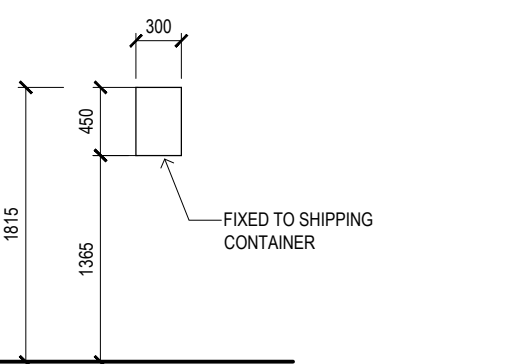
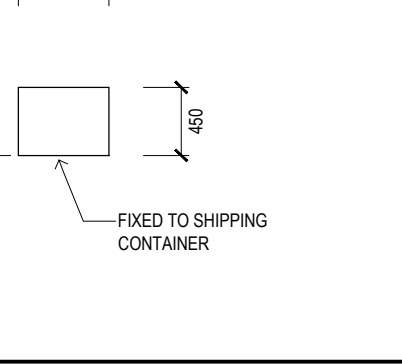
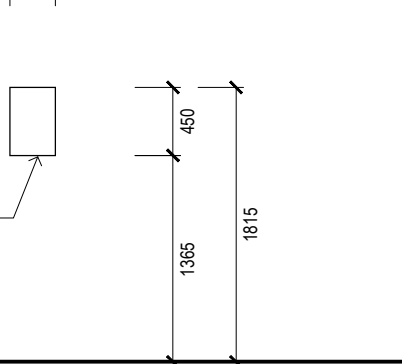
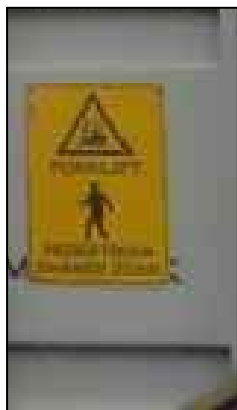
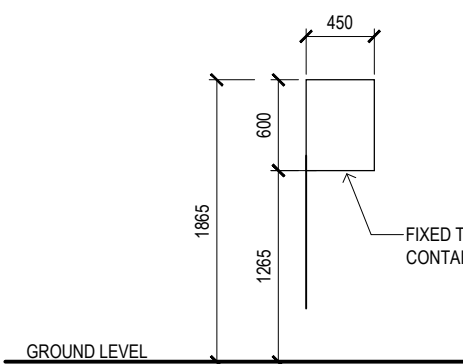
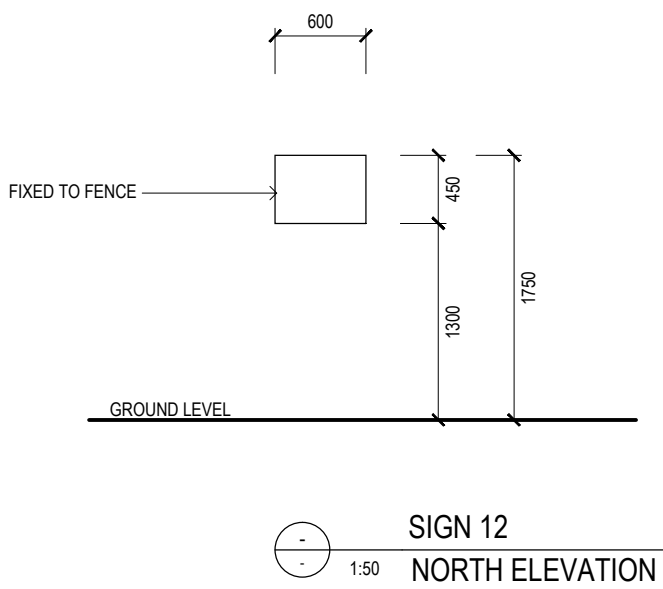


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eCON
EXISTING CONCRETE
EXISTING WEIGHBRIDGE - WB1



eFA
EXISTING FABRIC
EXISTING WORKSHOPS 1 to 6



eGAL
EXISTING GALVANISED STEEL BEAM
EXISTING WEIGHBRIDGE - WB1



eMC1
EXISTING METAL CLADDING
OFFICE C



eMC2
EXISTING METAL CLADDING
OFFICE D



eMC3
EXISTING METAL CLADDING
OFFICE E



eMC4
EXISTING METAL CLADDING
OFFICE G



eMC5
EXISTING METAL CLADDING
EXISTING WC - EX01



eMC6
EXISTING METAL CLADDING (COLORBOND)
EXISTING SHED - EX02



eMC7
EXISTING METAL CLADDING
EXISTING SITE OFFICE - EX03



eMC8
EXISTING METAL CLADDING
EXISTING WC - EX04

STRUCTURAL ENGINEER TO VERIFY ON SITE THE STRUCTURAL CAPACITY & INTEGRITY OF EXISTING WORKSHOP & OFFICE STRUCTURES

TOWN PLANNING SET

DRAWINGS ARE NOT FOR CONSTRUCTION. PRELIMINARY ONLY.
TOWN PLANNING & BUILDING PERMIT APPROVAL TO BE OBTAINED

E: info@brendandawson.com.au P: 0474 428 206

REV	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING APPROVAL	11.04.2024



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EXISTING WORKSHOPS & OFFICES AT:
14 DROVERS PLACE, PAKENHAM, 3810

MATERIALS & FINISHES
SCHEDULE

DRG NAME:

SCALE:

DRG NO.

REVISION: A

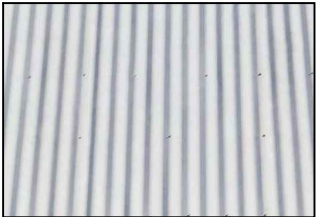
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eMC9
EXISTING METAL CLADDING (COLORBOND)
EXISTING SHED - EX05



eMC10
EXISTING METAL CLADDING
EXISTING SITE OFFICE - EX06



eRO1
EXISTING METAL ROOFING
EXISTING SHED - EX05



eSC1
EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
WORKSHOP 1



eSC2
EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
WORKSHOP 2



eSC3
EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
WORKSHOP 3



eSC4
EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
WORKSHOP 3



eSC5
EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
WORKSHOP 4



eSC6
EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
WORKSHOP 5



eSC7
EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
WORKSHOP 5



eSC8
EXISTING SHIPPING CONTAINER (PAINTED METAL FINISH)
WORKSHOP 6

STRUCTURAL ENGINEER TO VERIFY ON SITE THE STRUCTURAL CAPACITY & INTEGRITY OF EXISTING WORKSHOP & OFFICE STRUCTURES

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EXISTING WORKSHOPS & OFFICES AT:
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MATERIALS & FINISHES

SCHEDULE

DRG NAME:

SCALE: NTS @ A3

DRG NO. TP5.02

REVISION: A

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Date

Monday 8 January 2024

To

Statutory Planning Department

Address

Cardinia Shire Council
20 Siding Avenue
Officer, VIC 3809

Lodged

Via online portal

Dear Sir / Madam,

Application for Planning Permit

Materials Recycling Facility

14 Drovers Place, Pakenham

We act on behalf of AAGC1 Pty Ltd who is the landowner and permit applicant and have prepared this letter to accompany a planning permit application for the use of the land as a materials recycling facility and for buildings and works associated with the use at 14 Drovers Place, Pakenham. We note that the application retrospectively seeks permission for a use that is currently in operation and the majority of works that have already been undertaken on the subject site.

In support of the application, enclosed is the following information:

- A Feature Survey, prepared by Stantec;
- Specification sheets for Weighbridge prepared by Australian Weighing Equipment;
- A completed Application for Planning Permit form; and
- A copy of the relevant title particulars;

We request that Council contact our office to arrange payment of the requisite application fee when the application is being registered.

Background

Permit number T040408 was granted by Cardinia Shire Council on the 18th of November 2004, and was amended on the 31st of May 2018. It permitted the use and development of the land for a Transfer Station.

Works have been undertaken on site since 2021 to construct structures on the site and to use it for the purpose of a Materials Recycling Facility.

A planning application for works to construct a weighbridge (Reference Number T230520) was lodged on 19th October 2023 and is to run separately to this application.

Directions letter 500001749 was issued to the landowner on 31 October 2023, and requires that a planning permit application be submitted to retrospectively approve the use and works conducted on site since 2021.



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Subject Site

The subject site is located on the south side of Drovers Place in Pakenham, approximately 450 metres east of the intersection with Exchange Drive. The land is formally known as Lot S on Plan of Subdivision 534458.

The site is irregular in shape. It comprises a frontage to Drovers Place of approximately 21 metres, from which a driveway leads south for a depth of approximately 90 metres to a larger generally rectangular area; which features a depth of approximately 150 metres and a width of approximately 310 metres. The site features an overall area of approximately 46,704 square metres. The site features gradual undulation, however does not feature any significant slope in a particular direction. Please refer to the enclosed Site Feature and Level Survey prepared by Stantec for further detail.

Prior to the works that were conducted in 2021, the site was featured on-site water retention and had undergone earthworks.

Surrounding Area

In terms of the wider context, the subject site is located within a tract of industrial land south of the Princess Freeway. The area is characterised by an eclectic mix of industrial activity, including livestock trading, warehouses and vehicle yards.

Having regard to the immediate surrounds, the following interfaces are noted:

- A number of interfaces affect the site to the north. Immediately north of the site at the end of the accessway is Drovers Place. Abutting the larger portion of the site to the north, are lots that feature industrial uses, similar to that of the subject site, appearing to consist of materials recycling and industrial storage.
- The abutting land to the east is a tract of Public Use Zone land, which appears to be used for agricultural purposes.
- Abutting the subject site to the south and west, is a drainage reserve, bereft of any evident activity or development.



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Figure 1: Cadastral Plan

Source: VicPlan, 2023



Figure 2: Locality Plan

Source: Melway, 2023

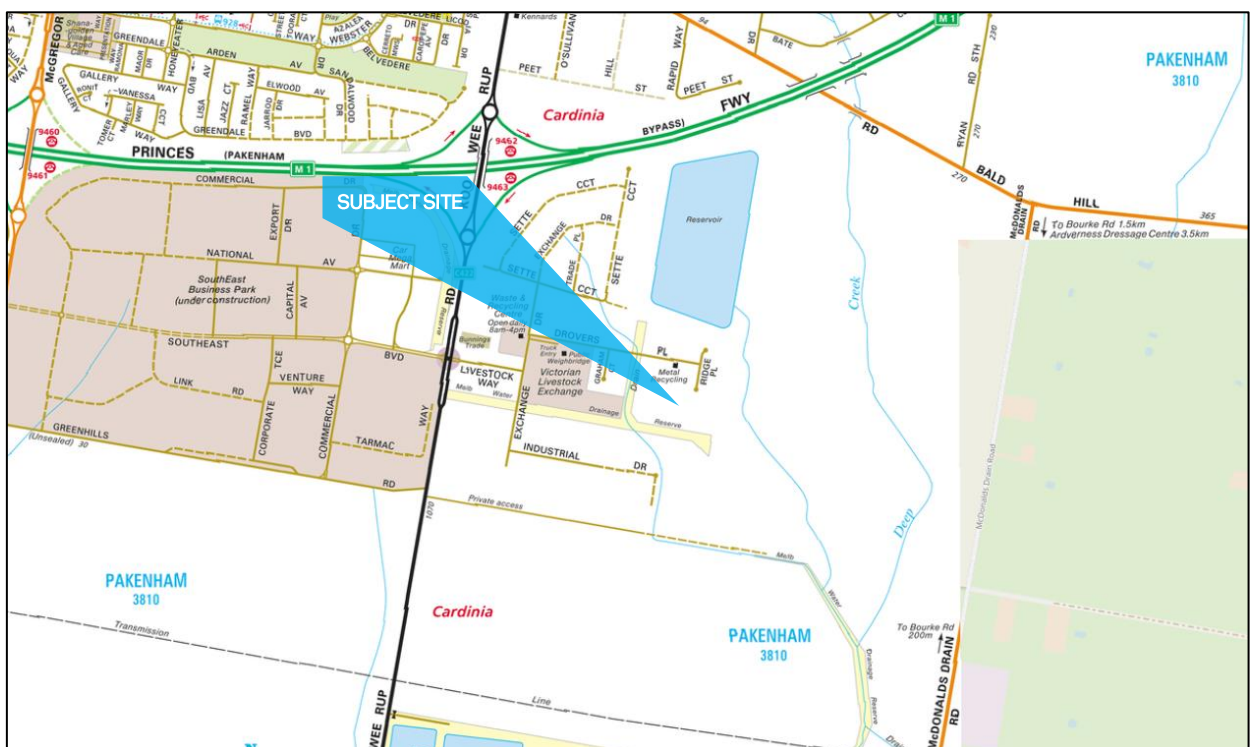




Figure 3: Subject Site prior to Works in 2021 Source: Nearmap Aerial – January 2021



Figure 4: Subject Site as of October 2023 Source: Nearmap Aerial – October 2023





Cardinia Planning Scheme

The land is subject to the following planning controls within the Cardinia Planning Scheme:

- Industrial 1 Zone - (I1Z), pursuant to Clause 33.01 of the Cardinia Planning Scheme.

No overlays affect the site.

Industrial 1 Zone

Pursuant to the table of uses at Clause 33.01-1 of the Cardinia Planning Scheme, a planning permit is required for the use of the land as 'Materials Recycling'.

For the use 'Materials Recycling' to qualify as a Section 2 – Permit Required use, it must meet the following condition:

The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone or land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.

Pursuant to Clause 33.01-4, a permit is also required to construct a building or construct or carry out works.

Policy

In terms of local planning policies, the following provisions of the Cardinia Planning Scheme are considered relevant:

- Clause 21.01 Cardinia Shire Key Issues and Strategic Vision
- Clause 21.02 Environment
- Clause 21.04 Economic Development

Particular Provisions

In addition to the applicable zones and overlays, the following particular and general provisions apply:

- Clause 52.06 Car Parking
- Clause 65 Decision Guidelines

Ambit of Discretion

The proposal triggers the following requirement for a permit pursuant to the provisions of the Cardinia Planning Scheme:

- To use the land for the purpose of Materials Recycling within the Industrial 1 Zone (Clause 33.01)
- To carry out building and works within the Industrial 1 Zone (Clause 33.01)
- To reduce the statutory car parking requirements (Clause 52.06)



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Proposal

The application seeks retrospective permission to use the site for materials recycling as well as retrospective permission for the structures that have been constructed on site and permission to construct a new weighbridge.

Six new structures have been constructed on site in since 2021. They are shown in red on Figure 5, below:

Figure 5: New Structures on Site Since 2021 Source: Nearmap Aerial 2023



These six structures are largely the same in size (each approximately 12x17 metres and 6.5 metres in height), and serve as storage and shelter for machinery used for the materials recycling operation. See figure 6 below.



Figure 5: Site Storage Dome

Source: Site Photography provided by our client December 2023



Planning Assessment

Having regard to the nature of the proposal and the applicable provisions as set out in the Cardinia Planning Scheme relating to industrial development across identified industrial precincts, this report addresses the following:

The appropriateness of the use of the land and its associated buildings and works having regard to strategic policy guidance and amenity impact;

- The acceptability of the works conducted on the land; and
- The provision of carparking on site.

A response to each consideration is provided below.

Land Use and Amenity Impact

The proposed land use as a materials recycling facility is entirely appropriate on this parcel of industrially zoned land. It is well separated from any sensitively used or zoned land and satisfies the buffer requirements of Clause 53.10 of the Planning Scheme.

The proposed use meets each of the conditions listed at Clause 33.01-1 Table of Uses and does not abut any sensitive land uses.

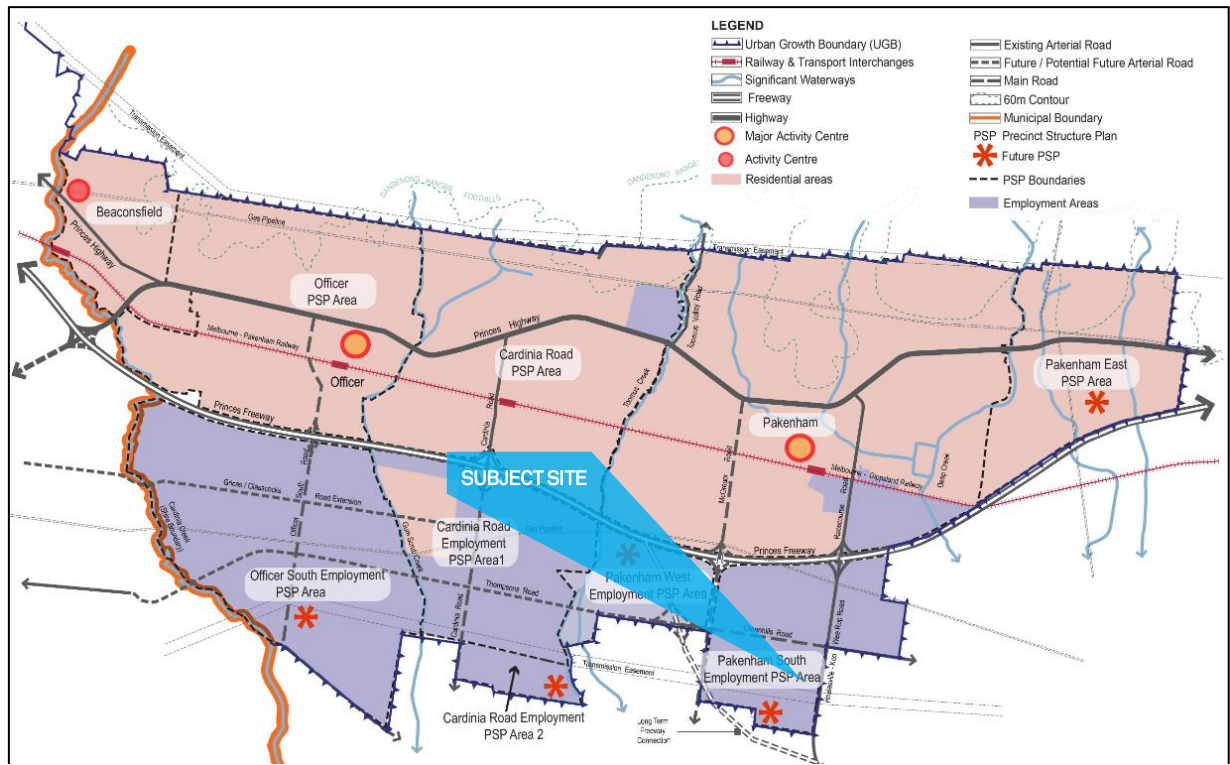
There are multiple examples of materials recycling facilities within the tract of land in which the subject site is located, highlighting the appropriateness of the use.

Council's economic development policy at Clause 21.04 identifies the importance of economic development and employment opportunities throughout the municipality. The site is located within a designated employment area, suitable for industrial land use.



Figure 6: Cardinia Employment Areas

Source: Clause 21.04 of the Cardinia Planning Scheme



Works on Site

The retrospective approval for the construction of six site weather protection domes, is appropriate and commensurate with the scale of development characteristic of the area and appropriate for the use of the site.

The structures are lightweight in nature, well set back from all site boundaries, and do not serve to disrupt the character of the area.

A weighbridge is proposed consistent with the location sought under withdrawn application T230520. The inclusion of an additional weighbridge on the site will enhance the functionality and efficient use of the land as a materials and recycling facility.

Provision of Carparking on Site:

Pursuant to Clause 52.06-5 of the Cardinia Planning Scheme, a Materials Recycling Facility is required to designate 10 per cent of the site area to car parking.

As the site is 47,704 square metres in area, it is required to designate 4,770 square metres to accommodate car parking.

It is submitted there is ample opportunity for car parking to occur on the site in its current configuration. Given the nature of the use and the current operation, it is considered that the provision of circa 4,770m² is excessive and the current arrangement is supportable.



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Conclusion

For the above reasons, the proposal is considered to represent an appropriate and acceptable planning outcome for the subject site.

We trust that the information provided is to Council's satisfaction, and should you have any queries, do not hesitate to contact our office.

We would welcome discussion regarding conditions to manage the use and ongoing operations on the land to ensure there are no unreasonable amenity implications arising from the use and development on the land.



14 Drovers Place, Pakenham

Car Parking Impact Assessment

Client: Andys Autos

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Prepared by

Evan Boloutis
Director

B.Eng (Civil), MEng Sc (Traffic), MBA

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17 February 2025
Rev B

1. INTRODUCTION

1.1 Purpose of this report

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This report sets out an assessment of the parking implications of the proposed use, with specific consideration of the following:

- The existing conditions and a description of the proposed use;
- An assessment of the development's car parking requirements in accordance with the requirements of the Cardinia Planning Scheme;
- Adequacy of the on-site and on-street car parking supply to accommodate both the statutory car parking requirements of the Cardinia Planning Scheme;
- An assessment of the proposal's statutory bicycle parking requirements; and
- An assessment of the adequacy of the car park layout of the proposal.

1.2 Referenced documents

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

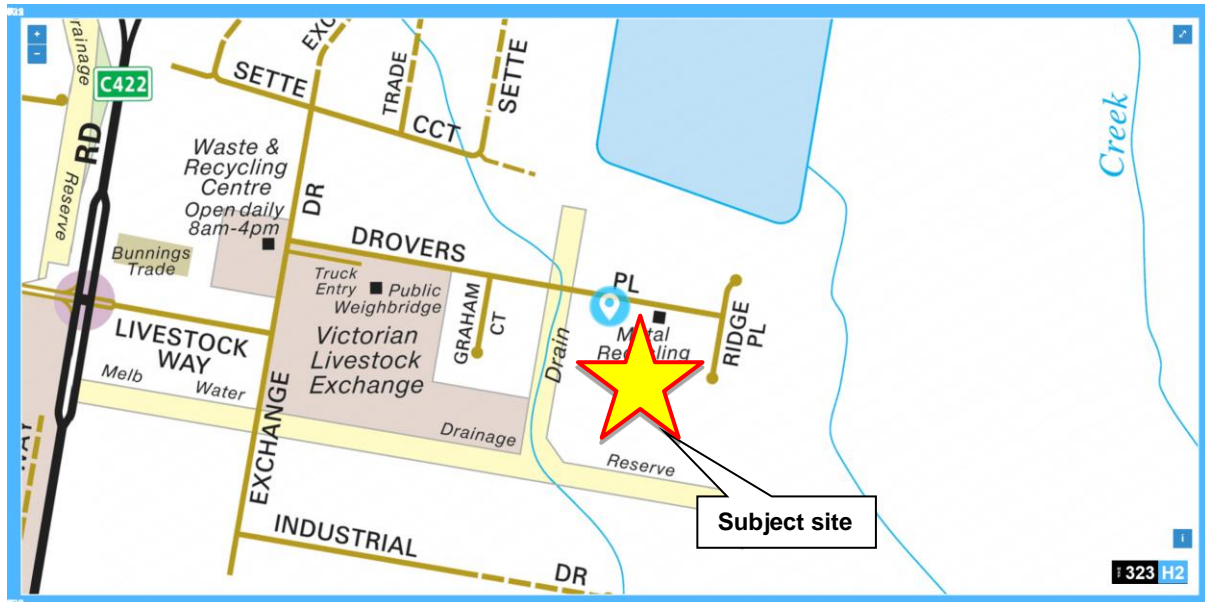
- Site observations and information provided by the applicant;
- Melways maps, Nearmap online, planning maps online and Google maps;
- Building Code of Australia, Cardinia Planning Scheme, Cardinia Public Transport and Travelsmart maps and PPTN map;
- Australian Standard AS 2890.1:2004 and AS 2890.6:2009 and AutoTURN computer software for the swept path assessment; and
- Layout plan prepared by Brendan Dawson Architects, Dwg TP1.01.3, Rev P13, dated 14 February 2025.

2. EXISTING CONDITIONS

2.1 Location and Land Use

The site is located on the south side of Drovers Place, between Graham Court and Ridge Place.

The location of the subject site is shown in **Figure 2.1**.



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

Figure 2.1: Location of subject site and surrounding road network

The site operates as a motor wrecker facility, with up to nine separate tenancies operating within the site.

The site has a total area of 42,774 sqm. The site is located within an industrial and agricultural precinct to the east of Koo Wee Rup Road, and south from the Princes Freeway interchange.

The area surrounding the site predominantly commercial and light industrial in nature, and typically use similar premises as distribution points or, to break down larger quantities of goods into smaller, more manageable loads for faster distribution.

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



Source: Nearmap (image taken on 15th February 2024)

Figure 2.2: Aerial view of subject site and surrounding area

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2.2 Road Network

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Drovers Place is a local industrial road with an undivided cross section containing a traffic lane and a kerbside parking lane in each direction. It facilitates access to the subject site's northern boundary, and unrestricted parking typically applies along both sides of the roadway.

The default speed limit within Drovers Place is 50km/hr, and has a cross section width of approximately 13m, which is suitable for medium rigid and larger truck movements.

The cross sections of Drovers Place is demonstrated through photos taken in **Figures 2.3 and 2.4** respectively.



Source: Google Maps Street View

Figure 2.3: Drovers Place looking east



Source: Google Maps Street View

Figure 2.4: Drovers Place looking west

Ridge Place is a local industrial road with an undivided cross section containing a traffic lane and a kerbside parking lane in each direction. It facilitates access to the subject site's northern boundary, and unrestricted parking typically applies along both sides of the roadway.

The default speed limit within Ridge Place is 50km/hr, and has a cross section width of approximately 13m, which is suitable for medium rigid and larger truck movements.

The cross sections of Ridge Place is demonstrated through photos taken in **Figures 2.3 and 2.4** respectively.



Source: Google Maps Street View

Figure 2.3: Ridge Place looking north



Source: Google Maps Street View

Figure 2.4: Ridge Place looking south

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2.3 Existing Parking Supply and Demand

To establish the existing parking demands in the nearby on-street car parking areas, observations were undertaken of the nearmap aerial image on Thursday 1 August 2024 during the midday period.

The image showing the extent of on-street parking is shown in **Figure 2.5** and indicates that there is an abundance of available on-street parking in close proximity to the site.



Source: nearmap

Figure 2.5: extent of on-street parking

2.4 Public and Sustainable Transport Facilities

2.4.1 Public Transport Facilities

There is a good provision of public transport services which operate in close proximity to the site.

The subject site is located within a convenient walking distance to each of these services.

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The various public transport services within close proximity to the site include:

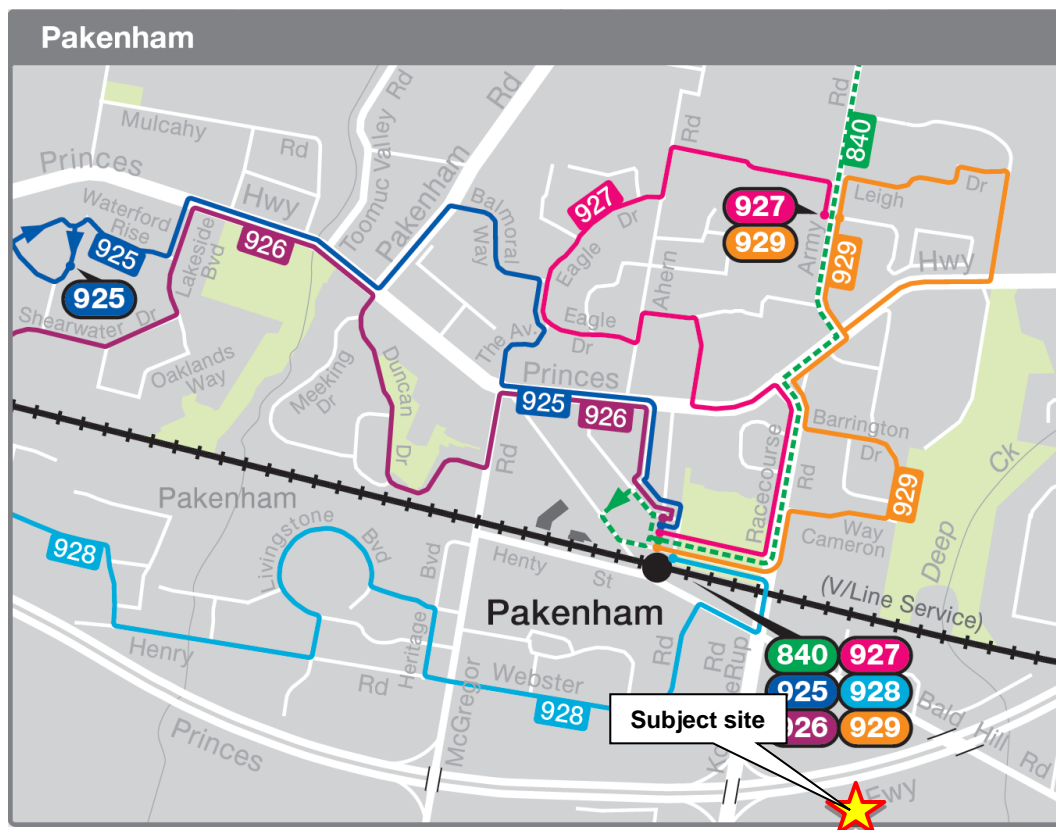
Train

Pakenham railway station is located 3.4 km north of the site, or an 11 minute cycling distance.

Bus

Bus route 928 operates between Pakenham Station and Cardinia Road Station.

The public transport services in close proximity to the site are shown in **Figure 2.6**.



Source: Cardinia City Council Public Transport map

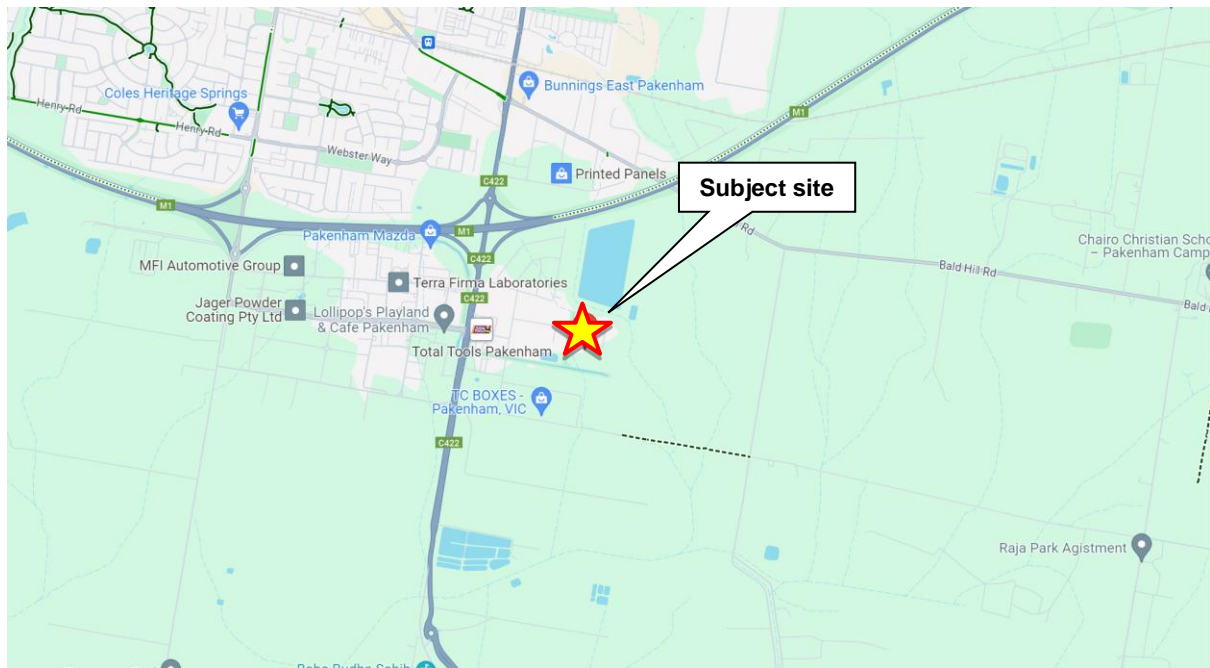
Figure 2.6: Public transport services in vicinity of subject site

2.4.2 Bicycle Infrastructure

There is a formal and informal bicycle network in the vicinity of the site, connecting the different parts of the Cardinia Shire Council.

This includes the Princes Freeway cycling route which runs along the alignment of the freeway to the north of the site, as well as various informal routes stemming out from the Pakenham town.

The cycling network is shown as below in **Figure 2.7**.



Source: Google Maps Cycling Routes

Figure 2.7: Bicycle network in the vicinity of the subject site

3. THE PROPOSAL

It is proposed to reconfigure and refurbish the existing auto wreckers' site to improve workflow and efficiency, which will help in-turn to boost production and turnover. A total of eight separate auto wrecker tenancies (areas 1 – 8) are proposed to operate from the site.

The applicant has provided a summary of floor areas allocated to each tenancy as well as the shared driveway through the site, number of staff and visitors and number of respective spaces provided within each tenancy, as shown in **Attachment A**.

The applicant has advised that the tendencies will collectively operate between 7 am and 5 pm, 7 days.

Reference to the layout plan of the development site indicate that a total of 105 spaces are proposed within the auto wreckers' estate, of which 50 spaces are allocated to staff and 55 spaces to visitors.

Access to the on-site parking areas will be provided via existing crossovers located on Drovers Place and Ridge Place.

The layout of the proposed development is shown in **Attachment B**.

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4. CAR PARKING

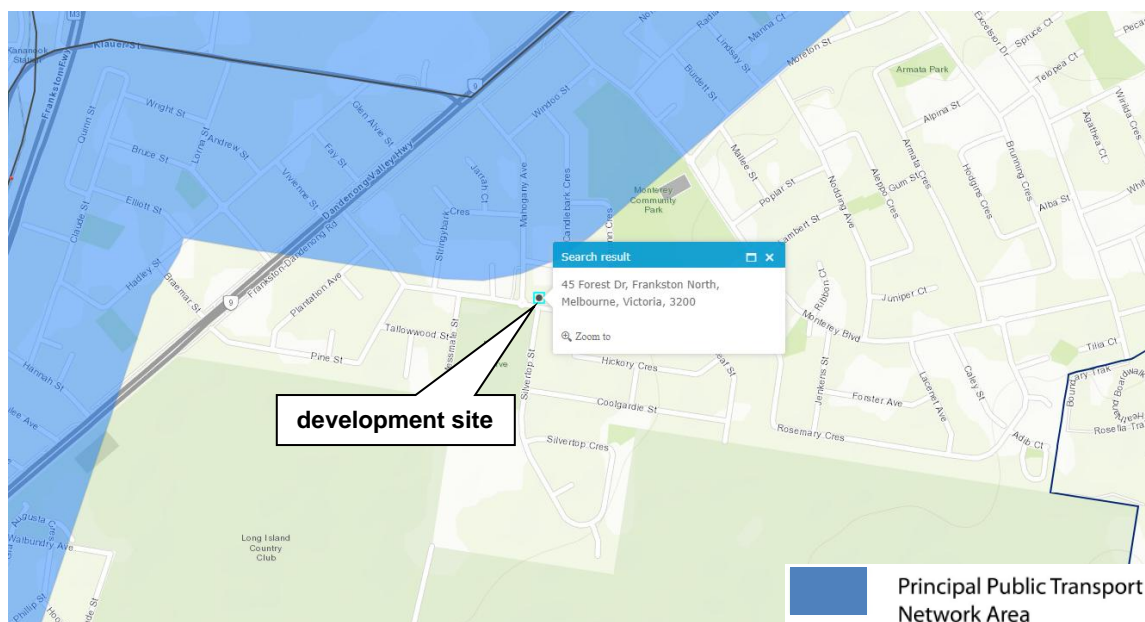
4.1 Statutory Car Parking Requirements

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

Further, consideration needs to be given to Amendment VC148 which was gazetted on 31 July 2018 and, amongst other changes, reduces car parking requirements for uses in commercial areas and for land within walking distance of high-quality public transport.

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

The Principal Public Transport Network (PPTN) reflects the routes where high-quality public transport services are or will be provided. An extract of the PPTN map for the Cardinia municipality is shown in **Figure 4.1**.



Source: Department of Environment, Land Water and Planning

Figure 4.1: PPTN routes in vicinity of the proposed development

Specifically, the Clause 52.06 Column B car parking requirement applies if:

- (a) any part of the land is identified as being within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, 2018); or
- (b) a schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies.

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Reference to **Figure 4.1** indicates that the proposed development is not within the boundary of the Principal Public Transport Network (PPTN).

Therefore, for a proposed land use not located within the PPTN area, the Column A rates for the proposed auto wreckers' premises applies.

Therefore, the parking rates stipulated in the table to Clause 52.06-5 of the Cardinia Planning Scheme indicate that the car parking requirements for a material's recycling yard corresponds to 10 per cent of the site area be allocated as car parking.

Reference to the assessment presented in **Attachment A** indicates that, while the area allocated to car parking within each tenancy exceeds the minimum requirement of 10 %, when assessed as a total site area, corresponds to 9 % of the area allocated to car parking.

The applicant has however advised that the development currently operates with a total of 40 spaces (25 staff and 15 visitor spaces) and, based upon current staff and customer parking demands which are not anticipated to change, the proposed increase in parking supply (total of 105 spaces) is considered able to comfortably accommodate the anticipated staff and customer peak parking demands.

Notwithstanding the above, it is considered that, in the event that the customer peak parking demands exceed the allocated on-site customer spaces, then there are surplus informal gravel areas within each site as well as nearby available on-street parking (refer Section 2.3) which can accommodate any overspill peak parking demands.

Further, reference to the Building Code of Australia indicates that, for a class 7b building, there is a car parking requirement to provide '*one disabled space for every 100 parking spaces or part thereof*', which is proposed to be provided in each tenancy.

4.2 Statutory Bicycle Parking Requirements

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

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

Notwithstanding the above, it is recognised that there is ample area within the enclosed area for an employee to store a bicycle, if required.

4.3 Car Park Layout

Reference to the layout plans indicate that the perpendicular on-site spaces have been provided at 2.6 m in width and 4.9 m in length (5.4 m for tandem bays) and an aisle width of at least 6.4 m, which accords with Clause 52.06-9 of the Cardinia Planning Scheme.

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The angled bays located along the accessway have been provided at a width of 2.6 m and a length of 4.9 m with an adjacent aisle width of 6.4 m which accords with that stipulated in AS 2890.1:2004.

The parallel parking bays located along both sides of driveway 2 have been provided at a width of 2.3 m and a length of 6.7 m.

The minimum width of the accessway between the angled parking bays along driveway 1 is 6.1 m and the minimum width between the parallel parking bays along driveway 2 is 6.01 m.

The disabled bay has been provided at a width of 2.4 m wide and a length of 4.9 m long and the adjacent shared space has been provided at a width of 2.4 m and a length of 4.9 m with a centrally located bollard provided within the shared space at an offset distance of 800 mm from the edge of the accessway.

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

The length of the disabled bays extend into the abutting accessway as permitted by Clause 52.06-9 of the Cardinia Planning Scheme (design standard 2), which states, amongst other things:

'Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500 mm'.

The dimensions of the car parking bays accord with that specified in Clause 52.06-9 of the Cardinia Planning Scheme and AS 2890.1:2004.

5. LOADING DOCK FACILITIES

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

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

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

The applicant has shown loading bay areas within each tenancy that is suitable to accommodate the largest truck which corresponds to a 19 m Articulated Vehicle (AV).

The ability for a 19 m AV to safely enter the site, manoeuvre along the shared accessway and then within each respective tenancy to then exit from the tenancies into the shared driveway and from the site was tested with the use of the AutoTURN computer software, the analysis of which is shown in **Attachment C**.

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The analysis shows that a 19 m AV can safely enter the site, manoeuvre along the shared accessway and then within each respective tenancy to then exit from the tenancies into the shared driveway and from the site.

The applicant has advised that whilst the 19 m AV will typically arrive and depart on one occasion each week with smaller car transporter tray trucks up to around 8 m in length will typically be generated by each site.

6. TRAFFIC IMPACT

The anticipated peak traffic flows generated by each tenancy is considered to be adequately accommodated on the surrounding road network during the daytime commuter peak periods.

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7. REFUSE

Discussions with the applicant indicates that the bins for each tenancy will be stored within each of the respective areas and would be serviced by private contractors, as currently occurs.

8. CONCLUSIONS

Having regard to the above, it is considered that:

- The assessment of statutory car parking requirements for each of the proposed auto wreckers' premises indicates that the area allocated for car parking and accessways is less than the area required to be provided for car parking and accessways;
- Notwithstanding the above, it is considered that, in the event that the customer peak parking demands exceed the allocated on-site customer spaces, then there are surplus informal gravel areas within each site which can accommodate the overspill peak parking demands;
- The anticipated peak traffic flows generated by each tenancy is considered to be adequately accommodated on the surrounding road network during the daytime commuter peak periods; and
- This application is supported on traffic engineering grounds.

Director
EB Traffic Solutions

B.Eng (Civil), MEng Sc (Traffic), MBA

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ATTACHMENT A

FLOOR AREAS, STAFF AND VISITOR NUMBERS AND PARKING ALLOCATION

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14 Drovers Place, Pakenham

11.02.2025
Version 15

Vehicle Numbers

Largest Truck travelling to site:	Semi with one trailer - 18m long (truck + trailer)			
	1 semi trailer truck per day - whole site			
Operating Hours:	7am to 5pm, 7 days a week			

Max number of staff and visitors on site at one time: 1 person per car space

Business Area No.	Workshop No.	Other Building No.	Business / Area Name	Staff Carparks within business area	Driveway Staff Carparks Allocated to business	Sub total Staff Carparks	Visitor Carparks within business area	Driveway Visitor Carparks allocated to business	Subtotal Visitor Carparks	Total Carparks (Staff & Visitor)	No of Staff (Workshop & Office)	Car Spaces within business area (m2)	Aisles Abutting Carparks that are within business area (m2)	Driveway Carparking allocated to business (m2)	Driveway Aisles abutting driveway carparks allocated to business (m2)	Total Car Spaces + Aisles Abutting Carparks (m2)	Business Area (m2)	10% of Business Area (m2)	Total Car Spaces + Aisles (percentage of business area)
1	1A	1B, 1C	SGS Alloys	4	3	7	3	5	8	15	4	113.3	141.4	116.1	200.6	571.5	5186	518.6	11.0%
2	2A	2B	ACR Metal Recycling & Car Removal	4	3	7	1	5	6	13	4	82.7	142.5	116.1	200.6	542.0	4789	478.9	11.3%
3	3A	3B, 3C, 3D	Modern Auto Wreckers	4	3	7	3	5	8	15	4	117.8	254.8	116.1	200.6	689.4	5342	534.2	12.9%
4	4A	4B	Auto Car Wrecker Pty Ltd	2	3	5	1	5	6	11	2	60.8	74.9	116.1	200.6	452.5	3467	346.7	13.1%
5	5A		Auspex	3	3	6	2	5	7	13	3	88.4	70.5	116.1	200.6	475.7	4038	403.8	11.8%
6	6A		Auspex	3	3	6	1	5	6	12	3	79.6	97.7	116.1	200.6	494.1	4135	413.5	11.9%
7		7A, 7B	Oz Auto Wreckers	3	3	6	2	5	7	13	2	94.6	116.4	116.1	200.6	527.8	4597	459.7	11.5%
8	8A		Modern Auto Wreckers	3	3	6	2	5	7	13	3	93	73.7	116.1	200.6	483.5	3675	367.5	13.2%
TOTAL				26	24	50	15	40	55	105	25	730.2	971.9	929	1605	4236.1			

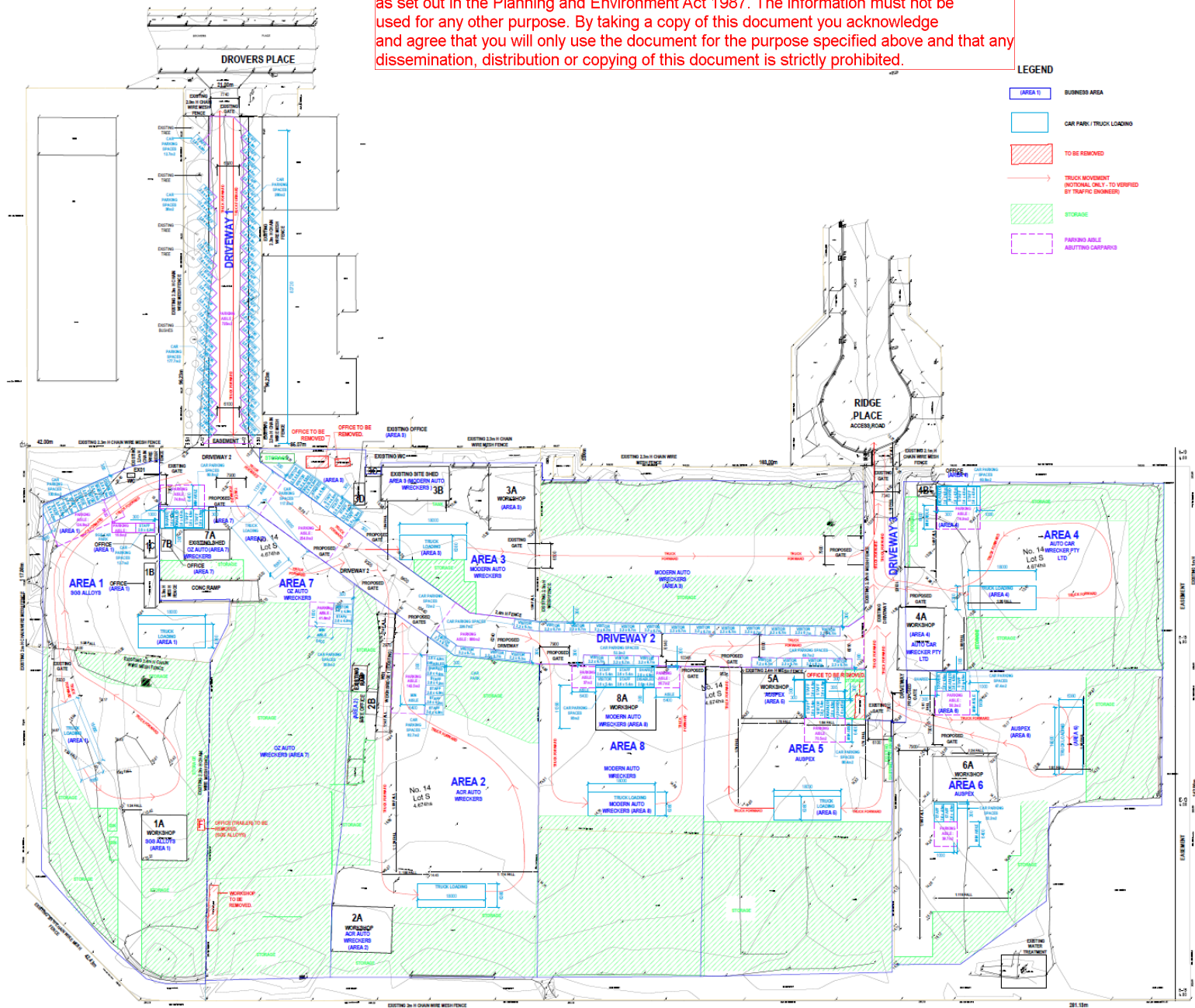
Site Area Calculations	
Total Site Area (m2):	46834
Total Carparking Spaces + Abutting Aisles (m2)	4236.1
Total Carparking Spaces + Abutting Aisles (% of Total Site Area):	9%

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ATTACHMENT B

CAR PARK LAYOUT

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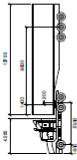


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ATTACHMENT C

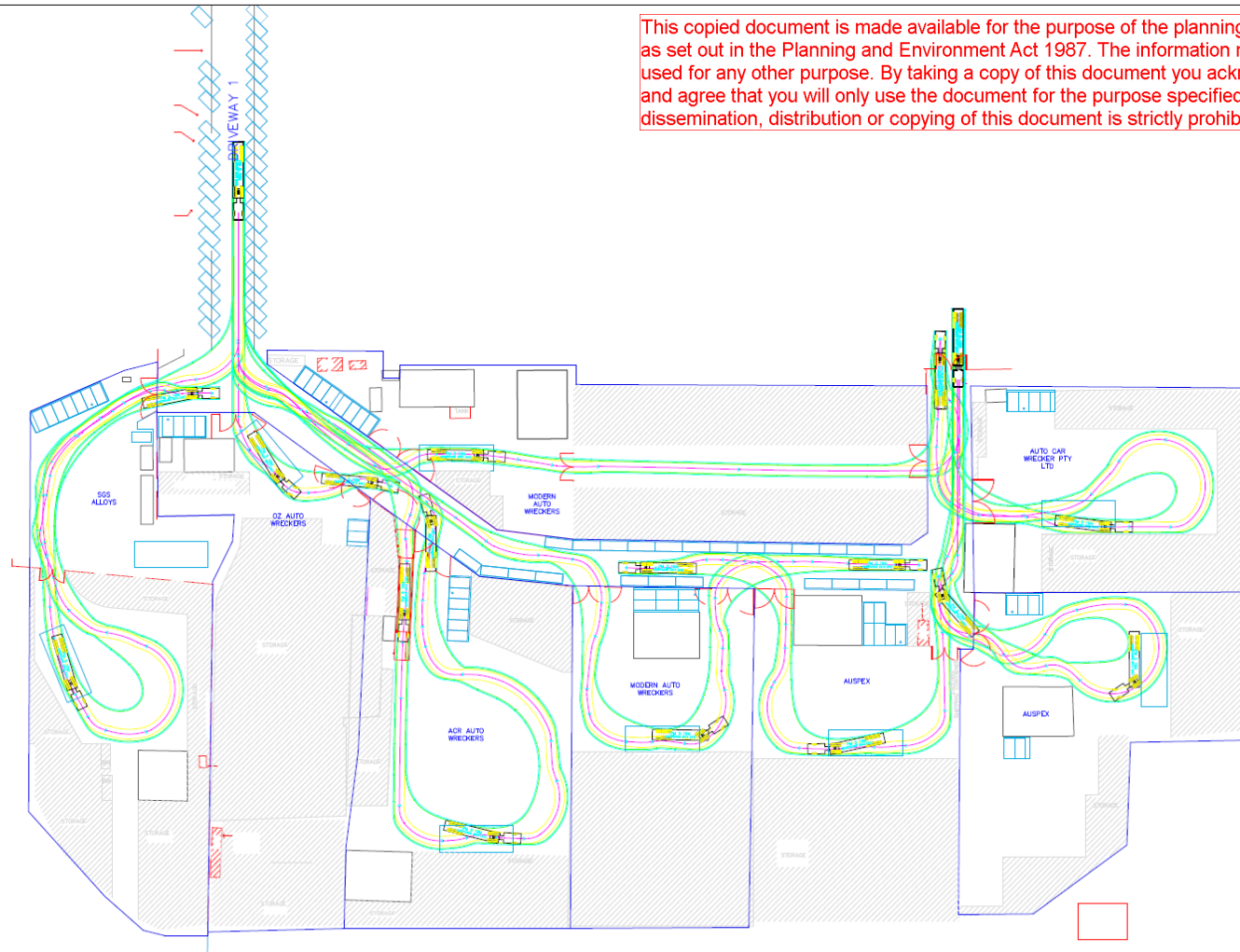
SWEPT PATH ANALYSIS (19 m AV)

B Traffic Solutions
Design Vehicle



PM S 12M mm
Tractor Width : 2500
Tractor Height : 2500
Lock to Lock : 6.0
Swearing Angle : 27.8
Tractor Track : 2500

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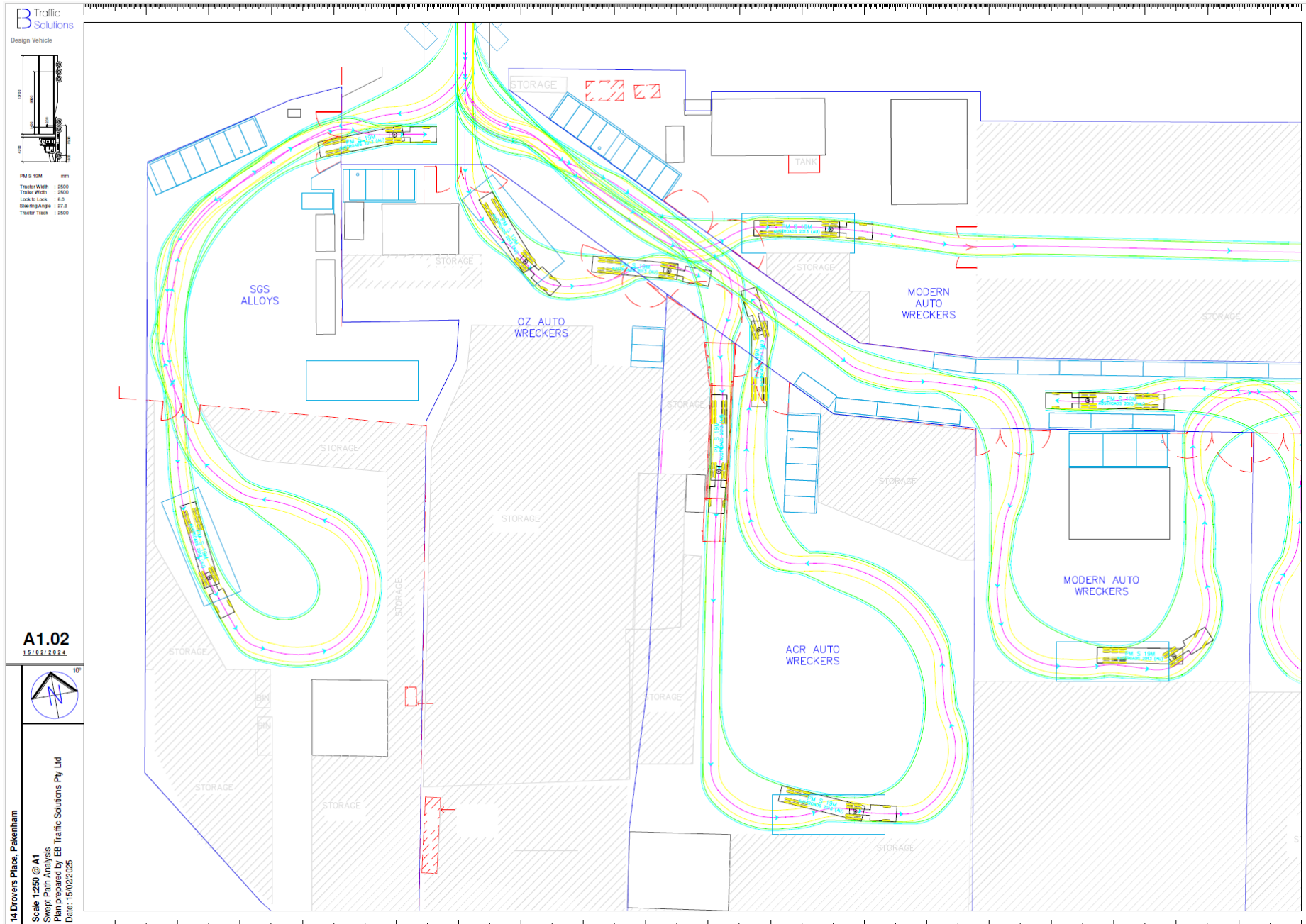


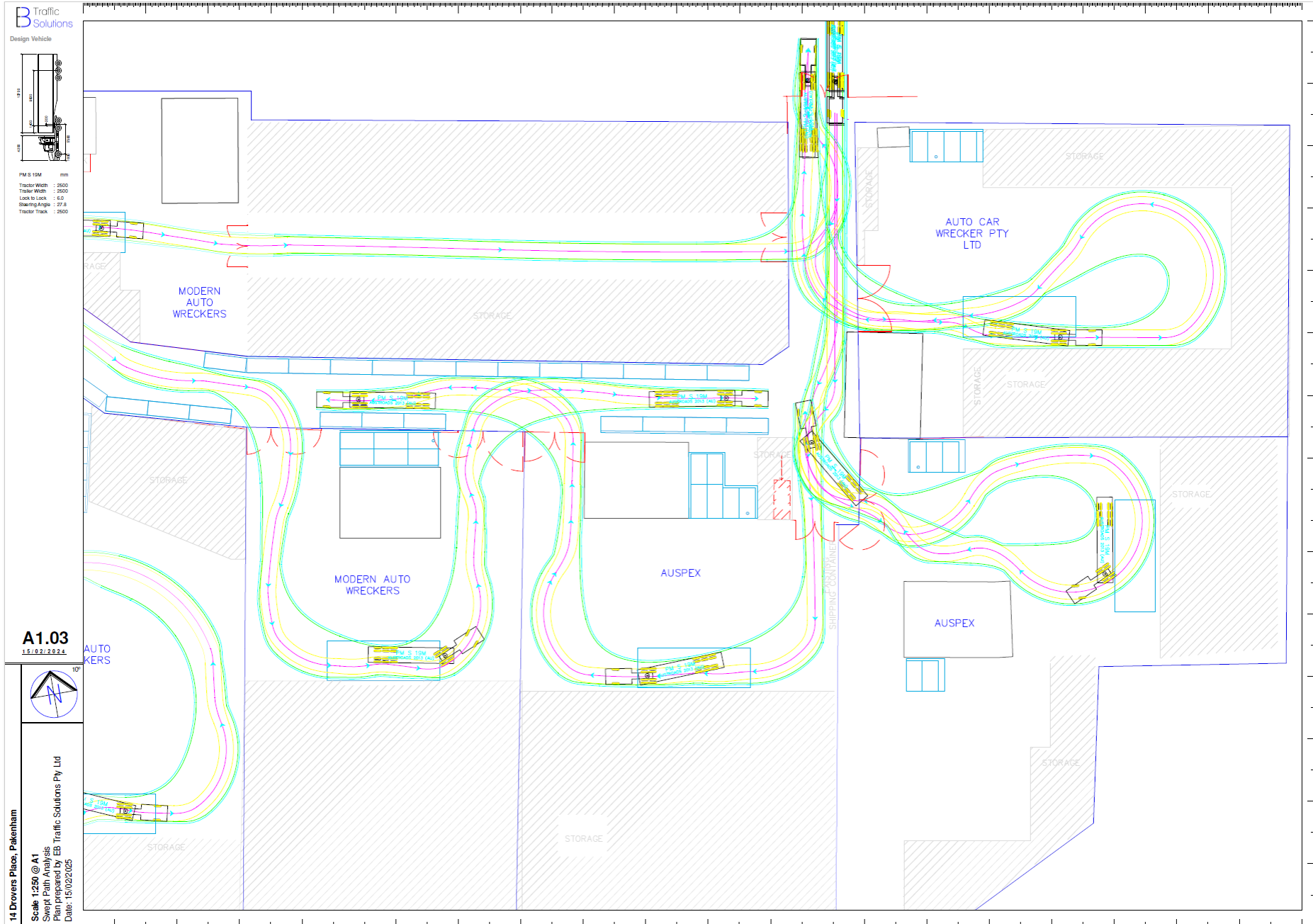
A1.01
15/02/2024



14 Drovers Place, Pakenham

Scale 1:500 @ A1
Sweep Path Analysis
Plan prepared by EB Traffic Solutions Pty Ltd
Date: 15/02/2025





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

Page 1 of 1

VOLUME 11145 FOLIO 370

Security no : 124111707440X

Produced 08/01/2024 02:28 PM

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LAND DESCRIPTION

Lot S on Plan of Subdivision 534458W.
PARENT TITLE Volume 10969 Folio 717
Created by instrument AG603906P 30/06/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AAGC1 PTY LTD of 22 HARKER STREET BURWOOD VIC 3125
AU427989Q 07/06/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU427990G 07/06/2021
JUDO BANK PTY LTD

COVENANT AE245861V 20/03/2006

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.

AGREEMENT as to part Section 173 PLANNING AND ENVIRONMENT ACT 1987
V498653P 29/06/1998

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020
AT390549E 01/07/2020

DIAGRAM LOCATION

SEE PS534458W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 14 DROVERS PLACE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 07/06/2021

DOCUMENT END


PLAN OF SUBDIVISION		STAGE No.	LR USE ONLY EDITION 1	PLAN NUMBER PS 534458W
----------------------------	--	-----------	---------------------------------	----------------------------------

<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: NAR NAR GOON</p> <p>TOWNSHIP:</p> <p>SECTION:</p> <p>CROWN ALLOTMENT: 31 (PART)</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCES: VI0813 F368 VI0915 F156</p> <p>LAST PLAN REFERENCE/S: LOT 1 PS 518899F LOT 24 PS526493Q</p> <p>POSTAL ADDRESS: (At time of subdivision) DROVERS PLACE PAKENHAM</p> <p>AMG Co-ordinates (of approx centre of land in plan) E 368240 N 5781880 ZONE: 55</p>	<p style="text-align: center;">COUNCIL CERTIFICATION AND ENDORSEMENT</p> <p>COUNCIL NAME: CARDINIA SHIRE COUNCIL REF: S05/112</p> <p>1. This plan is certified under Section 6 of the Subdivision Act 1988.</p> <p>2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 7 / 09 / 05</p> <p>3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</p> <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage</p> <p>Council Delegate Council Seal Date / /</p> <p>Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date 26 / 09 / 06</p>
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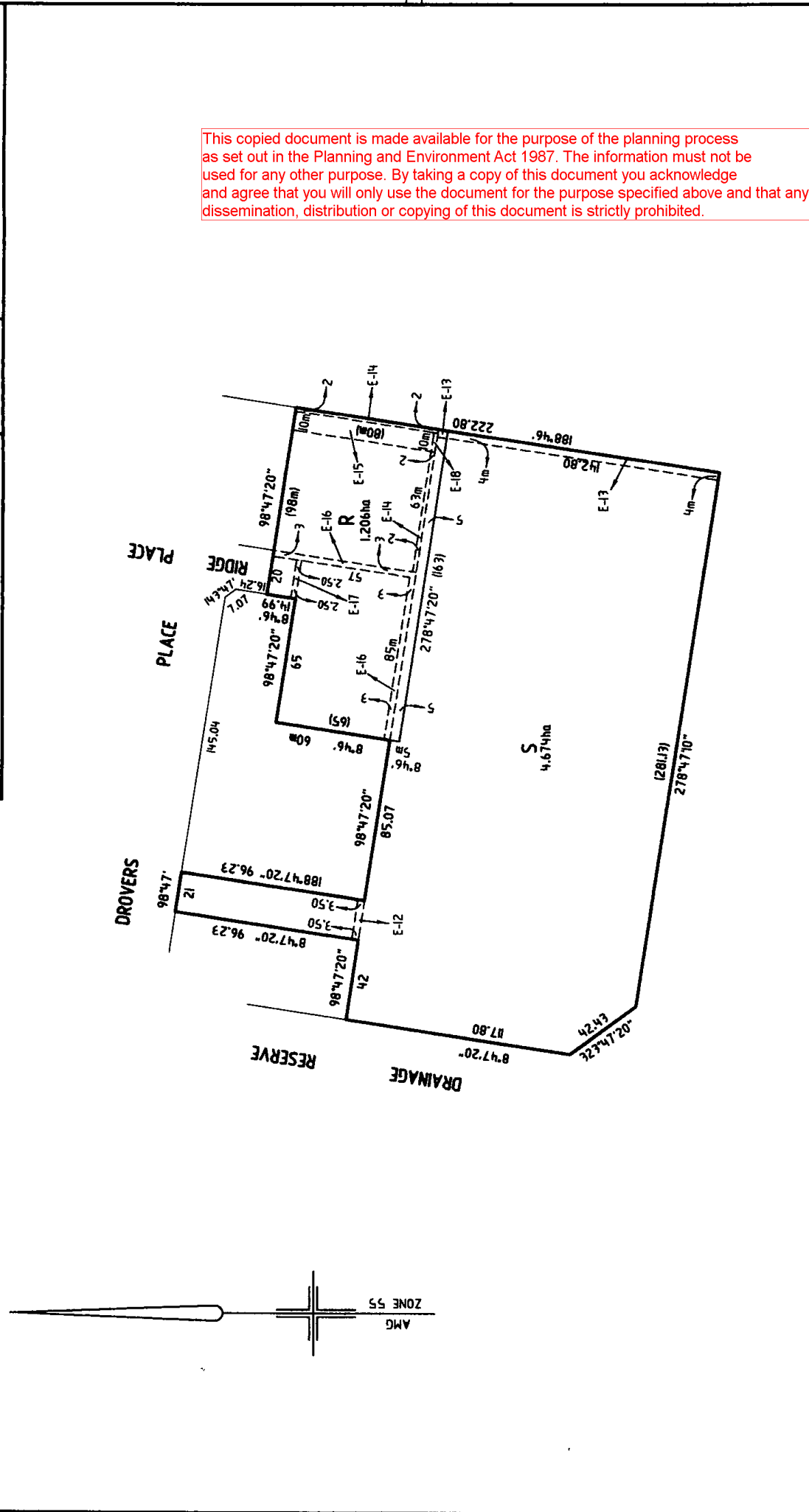
VESTING OF ROADS AND/OR RESERVES	
IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS	
DEPTH LIMITATION DOES NOT APPLY.	STAGING This is not a staged subdivision. Planning permit No. T050566
<p style="text-align: center;">Lots A to Q omitted from this plan.</p> <p style="color: red; border: 1px solid red; padding: 5px;">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> <p style="text-align: center;">SURVEY. THIS PLAN IS BASED ON SURVEY</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) 348, 365, 413 & 414 IN PROCLAIMED SURVEY AREA No. 71</p>	

EASEMENT INFORMATION					LR USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 20 / 9 / 06
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-12	Drainage	3.50	PS511176M	Shire of Cardinia	
E-12	Sewerage	3.50	PS511176M	South East Water Limited	
E-13	Drainage	4m	PS526493Q	Shire of Cardinia	
E-14, E-18	Drainage	See Diag.	PS518899F	Lots on PS518899F	
E-15, E-18	Transmission of Gas	See Diag.	PS511176M	Lot H on PS511176M	
E-16	Sewerage & Drainage	3m	PS518899F	Lots on PS518899F	
E-16, E-17	Sewerage	See Diag.	PS518899F	South East Water Limited	

	Planners Surveyors Engineers PO Box 1055 Dandenong Victoria 3175 Telephone 03 9794 9438 Facsimile 03 9794 9532 manager@klmspatial.com.au	LICENSED SURVEYOR (PRINT) ... ROGER PHILIP GREEN SIGNATURE DATE 26 / 9 / 06 REF 3548/2 VERSION 2
--	---	--

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
	—	PS 534458W



PLANNERS Surveyors Engineers KLM SPATIAL PO Box 1055 Dandenong Victoria 3175 Telephone 03 9794 9438 Facsimile 03 9794 9532 manager@klmspatial.com.au	SCALE 1:2000 A3	LICENSED SURVEYOR (PRINT)ROGER PHILIP GREEN SIGNATURE DATE / / REF 3548/2 VERSION 2	SHEET 2 OF 2 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE
	SCALE 1:2000 A3 20 0 20 40 60 80 100 LENGTHS ARE IN METRES 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm		

IMAGED



V498653P
290698 1012 173



**Application by
Responsible Authority,
Relevant Authority,
Referral Authority or Council
for the making of a recording of an
agreement
Section 181(1) Planning and Environment Act 1987**

Lodged by:

Name: OAKLEY THOMPSON & CO
Phone: 9614 3771
Address: 17/500 Collins Street, Melbourne
Ref: DJR:LZ:97.0767
Customer Code: 1897P

+ Agreement

The authority or council having made an agreement requires a recording to be made in the Register for the land.

Land: CERTIFICATE OF TITLE VOLUME 8720 FOLIO 116

Authority or Council: CARDINIA SHIRE COUNCIL
Municipal Offices, Henty Way, Pakenham, Victoria

Section and Act under which agreement made: Section 173
Planning and Environment Act 1987

A copy of the agreement is attached to this application.

Date: 22/6/98

Signed:

Signature

DONALD S WELSH

Print Name

CHIEF EXECUTIVE OFFICER

Office Held

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[Handwritten initials]
7/7/98

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Section 173 Agreement

Date: 6 April 1998

CARDINIA SHIRE COUNCIL

the Council

VICTORIAN LIVESTOCK EXCHANGE LIMITED

ACN 078 839 831

the Purchaser

V498653P
290698 1012 173



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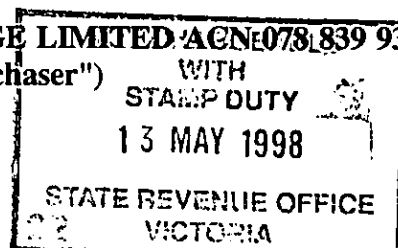


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SECTION 173 AGREEMENT made at Melbourne on **6 APRIL** 1998

BETWEEN **THE CARDINIA SHIRE COUNCIL**, Municipal Offices, Henty Way, Pakenham, Victoria ("**the Council**")

AND **VICTORIAN LIVESTOCK EXCHANGE LIMITED** ACN0781839 931, 9 Clyde Road, Berwick, Victoria ("**Purchaser**")



RECITALS

- A. Pursuant to the Contract of Sale, on the Settlement Date the ~~Purchaser~~ will be entitled to be the registered proprietor of the Land.
- B. The Purchaser is the registered proprietor of the Adjacent Land.
- C. The Purchaser intends to undertake the Development on the Development Land (which land comprises the Land and the Adjacent Land).
- D. Pursuant to special condition 20 of the Contract of Sale, the Council has agreed subject to certain conditions to grant to the Purchaser a rate concession with respect to the Development Land for a period of 5 years from the Settlement Date, and has agreed to make certain other undertakings, strictly on the terms and conditions set out in this Agreement.
- E. The Council is satisfied that to assist the proper development of the Municipal District (in which the Development Land is located) it is appropriate to grant the rate concession to the Purchaser.
- F. The parties have agreed that, without limiting or restricting their respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

THE PARTIES AGREE AS FOLLOWS:

V498653P
290698 1012 173

1. DEFINITIONS AND INTERPRETATIONS

1.1 Definitions



In this Agreement the terms and words set out in this clause shall have the following meaning unless otherwise indicated by the context:

"**Act**" means the Planning & Environment Act 1987.

"**Adjacent Land**" means the whole of the land contained in Lot 4 on registered Plan of Sub-Division No. LP72757 and being adjacent to the Land.

"**Agreement**" or "**this Agreement**" means this Agreement and any amending or supplementary agreement executed by the Council and the Purchaser.

"**Balance Land**" means that part of the Development Land not comprising the Livestock Selling Complex.

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"Concession Period" means a period of 5 consecutive years commencing on the Settlement Date.

"Contract of Sale" means the Contract of Sale for the Land made between the Council (as vendor) and the Purchaser (as purchaser) dated 17 November 1997.

"Day of Sale" means 17 November 1997.

"Development" means the development of the Development Land in accordance with the Development Application and any modifications thereto as maybe approved by the Council.

"Development Application" means the development plans and specifications submitted to the Council with development application no. T970459 dated 12 August 1997 prepared by Barlink Pty Ltd in respect of the Development Land.

"Development Land" means collectively the Land and the Adjacent Land.

"Land" means the whole of the land contained in Certificate of Title Volume 8720 Folio 116 and known as 1140-1150 Kooweerup Road, Pakenham, Victoria.

"LG Act" means the Local Government Act 1989.

"Livestock Selling Complex" means that part of the Development Land which is delineated in yellow on the plan attached as Annexure "A" to this Agreement.

"Settlement Date" means the date on which the settlement of the sale of the Land by the Council to the Purchaser takes place, which date is anticipated to be 15 February 1998 (or such other date as the parties agree).

"South East Water" means South East Water Ltd.

"Subdivision Act" means the Subdivision Act 1988.

V498653P
290698 1012 173

1.2 Interpretation

In this Agreement:

- (a) the singular includes the plural and vice versa;
- (b) a reference to a gender includes a reference to each other gender;
- (c) a reference to a person includes:
 - (i) a reference to a firm, corporation or other body corporate or any public or governmental authority or agency; and
 - (ii) that person's successors, substitutes (including persons taking by way of novation) and assigns;
- (d) if a party consists of more than one person, this Agreement binds them jointly and each of them severally;

- (e) a reference to a statute shall include any statutes amending, consolidating or replacing same and any regulations made under such statutes;
- (f) all headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement;
- (g) a reference to a clause, sub-clause, paragraph or sub-paragraph, schedule or annexure shall be reference to a clause, sub-clause, paragraph, sub-paragraph, schedule or annexure as the case may be, to this Agreement;
- (h) if the time for performing any act or thing required to be performed or done under or pursuant to this Agreement expires on a Saturday or Sunday or on a day gazetted as a public holiday in Victoria, the time for performance or doing of that act or thing will be extended to the following day which is not itself a Saturday, a Sunday or a gazetted public holiday in Victoria; and
- (i) any monetary amounts in this Agreement are expressed in Australian dollars (\$).

2. AGREEMENT UNDER SECTION 173 OF THE ACT

The parties have agreed that without limiting or restricting their respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

3. COMMENCEMENT OF AGREEMENT

This Agreement shall be deemed to come into force and effect as from the Settlement Date and the benefit and the burden of this Agreement shall run with, and be annexed to, the Development Land.

4. SUCCESSORS IN TITLE

- 4.1 Without limiting the operation or the effect which this Agreement has, the parties shall ensure that their respective successors in title:
 - (a) give effect to, and do all acts and sign all documents as may be required to give effect to, this Agreement; and
 - (b) execute under seal a deed agreeing to be bound by the terms of this Agreement and thereupon this Agreement shall continue as if executed by such successors as well as by the parties hereto and as if the respective successor's name appeared in each clause in which the names of the relevant party appears and in addition to the name of the relevant party.
- 4.2 The provisions of this clause shall end upon a memorandum of this Agreement being registered on the certificates of title to the Development Land in accordance with Section 181 of the Act.

5. OBLIGATION TO GRANT CONCESSION

5.1 In the exercise of the powers conferred on it by:

- (a) Section 169(1) of the LG Act; and
- (b) any other provision, whether in the LG Act or in any other Act,

the Council must, subject to clause 6 below, during the Concession Period, grant to the Purchaser a concession in relation to the:

- (c) general rates; and
- (d) municipal charges,

declared by the Council and which, but for this Agreement, would be levied on the Purchaser in respect of the Development Land.

5.2 Notwithstanding clause 5.1, the Purchaser will be required to make payment of all service rates and service charges which may be levied on the Purchaser in respect of the Development Land.

6. NATURE OF THE RATES CONCESSION

6.1 The rates concession agreed to by the Council pursuant to clause 5 and the waiving by the Council of the right to make an open space requirement pursuant to clause 7 of this Agreement:

- (a) will only apply if the Purchaser completes development of the Land as a livestock selling complex within 2 years of the Day of Sale to a standard the Council deems to be equal to, or exceeding, that set out in the Development Application;
- (b) will cease to apply to all or any part of the Livestock Selling Complex in the following circumstances:
 - (i) immediately on any sale or disposal of all or part of the Livestock Selling Complex by the Purchaser; and
 - (ii) while all or part of the Livestock Selling Complex is owned by the Purchaser, immediately on any substantial change in the shareholding or ownership of the Purchaser which may occur after 30 June 1998; and
- (c) will cease to apply to all or any part of the Balance Land in the following circumstances:
 - (i) immediately on the sale or disposal of all or part of the whole of the Balance Land by any person who has purchased or acquired such land from the Purchaser (each a "First Purchaser"); and
 - (ii) while part or all of the Balance Land is owned by a First Purchaser, immediately on any substantial change in the shareholding or ownership of each relevant First Purchaser.

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- 6.2 For the purposes of clause 6.1, a substantial change in the shareholding or ownership of a person will be deemed to be a change of more than 50%.
- 6.3 In the event that the Purchaser does not satisfy the condition set out in clause 6.1(a), then the concession granted by the Council pursuant to clause 5 of this Agreement shall cease to have any effect and the Purchaser will be required to pay to the Council immediately on demand, all general rates and municipal charges declared by the Council with respect to the Development Land and which, but for this Agreement, would have been levied on the Purchaser in respect of the Development Land for the period commencing on the Settlement Date.
- 6.4 If the events described in clause 6.1(b) or 6.1(c) occur, then the concession granted by the Council pursuant to clause 5 of this Agreement shall cease to have any effect, and the Council shall be immediately entitled to collect general charges and municipal rates in respect to the relevant part of the Development Land which, but for this Agreement, would have been levied on the registered proprietor (including, as appropriate, the Purchaser) from time to time on that part of the Development Land.
- 6.5 In the event that the Purchaser does not satisfy the condition set out in clause 6.1(a):
- (a) the waiver contained in clause 7 shall cease and be of no effect;
 - (b) the waiver contained in clause 7 shall be deemed to have never been given and the application of Section 18 of the *Subdivision Act* to the Development Land shall remain unaffected, it being the intention of the parties that the Council may exercise any rights under that section with effect on and from the Settlement Date; and
 - (c) the Council may seek to impose an open space requirement pursuant to Section 18 of the *Subdivision Act*, in respect of any subdivision of the Land.

7. SUBDIVISION ACT

- (a) The Council agrees with the Purchaser that to the extent of the Development Application, on and from the Settlement Date it will, subject to the condition set out in clause 6.1(a), waive its right to make an open space requirement under Section 18 of the *Subdivision Act* in respect of the Development Land.
- (b) If the condition set out in clause 6.1(a) is satisfied and the waiver contained in clause 7(a) thereby becomes unconditional, then the parties agree that:
 - (i) the Council shall be deemed not to have imposed a public open space requirement in accordance with Section 18 of the *Subdivision Act* with respect to the Development Application; and
 - (ii) the Council may impose a public open space requirement with respect to any further subdivision or re-subdivision of the Development Land which does not fall within the scope of the Development Application.

8. COMPLETION OF THE DEVELOPMENT

In the event that the Purchaser fails to complete the Development in accordance with clause 6.1(a) of this Agreement, the Purchaser will immediately pay to the Council \$80,000, adjusted to reflect any movements in the Consumer Price Index (all groups Melbourne) over the period of 2 years following the Day of Sale.

9. GENERAL

9.1 Further Assurance

Each of the parties to this Agreement shall respectively sign and execute all further documents, deeds and agreements and do all acts and things as the other party shall reasonably require for completely effecting this Agreement.

9.2 No Waiver

Any time or other indulgence granted to the Purchaser or any other person, or any variation of the terms and conditions of this Agreement or any judgment or order obtained against the Purchaser or any other person, will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

9.3 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void, then it shall be severed and the other provisions of this Agreement shall remain operative.

9.4 No Fettering of the Council's Power

It is acknowledged and agreed that save as expressly stated herein, this Agreement does not fetter or restrict the power or discretion of the Council to make or impose requirements or conditions in connection with any use or development of the Development Land in accordance with the Act and any relevant planning scheme.

9.5 Costs

The Purchaser will immediately on demand pay to the Council the Council's costs and disbursements (including legal costs and disbursements on a solicitor/own client basis) incurred in the preparation, negotiation, execution and enforcement of this Agreement.

10. DISPUTE RESOLUTION

In the event that any dispute or difference arises from the performance or as to the meaning of this Agreement, or to any matter or theme arising under it, such dispute or difference must be submitted to arbitration in accordance with and subject to The Institute of Arbitrators of Australian Rules for the Conduct of Commercial Arbitrations.

EXECUTED by the parties on the date set out at the commencement of this Agreement.

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SIGNED as an Agreement.

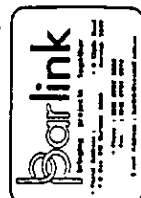
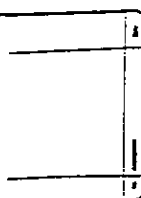
THE COMMON SEAL of)
THE CARDINIA SHIRE COUNCIL was)
hereunto affixed in the presence of:)



VICTORIAN LIVESTOCK EXCHANGE)
LIMITED ACN 078 839 031 was affixed by)
the authority of the Board of Directors in the)
presence of:



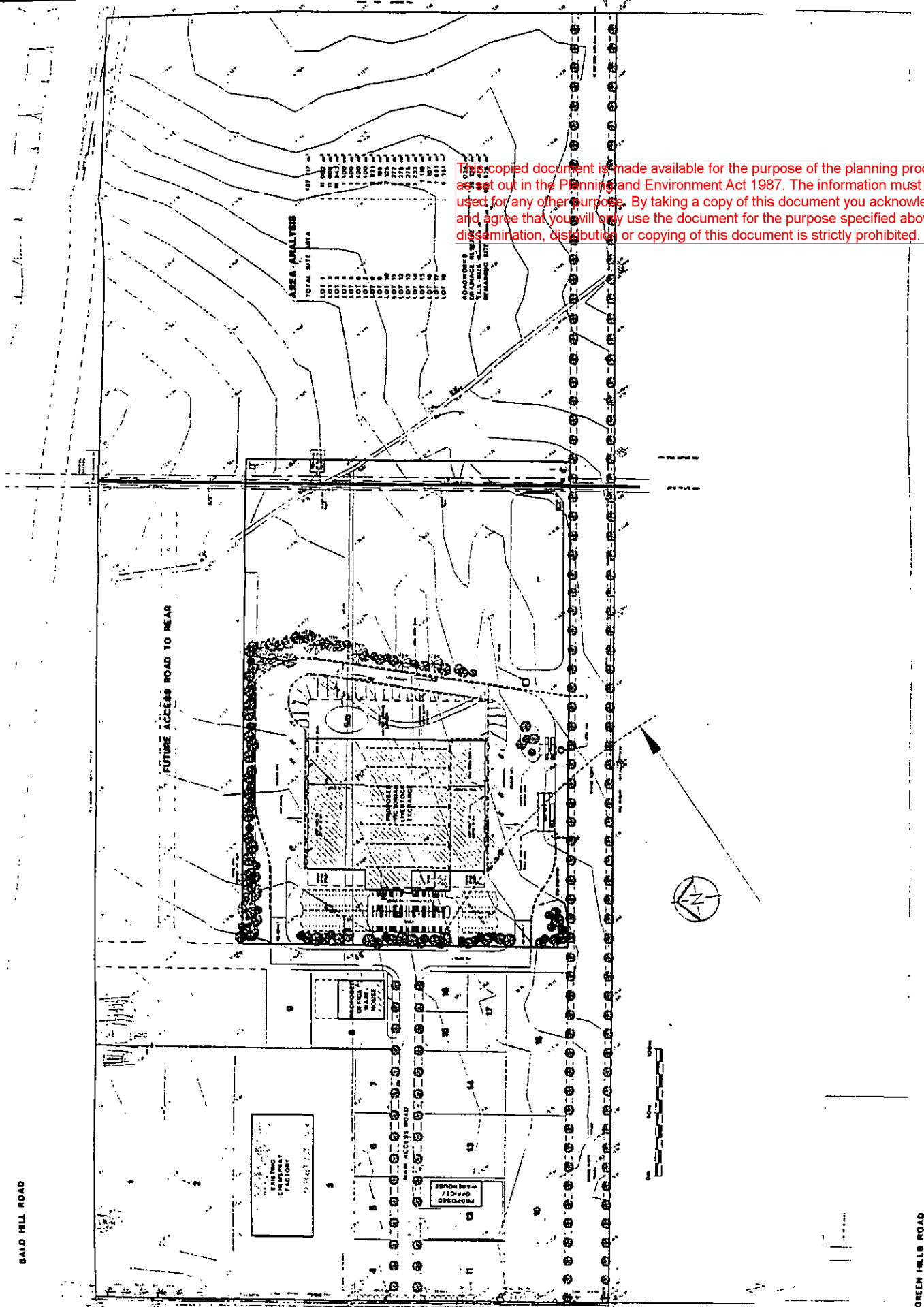
PERMANENT ORDER BOOK 277. AT PAGE 3)
WHO STATES THAT HE/SHE HOLDS THE) MANAGER,
OFFICE IN THE BANK INDICATED UNDER) NATIONAL AUSTRALIA BANK
HIS/HER SIGNATURE IN THE PRESENCE OF:) LIMITED



Project :
1140-1170 Hedgesville •
Koo Wee Rup Road
PAKENHAM

Drawing Title : SITE PLAN

11284-3K1
Reading No. 4
Revision C





③

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: **CBA**

Name: ~~J. N. Martin & Partners~~

Phone: ~~9793 4722~~

Address: ~~146-148 Walker Street, Dandenong 3175~~

Ref: ~~204018NM~~

Customer Code: ~~H89T~~ **21Q**

1x COY Search

AE245861V

20/03/2006 \$1323 45



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

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

— together with any easements created by this transfer;

— subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer: and

— subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land:

Volume 10915 Folio 156

Estate and Interest:

All its estate in fee simple

Consideration: **2,508,000.00** *SN.*

~~\$2,302,800.00~~ **2512,022.00**

Transferor:

VICTORIAN LIVESTOCK EXCHANGE LIMITED A.C.N. 078 839 031

Transferee:

TWIGG PLANT HIRE PTY. LTD. A.C.N. 005 966 834 of 389 Lysterfield Road, Lysterfield 3156.

Directing Party:

Creation and/or Reservation and/or Covenant:

"AND the said Transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with each and every lot on Plan of Subdivision No. 526493Q other than the said lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and equity with the said lot hereby transferred DO HEREBY for ourselves our heirs executors administrators transferees registered proprietors for the time being of the land hereby transferred hereby and as separate covenants jointly and severally covenant with the said transferor and other the registered proprietor or proprietors for the time being of each and every lot on the said Plan of Subdivision other than the said Lot hereby transferred that:-

- The proprietor shall not erect on the land any building or buildings the total ground area of which (measured from the outermost extremity of any building at any level) including any under cover car parking, terrace, pergola or verandah is more than forty percent (40%) of the area of the land.

Continued on T2 Page 2

Approval No.935043A

ORDER TO REGISTER
Please register and issue title to

T2

Signed

Cust. Code:



STAMP DUTY USE ONLY

137940

Original Land Transfer
Stamped with \$137,940.00
Doc ID 2066081, 16 Mar 2006
SRO Victoria Duty, PEV99

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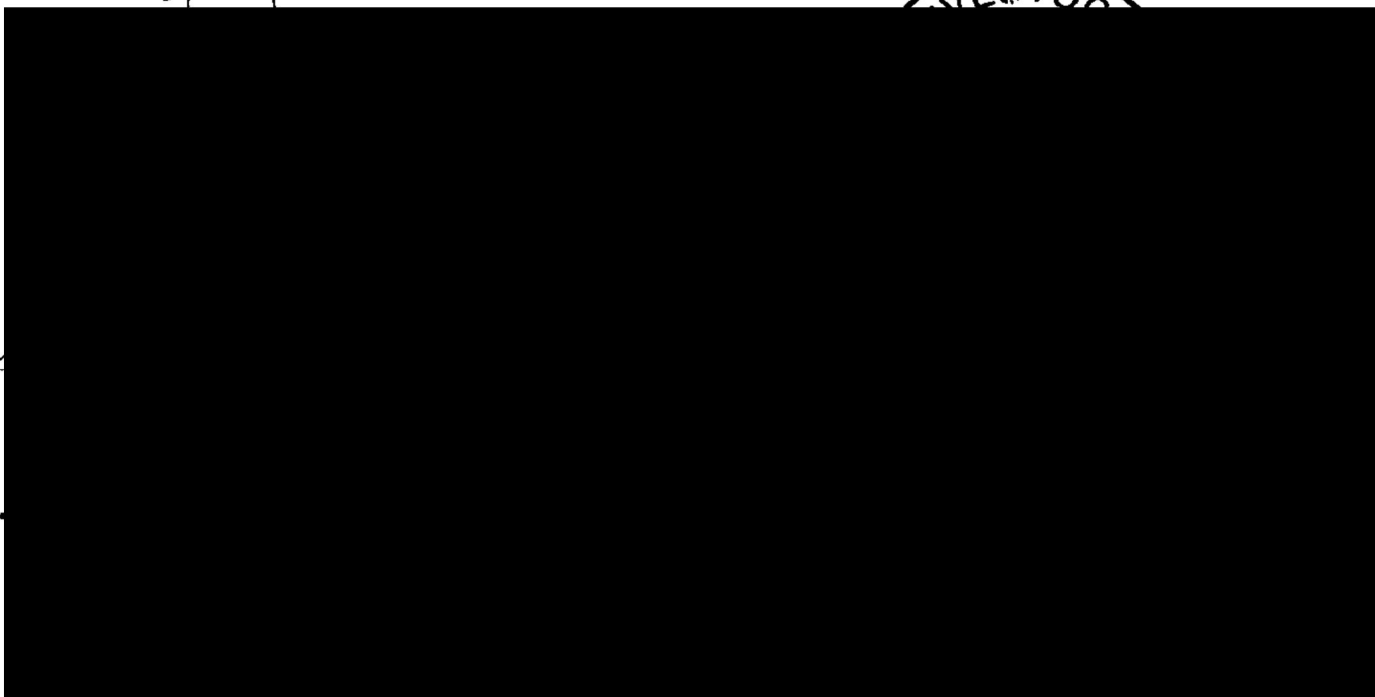
LJE 20/3/06

- (b) The proprietor shall not use more than 90% of the area of the land other than as landscaped garden open space properly kept, in keeping with the subdivision as a superior industrial development. The proprietor shall not plant or grow nor permit to be planted or grown within or upon the landscaped garden open space trees other than trees indigenous to southern Australia (with the exception of mature trees growing upon the land at the date hereof).
- (c) The proprietor shall not plant or grow or permit to be grown within 3 metres of any title boundary abutting a roadway any landscaped garden other than open grassed land generally conforming with the natural contour of the land.
- (d) The proprietor shall not operate or permit the operation of any brothel or similar business or activity on or from the land.
- (e) The proprietor shall not within the distance specified of any boundary specified build, erect or establish any building, fence, landscaping works or car park:-
 - (i) Buildings - 7.5 metres from any title boundary abutting Livestock Way;
 - (ii) Buildings - 7.5 metres from any title boundary abutting Exchange Drive;
 - (iii) Buildings - 7.5 metres from any title boundary abutting Drovers Place;
 - (iv) Buildings - 15 metres from any title boundary abutting Healesville, Koo-Wee-Rup Road, north of Livestock Way.
- (f) The proprietor shall not erect or permit to be erected on the land any building, fence or associated works with:-
 - (i) not less than ten percent (10%) of the total roof area of any building having a pitch of not less than fifteen degrees measured from the horizontal;
 - (ii) not less than fifteen percent (15%) of the floor area of same capable of being used as an office, showroom or retail outlet. For the purposes of this covenant, in calculating the total building floor area of such building, a structure which is substantially adjacent to another shall be treated as one building.
 - (iii) external walls, vertical structures and vertical services (including but not limited to plumbing and ventilation), excluding windows, constructed of materials or finished with a surface other than a material or finish having a matt or low reflective appearance;
 - (iv) more than eighty-five percent (85%) of such external walls, vertical structures and vertical services (all by the collective area of all such external walls, vertical structure or vertical services substantially facing the title boundary) being of any one colour (treating tones or shades of a colour as one colour).
 - (v) wire, metal or other material of less than five millimetres diameter of face measurement used as fencing, nor with any support structures for such fencing (other than wooden supports) or any other component connected therewith (and in all respects including gates) being untreated or covered, coated or encased in any treatment other than dark green or black polyvinyl chloride (PVC) or polycarbonate or similar substance.
- (g) The proprietor shall not erect or permit to be erected any sign having an area of more than one square metre for each five metres of the title boundaries abutting any road or being of a height greater than five lineal metres above the surface of the surrounding land, measured from the height of the land adjoining the property at the nearest title boundary.

AND IT IS INTENDED that this covenant shall be set out as an encumbrance on the Certificate of Title issued OR to issue for the said lot HEREBY transferred and shall run with the land."

Dated: 13/01/06

WESTON



78
2



ANNEXURE PAGE

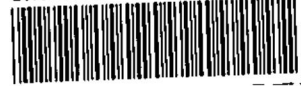
Transfer of Land Act 1958

This is page 3 of *Approved Form T2*

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156.

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Approval No. 18170311L

A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.