
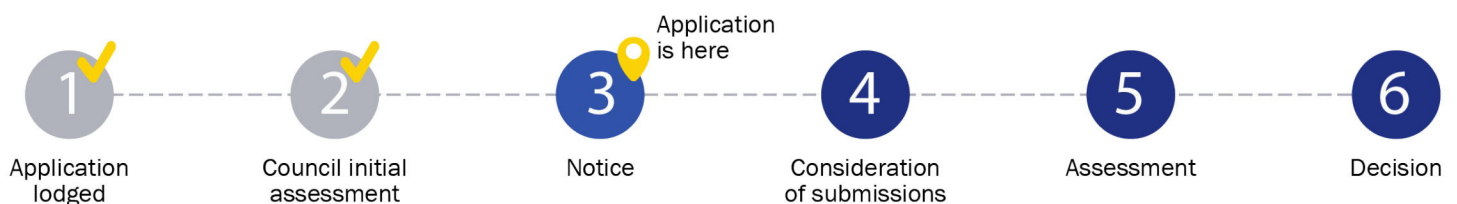


Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 PS320353 V10134 F142 22 McBride Street, Cockatoo VIC 3781
The application is for a permit to:	Buildings and Works (Construction of a Parcel Locker)
A permit is required under the following clauses of the planning scheme:	
34.01-4	Construct a building or construct or carry out works,
42.03-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	<div></div> C/O Beveridge Williams
Application number:	T250431
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	
06 October 2025	
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>





ePlanning

Application Summary

Portal Reference A32543R1

Basic Information

Proposed Use	A permit is sought for buildings and works to establish a Smart Parcel Locker on the land. See letter for further details.
Current Use	The land is currently used as the Cockatoo Post Office, which will continue to operate once the lockers are installed. See letter for further details.
Cost of Works	\$20,000
Site Address	22 McBride Street Cockatoo 3781

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

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

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]	1 Glenferrie Road, Malvern VIC 3144	[REDACTED]
Preferred Contact	Justin McDowell Beveridge Williams	1 Glenferrie Road, Malvern VIC 3144	[REDACTED]

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 8	VicSmart application more than \$10, 000	\$487.50	100%	\$487.50
Total				\$487.50

Documents Uploaded

Date	Type	Filename
22-07-2025	A Copy of Title	Volume_10134_Folio_142_VicPackageSearch_1752797321.pdf
22-07-2025	Site plans	415-001_AUSTRALIA POST COCKATOO LPO_PLANNING PERMITPLANS_250702.pdf
22-07-2025	Additional Document	2501951 - 22 McBride Street, Cockatoo - VicSmart Letter.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

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

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham 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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Fax: 03 5941 3784

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

Page 1 of 1

VOLUME 10134 FOLIO 142

Security no : 124126332348J
Produced 18/07/2025 10:07 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 320353F.
PARENT TITLE Volume 06566 Folio 051
Created by instrument PS320353F 17/09/1993

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS320353F 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: 22 MCBRIDE STREET COCKATOO VIC 3781

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS320353F

DOCUMENT END

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

Page 1 of 1

VOLUME 10134 FOLIO 143
No Coft exists

Security no : 124127467660Y
Produced 26/08/2025 09:27 AM

LAND DESCRIPTION

Common Property on Plan of Subdivision 320353F.
PARENT TITLE Volume 06566 Folio 051
Created by instrument PS320353F 17/09/1993

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances affecting Common Property that are derived from an encumbrance shown on titles to lots affected by the Owners Corporation.

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

DIAGRAM LOCATION

SEE PS320353F 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: MCBRIDE STREET COCKATOO VIC 3781

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS320353F

DOCUMENT END

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PLAN OF SUBDIVISION		STAGE NO. <div style="border-bottom: 1px solid black; width: 50px; margin: 0 auto;"></div>	LTO use only EDITION 1	Plan Number PS 320353 F
----------------------------	--	---	----------------------------------	-----------------------------------

<p style="text-align: center;">Location of Land</p> <p>Parish: GEMBROOK</p> <p>Township: _____</p> <p>Section: _____</p> <p>Crown Allotment: 81 (Part)</p> <p>Crown Portion: _____</p> <p>LTO Base Record: CHART 11 (2645)</p> <p>Title Reference: VOL. 6566 FOL. 051 (Part)</p> <p>Last Plan Reference: LP 9628 Lot 1</p> <p>Postal Address: Lot 1, McBRIDE STREET COCKATOO 3781 (at time of subdivision)</p> <p>AMG Co-ordinates E 367300 Zone: 55 (of approx. centre of land in plan) N 5799950</p>	<p style="text-align: center;">Council Certificate and Endorsement</p> <p>Council Name: SHIRE OF PAKENHAM Ref: P 7178 B</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.</p> <p>Date of original certification under section 6 / /</p> <p>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p style="text-align: center;">OPEN SPACE</p> <p>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has has not been open.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage</p> <p>Council delegate _____</p> <p>Council seal</p> <p>Date 30 / 3 / 93</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate</p> <p>Council Seal</p> <p>Date / /</p>
---	--

Vesting of Roads and/or Reserves	
Identifier	Council/Body/Person
R-1	SHIRE OF PAKENHAM

Notations	
Staging	This is is not a staged subdivision Planning Permit No. P 7178 B
Depth Limitation	DOES NOT APPLY
Boundaries shown by thick continuous lines are defined by buildings Location of boundaries defined by buildings : INTERIOR FACE	

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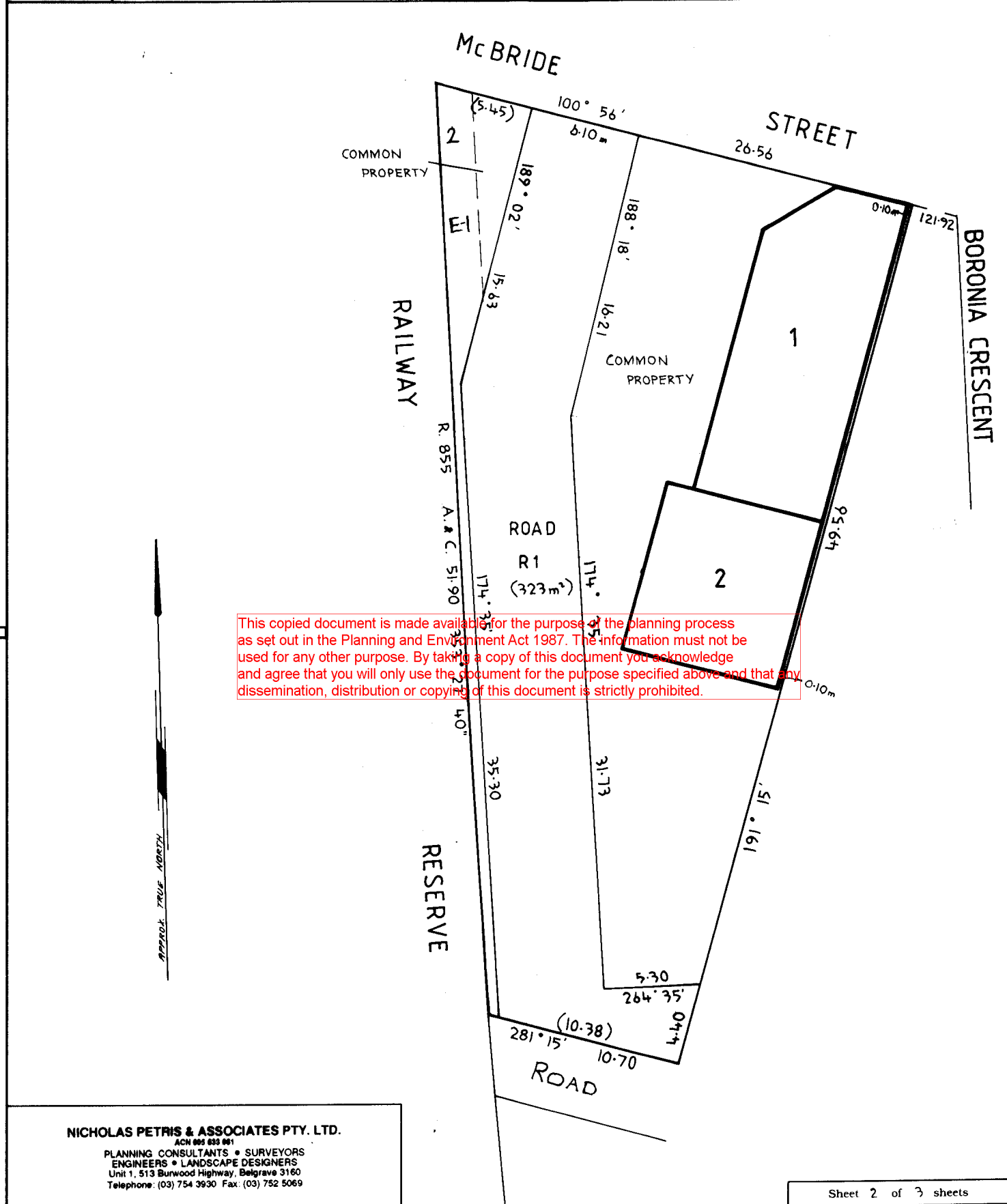
Survey This plan is ~~is not~~ based on survey

This survey has been connected to permanent marks no(s)
In Proclaimed Survey Area No.

Easement Information					LTO use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 16 / 9 / 93
Section 12(2) of the Subdivision Act 1988 applies to all the Land in this Plan					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LTO use only PLAN REGISTERED TIME 10.35 am DATE 17 / 9 / 93 Assistant Registrar of Titles <hr/> Sheet 1 of 3 Sheets
E-1	SEWERAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION	

<p>NICHOLAS PETRIS & ASSOCIATES PTY. LTD. <small>ACN 005 633 001</small> PLANNING CONSULTANTS • SURVEYORS ENGINEERS • LANDSCAPE DESIGNERS Unit 1, 513 Burwood Highway, Belgrave 3160 Telephone: (03) 754 3930 Fax: (03) 752 5069</p>	<p>LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN</p> <p>SIGNATURE..... DATE 19 / 2 / 93</p> <p>REF 2998 / 3 VERSION 2</p>	<p>DATE 30 / 3 / 93</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p style="text-align: center;">Original sheet size A3</p>
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PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 320353 F



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 Telephone: (03) 754 3930 Fax: (03) 752 5069

ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN		Sheet 2 of 3 sheets	
SCALE	SHEET SIZE	2 0 4 8		SIGNATURE	DATE	DATE	
1:200	A3	LENGTHS ARE IN METRES		REF 2998/3	19 / 2 / 93		
				VERSION 2	COUNCIL DELEGATE SIGNATURE		
				Original sheet size A3			

PS320353F

FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT

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Department of Environment, Land, Water & Planning

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Owners Corporation Search Report

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Produced: 26/08/2025 09:27:13 AM

**OWNERS CORPORATION
PLAN NO. PS320353F**

The land in PS320353F is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1, 2.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

LOT 1 MCBRIDE STREET COCKATOO 3781

PS320353F 17/09/1993

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	180	180
Lot 2	100	100
Total	280.00	280.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 26/08/2025 09:27:13 AM

OWNERS CORPORATION
PLAN NO. PS320353F

Statement End.

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TOWN PLANING REPORT

Application No: 250431PA
Adress: 22 MCBRIDE STREET, COCKATOO 3781

Beveridge Williams acts on behalf of Shopfix Pty Ltd to present the following Planning Permit application for land in front of the Cockatoo Post Office at 22 McBride Street, Cockatoo.

The proposed smart parcel lockers will support the operation of the existing Australia Post Office on the land. Their installation responds to the growing community need for convenient parcel collection and enable the existing postal staff to focus on providing other services at the post office counter.

1. SUBJECT SITE AND CONTEXT

The Cockatoo Post Office (defined as Postal Agency within **Clause 73.03**) is located at 22 McBride Street, within the Cockatoo town centre. The post office is formally known as Lot 2 on Plan of Subdivision 320353F. The building is single storey with a pedestrian entrance facing west onto a covered pedestrian walkway. Parking for the post office is located within common property which the post office shares with two other commercial tenancies to the north-west or south of the post office building.

The lockers are to be located within a former garden bed in front of the post office within the common property.

Figure 1 and Figure 2 shows the Post Office in the context of the adjacent built form.



Figure 1: Post Office
Source: Google Maps 2025

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Figure 2: Adjacent Built Form
Source: Google Maps 2025

The Cockatoo town centre presents a built form of primarily single storey shops that generally front McBride Street, although a new IGA has been constructed off the main street with access via Fairbridge Lane what passes in front of the Post Office.

Shops in Cockatoo generally front a wide pedestrian pathway and feature gabled roofs and flat shade awnings. The height of shops step-up incrementally following the gradient that rises along McBride Street from west to east. Business signage is common on both the parapets and shopfronts. The post office has a very modest amount of signage (shown of Figure 2.)

2. THE PROPOSAL

It is proposed to install Smart Parcel Lockers immediately outside the frontage of the Post Office. This will involve the relocation of an existing post box and the placement of the new parcel lockers on a concrete slab in a small section of an existing landscape bed.

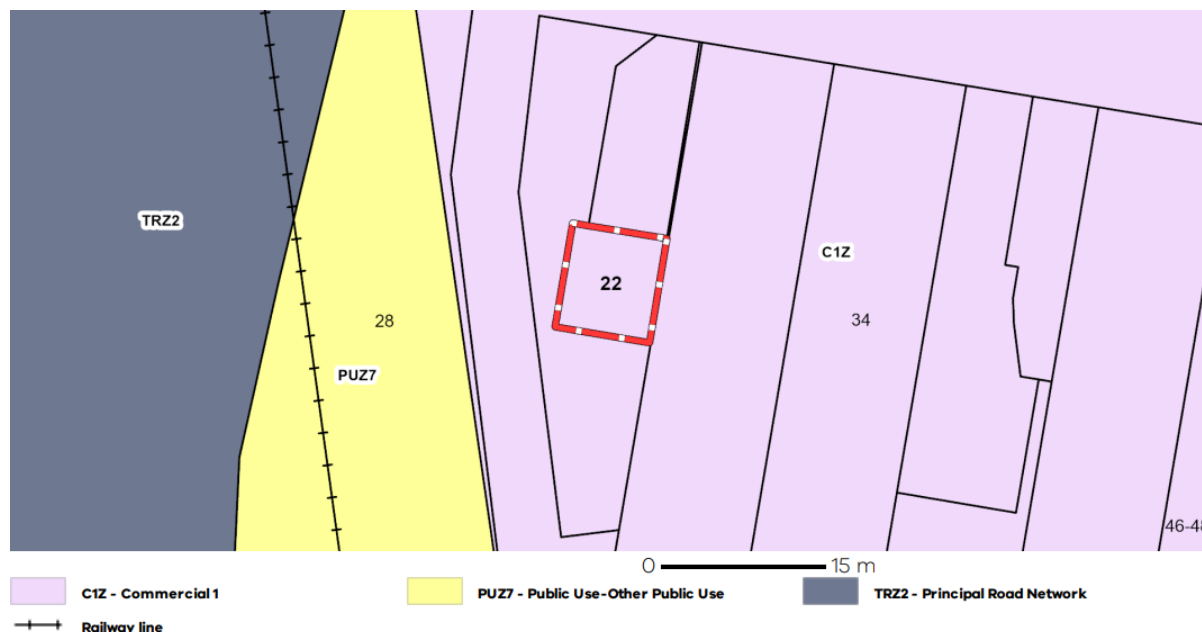
The parcel locker will face towards the post office, allowing the lockers to be accessed from the covered pedestrian path in front of the building. The parcel lockers will have a width of 3.42m, a depth of 0.8m and height of 2.12m. The lockers have a mat red metal finish.

Referring to Figure 1, the lockers will occupy a positioned in the foreground between the two posts under the signage that says 'gifts'.

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3. PLANNING CONTROLS

The subject site is located within Cardinia Shire Council and subject to the Cardinia Shire Planning Scheme. It site is within the **Commercial 1 Zone (C1Z)** and subject to the **Bushfire Management Overlay (BMO)** and **Significant Landscape Overlay – Schedule 1 (SLO1)**.



Within the **Commercial 1 Zone**, a Retail Premises (other than Shop), including a Postal Agency, is a Section 1 Use, not requiring a permit. However, **Clause 34.01-4 requires planning permission for buildings and works**.

The C1Z specifies that an application to carry out works with an estimated cost of up to \$500,000 can be assessed as a VicSmart application under **Clause 59.04**. No residential properties are within 30m of the proposal. However, VicSmart only applies where there are no other planning permit triggers (or if all triggers are VicSmart). Council has advised that due to the colour, the parcel lockers require a planning permit under the SLO1 which is not a VicSmart application. Therefore, the application is not VicSmart and requires assessment under the decision guidelines at Clause 34.01-8 of the Commercial 1 Zone.

Clause 62.02-2 includes an exemption for buildings and works to create street furniture. This includes post boxes. While this exemption does not appear to extend to the smart parcel lockers, it does allow a post box to be relocated without triggering the need for planning permission. As shown on the proposed plans, the post box will be relocated northwards.

The **Bushfire Management Overlay (BMO)** requires a permit for (most) buildings and works. However, there is a list of exemptions in the control at Clause 44.06-4 that apply to minor and innocuous development. The proposed development achieves the fourth exemption as it is an extension to the existing building (post office) that is less than 10 percent of the gross floor area of the existing building. No planning permit is required under the BMO.

The **Significant Landscape Overlay – Schedule 1 (SLO1)** applies to the Puffing Billy Tourist Railway Scenic Corridor. A permit is required to construct a building or carry out works unless specified otherwise in the schedule. Schedule 1 includes an exemption for buildings and works provided that building materials and finishes are non-reflective and subdued colours which complement the environment to the satisfaction of the Responsible Authority. Additionally, the height should not exceed 4m.

The proposed Smart Parcel Lockers are less than 4m in height (being 2.12m high). The lockers are finished in a mat red (non-reflective) metallic finish, that generally matches the colour of existing fixtures associated with Australia Post including the post box. Council has advised that the colour finish does not accord with the exemption and therefore a permit is required under this control (the SLO1).

Clause 52.06 – Car Parking applies to a new use or an increase in floor area. The proposed parcel locker will be used as part of the existing Post Office and is not a new use. The application will not increase the leasable floor area of the existing post office. Accordingly, no additional car parking spaces are required under Clause 52.06.

While the site is within an area of **Aboriginal Cultural Heritage Sensitivity**, we note that significant ground disturbance has occurred during the development of the shopping centre. Accordingly, the application will have no impact on cultural heritage.

4. PLANNING ASSESSMENT

Clause 11.03-1S and **Clause 11.03-1R** seek to concentrate commercial activities within activity centres to maximise accessibility for the community. The parcel lockers will be easily accessible to the community, who will be able to pick up online shopping at the same time as fulfilling their in-person retail needs. It significantly expands choices in services to the community by providing better access to digital retailers and reduces the number of motorised trips by concentrating commercial within a central location.

Clause 21.04-3 recognises that Cockatoo is a *Large Rural Township*. In these area Council seeks to retain and enhance the existing rural township character, and create sustainable and functional townships that support a range of commercial, retail, community and recreational facilities and services. **Clause 21.07 – Cockatoo** provides a framework for residential and commercial development within the town. A specific policy is to direct uses that promote evening and weekend activity to McBride Street, which the lockers do as they are accessible outside the traditional limited hours that the Post Office operates.

Clause 15 seeks to ensure that 'development' responds to surrounding character and built form. Planning should support functional and safe social environments and contribute to a sense of place. Planning should assist in minimising greenhouse gas emissions. The proposal will provide a high-quality parcel locker that fulfills a needed function within the activity centre (**Clause 15.01-1S**). The Australia Post colouring contributes to a commercial sense of place that responds to the commercial precinct (**Clause 15.01-5S**). The placement of the parcel locker within an activity centre will maximise the use of walking, cycling and public transport, as well as incidental shopping, supporting local businesses and minimising greenhouse gas emissions (**Clause 15.01-4R**).

The parcel lockers will support the ambitions of a diversified economy at **Clause 17.01-1S** by strengthening use of the existing commercial precinct, as well as allowing for online businesses and postage from regional businesses. This will facilitate *regional, cross-border and inter-regional relationships to harness emerging economic opportunities*. **Clause 17.02-1S** seeks to meet the community's need for commercial services. The application will locate commercial facilities within an existing activity centre.

The application will utilise the car parking and access of the existing postal agency. There is ample parking associated with the shopping precinct, so the lockers will generate more efficient use of this infrastructure in accordance with the ambitions at **Clause 19** (infrastructure). The lockers are accessible to persons on foot, bicycle and public transport and in accordance with **Clause 18** (Movement Network) without being detrimental to the broader transport networks.

As outlined in the following table, the parcel lockers satisfy the decision guidelines of the **Commercial 1 Zone** at Clause 34.01-8 of the Cardinia Planning Scheme.

Table 1: Clause 34.01 – Commercial 1 Zone – Decision Guidelines

Criteria	Assessment
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	See above assessment.
<i>The interface with adjoining zones, especially the relationship with residential areas.</i>	NA – The site adjoins no other zones. The nearest other zones are west of the site where there is a strip of public land (Public Use 7) associated with the Puffing Billy Tourist Railway, and adjacent to this is a Transport Zone 2 associated with Pakenham Road.
<i>The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.</i>	<p>The proposed parcel lockers occupy space beside the existing pedestrian throughfare (footpath) so there is no impact.</p> <p>The footpath has ample width to allow persons to pause in front of the parcel lockers without disrupting other shoppers.</p>
<i>The provision of car parking.</i>	The small shopping complex featuring 3 tenancies is provided ample shared car parking within the common property. The parcel lockers do not increase the floor area of shop relying on the car park. There merely provide another option to access postal services (parcel delivery) during and outside the operating hours of the postal agency.
<i>The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.</i>	<p>The design of the parcel lockers is appropriate for a commercial area, as they support a necessary function of the postal agency, responding to the increasing community use of online trading and parcels.</p> <p>The parcel lockers are utilitarian in design, modest in size and neatly tuck within an area under the veranda of the existing building and separated by two posts.</p> <p>The design retains the existing landscape bed within the carpark that is unplanted and is appropriately sited and offset from the postal agency entrance.</p> <p>The typical branding of Australia Post facilities ensuring community members can find and use the facility within the commercial area.</p>

<i>The storage of rubbish and materials for recycling.</i>	NA - The postal agency will continue its standard operations.
<i>Defining the responsibility for the maintenance of buildings, landscaping and paved areas.</i>	The postal agency will maintain the parcel lockers. The landscaping around the lockers will continue to be maintained in accordance with the current arrangement.
<i>Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Housing Choice and Transport Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.</i>	NA - The parcel lockers will not result in any shading or overlooking of residential properties. The lockers are not visible from outside the shopping complex and its car park.
<i>The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.</i>	NA - The parcel lockers will not impact any existing rooftop solar energy system.
<i>The availability of and connection to services.</i>	The existing shops are connected to all services. The parcel lockers require a power source which will be provided from the postal agency.
<i>The design of buildings to provide for solar access.</i>	N/A
<i>The objectives, standards and decision guidelines of Clause 54, Clause 55 and Clause 57. This does not apply to an apartment development.</i>	N/A
<i>For an apartment development, the objectives, standards and decision guidelines of Clause 58.</i>	N/A

The Significant Landscape Overlay – Schedule 1 applies to the Puffing Billy Tourist Railway Scenic Corridor

The applicable objective relevant to the application is:

- *To ensure that any development on land within the scenic corridor is appropriately sited and designed to have a minimal impact in the immediate corridor and viewlines.*

The applicable decision guideline (apart from the advice of Emerald Tourist Railway Board) is:

- *Impacts on view lines and the scenic corridor along the Puffing Billy railway line.*

The proposed parcel lockers are positioned in the foreground of a commercial building, well below the height of the building's verandah. Therefore, the lockers are not prominent, do not

introduce a projection outside the silhouette of existing built form, or contrast against a view line to a landscape or rural setting.

The area is dominated by other commercial buildings and ancillary structures which display a variety of colours and finishes, including various coloured signs. These buildings, structures and signs are visible for train passengers as the intersection of Pakenham Road and McBride Street railway crossing.



Figure 3: The commercial area viewed from the railway
Source: Google Maps 2025

As the train proceeds east, views to the commercial buildings are framed and softened by established landscaping including the palm tree and Lilly Pilly on the opposite side of Fairbridge Lane.

The parcel lockers will not dominate sightlines in any views from the railway, and the locker's red colour is appropriate as it complements the variety of other colours that are already established within the commercial area.

5. CONCLUSION

The above analysis demonstrates that the proposed parcel lockers at 22 McBride Street, Cockatoo are in accordance with the Cardina Planning Scheme.


The proposed parcel lockers are permissible under the Commercial 1 Zone decision guidelines and will result in an outcome that favours the amenity of residents in Cockatoo who will be able to access parcel collection outside the trading hours of the post office and without queuing. The parcel lockers are sited to have a strong connection to the existing post office whilst minimising the loss of landscaping features. Furthermore, the lockers are offset from shop entrance and will not disturb pedestrian movement. They can be conveniently accessed by users.

The parcel locker cause no detriment in views from the tourist railway as they are observed in the foreground of an existing building in the context of being filtered by landscaping.

The design is appropriate for a commercial area and will support the continued functioning of the Postal Agency.

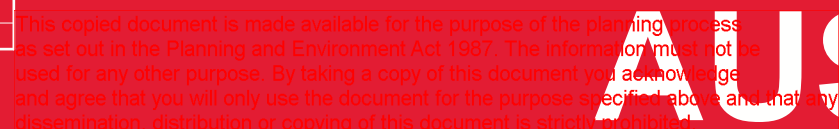
The parcel locker will allow the surrounding local community to conveniently collect parcels and draw potential customers to Beaconsfield Shopping Plaza. For the reasons outlined above, it is requested that a planning permit is granted to facilitate the continued operation of Australia Post and provide improved service to the community.

Yours sincerely,

A handwritten signature in black ink that reads 'J McDowell'.

JUSTIN MCDOWELL
Town Planner
BEVERIDGE WILLIAMS

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DRAWING LIST TRANSMITTAL - DA SUBMISSION			
DWG NO.	DRAWING NAME	REVISION	DATE
DA-000	COVER PAGE	2	21.08.2025
DA-001	LOCATION PLAN	2	21.08.2025
DA-002	TITLE PLAN	2	21.08.2025
DA-003	EXISTING & DEMOLITION PLAN	2	21.08.2025
DA-004	PROPOSED PLAN	2	21.08.2025
DA-005	EXISTING & DEMOLITION ELEVATION	2	21.08.2025
DA-006	PROPOSED ELEVATION	2	21.08.2025
DA-007	PROPOSED SMART PARCEL LOCKER DETAILS	2	21.08.2025
DA-008	PROPOSED SMART PARCEL LOCKER SIGNAGE (DECAL)	1	21.08.2025
DA-009	EXISTING SITE PHOTOS	2	21.08.2025

DWG NO.	DRAWING NAME	REVISION	DATE
DA-000	COVER PAGE	2	21.08.2025
DA-001	LOCATION PLAN	2	21.08.2025
DA-002	TITLE PLAN	2	21.08.2025
DA-003	EXISTING & DEMOLITION PLAN	2	21.08.2025
DA-004	PROPOSED PLAN	2	21.08.2025
DA-005	EXISTING & DEMOLITION ELEVATION	2	21.08.2025
DA-006	PROPOSED ELEVATION	2	21.08.2025
DA-007	PROPOSED SMART PARCEL LOCKER DETAILS	2	21.08.2025
DA-008	PROPOSED SMART PARCEL LOCKER SIGNAGE (DECAL)	1	21.08.2025
DA-009	EXISTING SITE PHOTOS	2	21.08.2025

AUSTRALIA POST COCKATOO LPO



Project Details / Address
LOT 2, 22 MCBRIDE STREET, COCKATOO VIC 3781

Drawing
COVER PAGE

1	02.07.2025	PLANNING PERMIT
2	21.08.2025	PLANNING PERMIT REV

PLANNING PERMIT REV

Scale @ A3

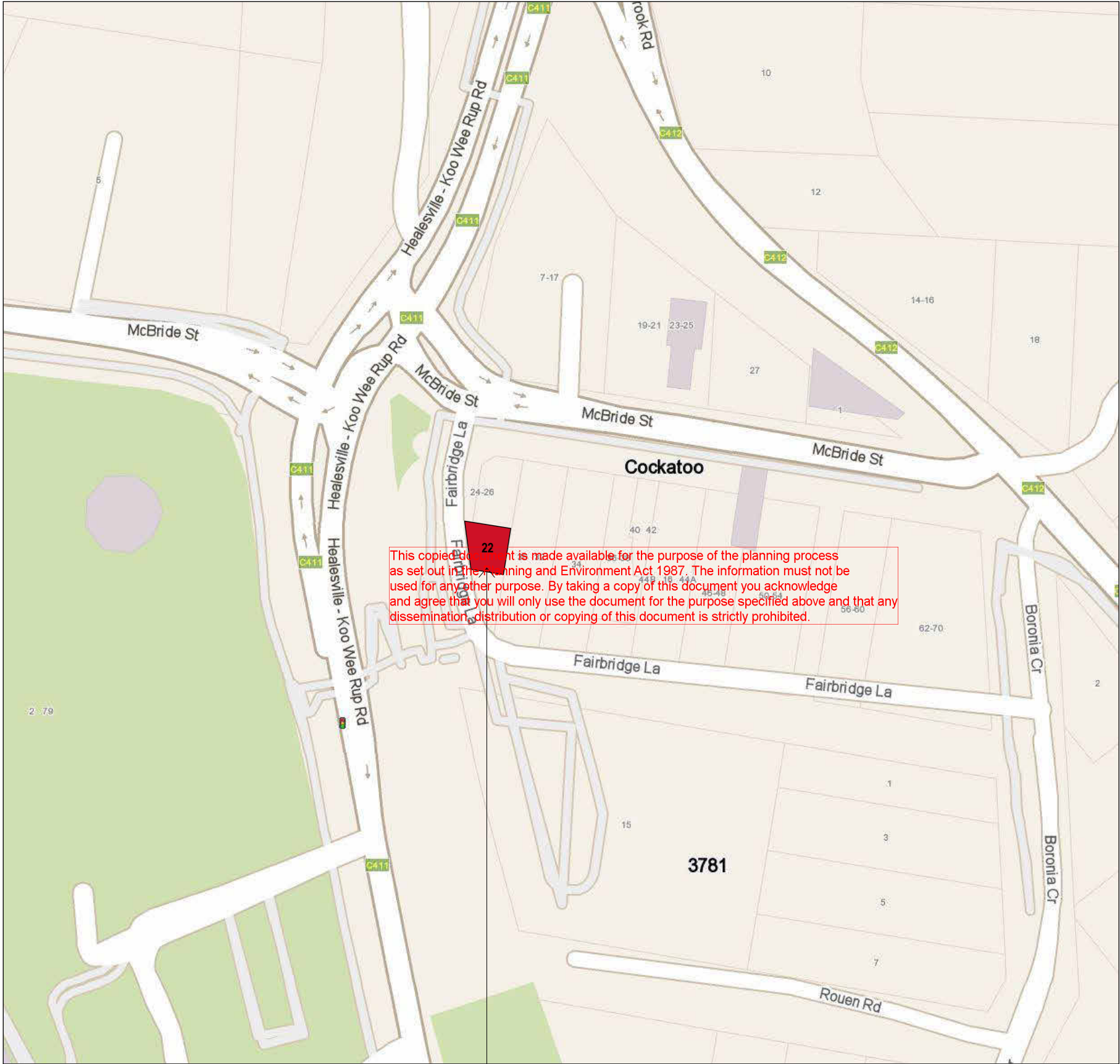
Drawn By	Revision
EB	2

Drawing No.
DA-000

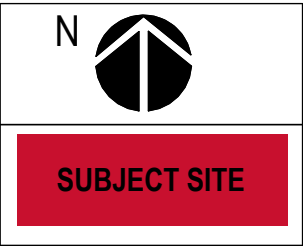
Revision	
2	



SITE LOCATION MAP



LOCATION OF LOT 2 - 22 MCBRIDE STREET, COCKATOO



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Project
AUSTRALIA POST COCKATOO LPO
Project Details / Address
LOT 2, 22 MCBRIDE STREET, COCKATOO VIC 3781
Drawing
LOCATION PLAN

Revisions				
1	02.07.2025	PLANNING PERMIT	EB	
2	21.08.2025	PLANNING PERMIT REV	EB	

Status
PLANNING PERMIT REV

Project No. 415-001	Date JULY 2025
Scale @ A3 1 : 1	Drawing No. DA-001
Drawn By EB	Revision 2



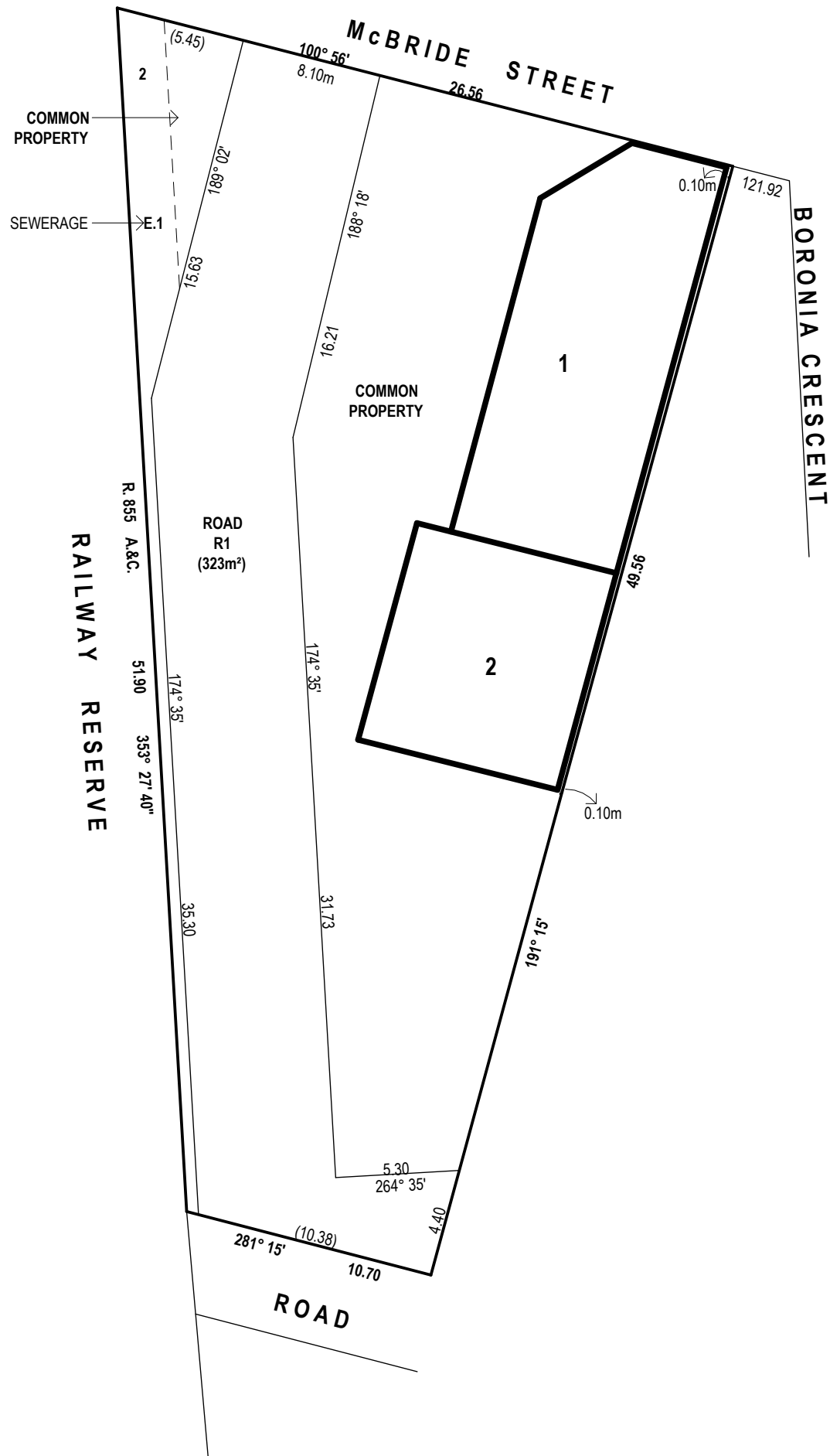
PLAN NUMBER
PS 320353 F

PARISH
GEMBROOK

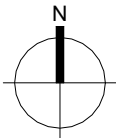
CROWN ALLOTMENT
81 (PART)

COUNCIL NAME
SHIRE OF PAKENHAM

REFERENCE NUMBER
P7178B



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Project	AUSTRALIA POST COCKATOO LPO
Project Details / Address	LOT 2, 22 MCBRIDE STREET, COCKATOO VIC 3781
Drawing	TITLE PLAN

Revisions	
1	02.07.2025 PLANNING PERMIT EB
2	21.08.2025 PLANNING PERMIT REV EB

Status

PLANNING PERMIT REV

Project No.	415-001
Scale @ A3	1 : 250
Drawn By	EB
Date	JULY 2025
Drawing No.	DA-002
Revision	2



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LOT 1
24-26 MCBRIDE

LOT 2
22 McBRIDE
AUSTRALIA POST

McBRIDE STREET

FAIRBRIDGE LANE

COMMON PROPERTY

CAR PARK #1., **CAR PARK #2.**, **CAR PARK #3.**, **CAR PARK #4.**, **CAR PARK #5.**, **CAR PARK #6.**

KERB, **STEP UP**, **POST**, **GARDEN BED**, **BOLLARD**, **PO BOXES**, **ENTRY**, **TREE STUMP**, **FOOTPATH TO ROAD**, **DN**, **MALL ZONE**, **CAR PARK #7-#10**.

EXISTING STREET POST BOX ON POLE TO BE RELOCATED TO LHS OF POST

EXISTING SHRUBS TO BE REMOVED (AS REQUIRED) FOR INSTALLATION OF NEW STREET POST BOXES

EXISTING TIMBER BOLLARD TO GARDEN BED TO BE REMOVED

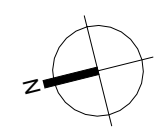
ROAD R1 (323m²)

DA-003

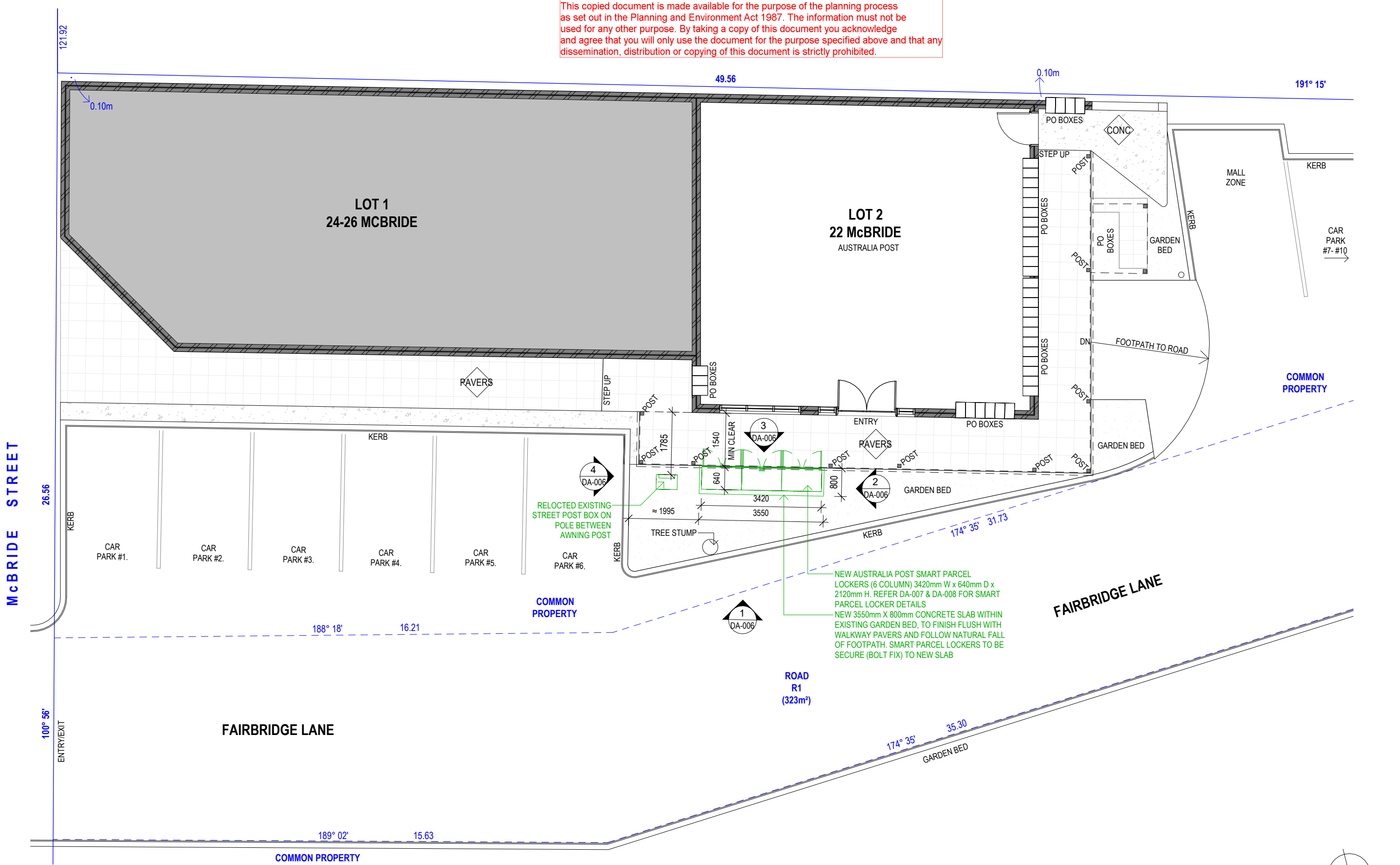
1 EXISTING & DEMO PLAN

1 : 100

Z



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1 PROPOSED PLAN
DA-004 1:100



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Project
AUSTRALIA POST COCKATOO LPO
Project Details / Address
LOT 2, 22 MCBRIDE STREET, COCKATOO VIC 3781
Drawing
PROPOSED PLAN

Revisions

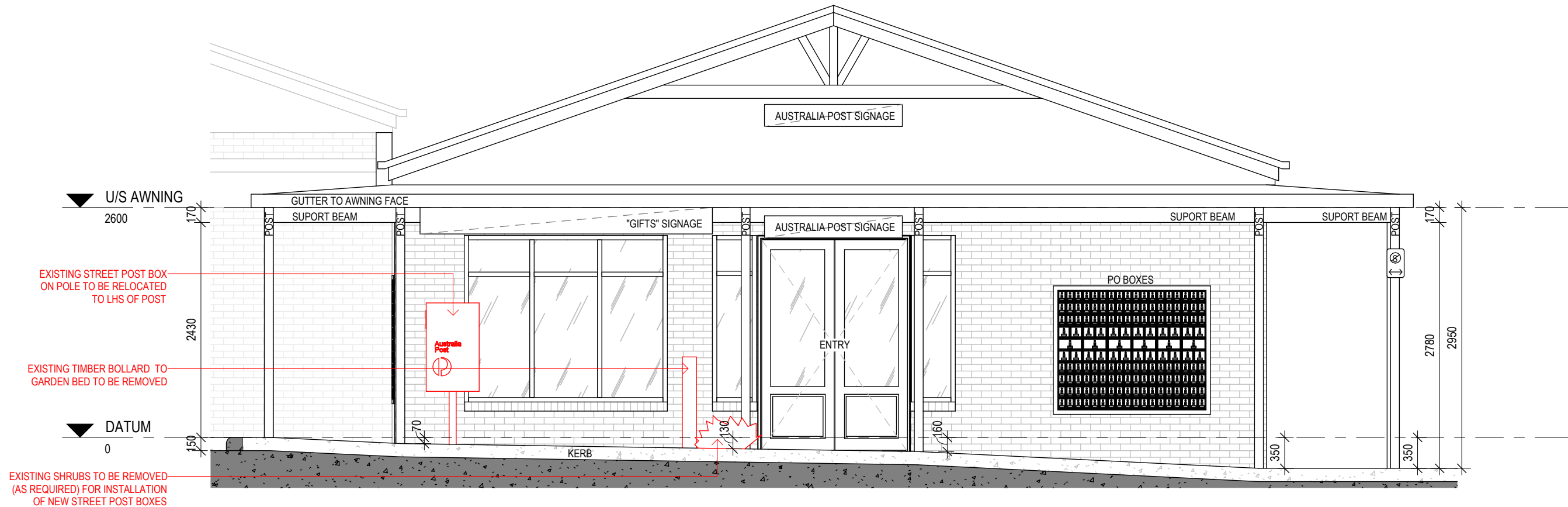
1	02.07.2025	PLANNING PERMIT	EB
2	21.08.2025	PLANNING PERMIT REV	EB

Status
PLANNING PERMIT REV

Project No. 415-001	Date JULY 2025
Scale @ A3 1:100	Drawing No. DA-004
Drawn By EB	Revision 2



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1 EXISTING & DEMO BUILDING ELEVATION
DA-005 1 : 50



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Project
AUSTRALIA POST COCKATOO LPO
Project Details / Address
LOT 2, 22 MCBRIDE STREET, COCKATOO VIC 3781
Drawing
EXISTING & DEMOLITION ELEVATION

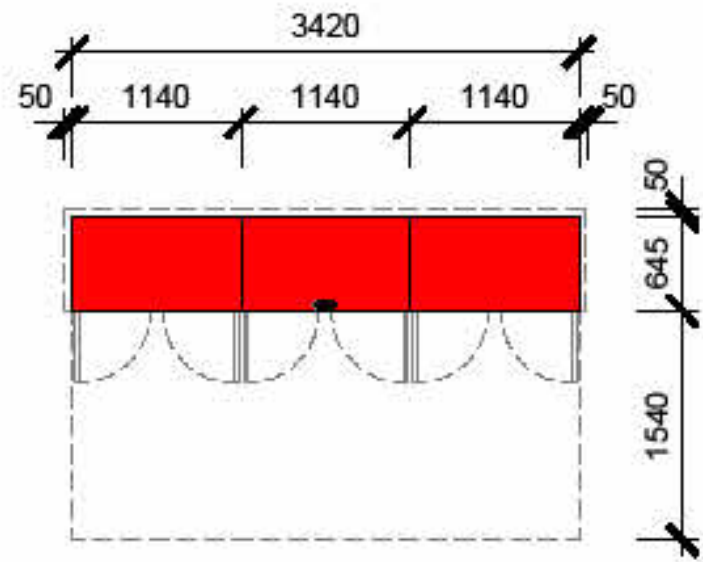
Revisions

1	02.07.2025	PLANNING PERMIT	EB
2	21.08.2025	PLANNING PERMIT REV	EB

Status
PLANNING PERMIT REV

Project No. 415-001	Date JULY 2025
Scale @ A3 1 : 50	Drawing No. DA-005
Drawn By EB	Revision 2



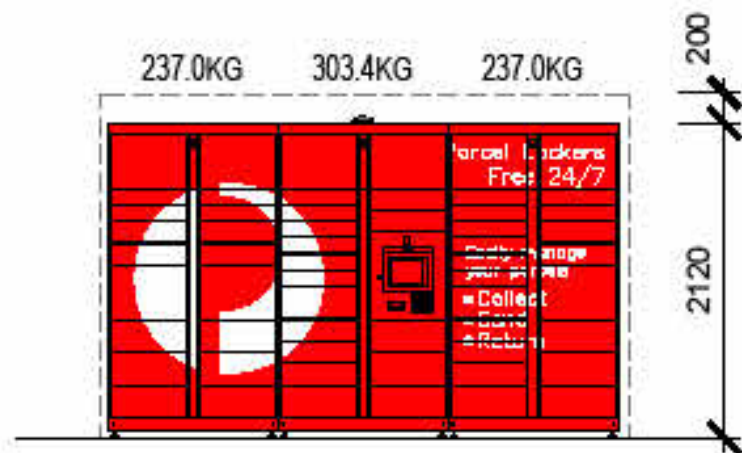


FLOOR PLAN

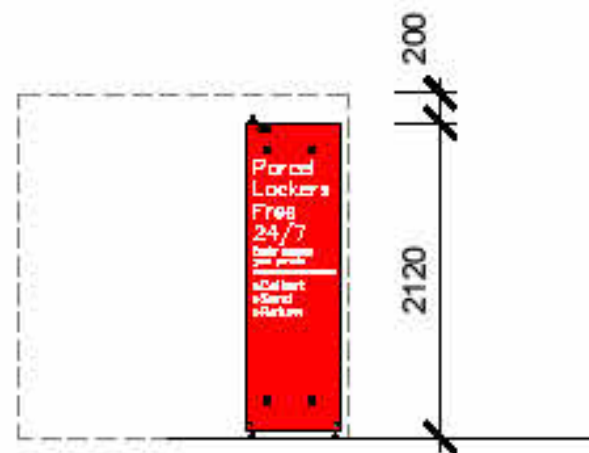
NOTE:

- TARE WEIGHTS OF THE STARTER MODULE (SCREEN 303.4KGS) AND ADDER B (237.0KGS)
- POWER REQUIREMENT IS SINGLE PHASE 10A 230V 50HZ

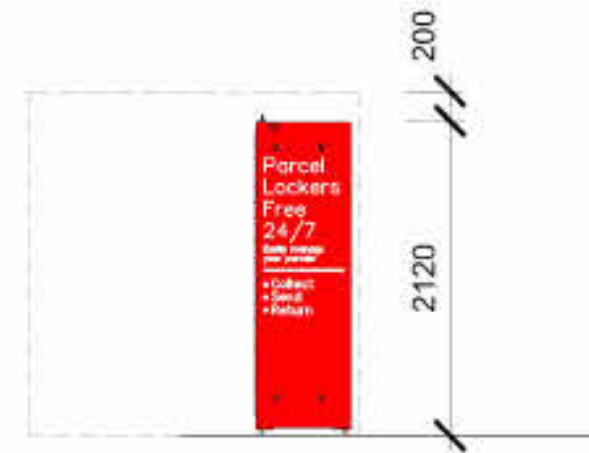
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FRONT ELEVATION




SIDE ELEVATION



SIDE ELEVATION

ARTWORK SHOWN IS INDICATIVE ONLY, PLEASE REFER TO DA-009 FOR CURRENT AUSTRALIA POST STANDARD BRANDING TO SMART PARCEL LOCKERS

 Australian Postal Corporation 111 Bourke Street, Melbourne	Dimensions are in millimetres and are approximate. This drawing shall not be scaled. Drawings have been created based on originals provided by others. Verify all dimensions before commencement and refer any discrepancies back to Australia Post before the works proceed. Drawings are conceptual and NOT for construction. Intended to confirm drawing meets BCA and all relevant building legislation, codes and requirements.		Issue: Revision Notes:		Date:	Drawn By:	Project Name and Address:	Drawing Title:	Drawn:	R.C	Sheet:
							GENERIC DRAWINGS SMART PARCEL LOCKER NEOPOST LOCKER	NEOPOST LOCKER -6 COLUMN	Checked:	D.S.	SK00
									Date:	19-07-2024	
									Scale:	1:50	



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Project
AUSTRALIA POST COCKATOO LPO
Project Details / Address
LOT 2, 22 MCBRIDE STREET, COCKATOO VIC 3781
Drawing
PROPOSED SMART PARCEL LOCKER DETAILS

Revisions
1 02.07.2025 PLANNING PERMIT EB
2 21.08.2025 PLANNING PERMIT REV EB

Status
**PLANNING
PERMIT REV**

Project No.
415-001
Scale @ A3
Drawn By
EB
Date
JULY 2025
Drawing No.
DA-007
Revision
2





FRONT VIEW

GRAPHIC SIZE:
AP LOGO - 1450mm W x 1450mm H
"SHOP ONLINE. COLLECT..." - 991mm W x 552mm H
"24/7 PARCEL PICK UP..." - 868mm W x 212mm H

DETAIL:
WHITE GRAPHICS - FRONT APPLIED WHITE OPAQUE 3M CONTROL TACK
180C/10



REAR VIEW

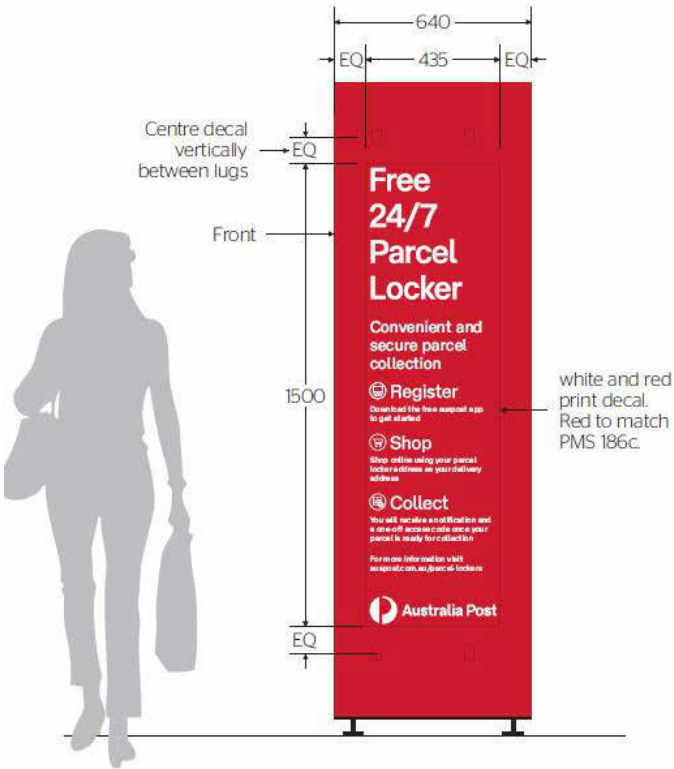
GRAPHIC SIZE:
AP LOGO - 900mm W X 900mm H
"SHOP ONLINE. COLLECT..." - 1530mm W X 303mm H
"24/7 PARCEL PICK UP..." - 1348mm W X 83mm H

DETAIL:
WHITE GRAPHICS - FRONT APPLIED WHITE OPAQUE 3M CONTROL TACK
180C/10

OVERALL DECAL SIZE:

FRONT:	1450x1450 (2.1m ²)
	991x552 (0.55m ²)
	868x212 (0.184m ²)
REAR:	900x900 (0.81m ²)
	1530x303 (0.464m ²)
	1348x83 (1.12m ²)
SIDE:	1500x435 (0.65m ²) LHS
	1500x435 (0.65m ²) RHS
TOTAL DECAL SIZE: 6.53 m ²	

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SIDE VIEW (LEFT & RIGHT)

GRAPHIC SIZE:
OVERALL - 435mm W x 1500mm H

DETAIL:
SUPPLY AND INSTALL DIGITAL PRINT TO OPAQUE 3M IJ180C-10 VINYL WITH COMPATIBLE CLEAR 3M GLOSS LAMINATE. PRINT TO MATCH 186C RED. MIN 5YR OUTDOOR RATING ON BOTH BASE FILM AND LAMINATE. INSTALL CENTERED ON SIDE OF LOCKER.



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Project
AUSTRALIA POST COCKATOO LPO
Project Details / Address
LOT 2, 22 MCBRIDE STREET, COCKATOO VIC 3781
Drawing
PROPOSED SMART PARCEL LOCKER SIGNAGE (DECAL)

Revisions
1 21.08.2025 PLANNING PERMIT REV EB

Status
PLANNING
PERMIT REV

Project No.
415-001
Scale @ A3
Drawn By
EB
Date
JULY 2025
Drawing No.
DA-008
Revision
1



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EXISTING STREET POST BOX ON
POLE TO BE RELOCATED TO LHS
OF POST

EXISTING SHRUBS TO BE REMOVED (AS
REQUIRED) FOR INSTALLATION OF NEW
STREET POST BOXES
EXISTING TIMBER BOLLARD TO GARDEN BED
TO BE REMOVED



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Project
AUSTRALIA POST COCKATOO LPO
Project Details / Address
LOT 2, 22 MCBRIDE STREET, COCKATOO VIC 3781
Drawing
EXISTING SITE PHOTOS

Revisions				
1	02.07.2025	PLANNING PERMIT	EB	
2	21.08.2025	PLANNING PERMIT REV	EB	

Status
**PLANNING
PERMIT REV**

Project No. 415-001	Date JULY 2025
Scale @ A3	Drawing No. DA-009
Drawn By EB	Revision 2

