

Notice of Application for a Planning Permit

The land affected by the application is located at:	L7 PS848698 V12394 F804 79 Bald Hill Road, Pakenham VIC 3810
The application is for a permit to:	Use of the land for Retail Premises (Motor vehicle and Caravan sales – Car sales) and a waiver to the bicycle parking requirement

A permit is required under the following clauses of the planning scheme:

33.01-1	Use of the land for Motor Vehicle and Caravan Sales
52.34-2	Vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6

APPLICATION DETAILS

The applicant for the permit is:	RV Centre Victoria Pty Ltd
Application number:	T250486



You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

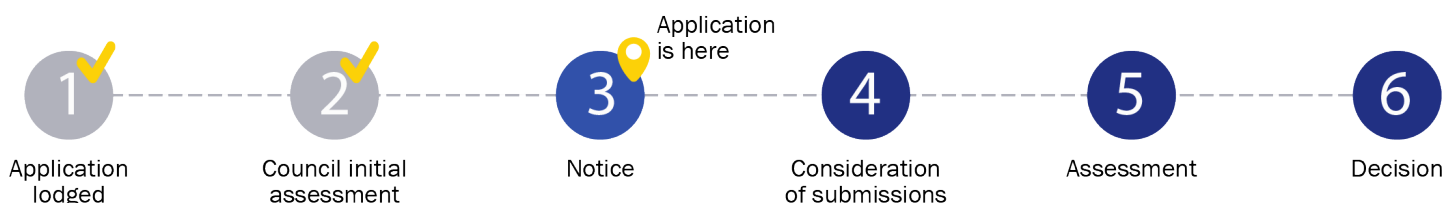
This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



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:		16 December 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.	An objection must: • 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.





Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Clear Form

Office Use Only

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

Any material submitted with this application, 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*. If you have any questions, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:

St. No.: 79

St. Name: Baldhill Road

Suburb/Locality: Pakenham

Postcode: 3810

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A

Lot No.:

☐ Lodged Plan

☐ Title Plan

☐ Plan of Subdivision

No.:

OR

L7 PS848698 V12394 F804

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? *

Use of the land for Retail Premises (Motor vehicle and Caravan sales – Car sales).

Cardinia
ADVERTISED MATERIAL
Planning Application: T250486
Date Prepared: 28 November 2025

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Estimated cost of any development for which the permit is required *

Cost \$0

You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Factory for Manufacturing Caravans



ADVERTISED MATERIAL

Planning Application: T250486
Date Prepared: 28 November 2025

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 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☒ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title:

Organisation (if applicable): RV Centre Victoria Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.: 79

St. Name: Baldhill Road

Suburb/Locality: Pakenham

State: VIC

Postcode: 3810

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone:

Email: ianj@willowrv.com.au

Mobile phone: 0433 285 386

Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*

Same as applicant ☐

Name:

Title:

First Name

Organisation (if applicable): RV Centre Victoria Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.: 40

St. Name: Elgin Street

Suburb/Locality: Berwick

State: VIC

Postcode: 3806

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Same as applicant ☐

Title:

First Name

Organisation (if applicable): MANDIKOS FAMILY HOLDINGS PTY LTD

Postal Address:

If it is a P.O. Box, enter the details here:

Owner's Signature (Optional):

Date: 12 08 2025

day / month / year

Declaration

This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature

Date: 12 08 2025

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

☒ No

☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist

Have you:

☒ Filled in the form completely?

☐ Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

☒ A full, current copy of title information for each individual parcel of land forming the subject site.

☒ A plan of existing conditions.

☒ Plans showing the layout and details of the proposal.

☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☐ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

☐ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☒ Completed the relevant council planning permit checklist?

☒ Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.



MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.

- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on the requirements.

▲ Copies of title documents can be obtained from Land Registry Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents

ADVERTISED MATERIAL

Planning Application: T250486

Life Prepared: 28 November 2025

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• completed the relevant Council planning permit checklist

• signed the declaration on the last page of the application form

▲ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

St. No.: <i>26</i>	St. Name: <i>Planmore Avenue</i>
Suburb/Locality: <i>HAWTHORN</i>	

Formal Land Description *
Complete either A or B.

 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A
☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision

B

1 For what use, development or other matter do you require a permit? *	<i>Construction of two, double-storey dwellings and construction of two new crossovers.</i>
--	--

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling.

 Provide a plan of the existing conditions. Photos are also helpful.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Name: ☐ Same as applicant

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Contact information for applicant OR contact person below

Business phone: Email:

Mobile phone: Fax:

Contact person's details*

☐ Same as applicant

Name: ☐ Same as applicant

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: ☐ Same as applicant

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner's Signature (Optional): Date:

day / month / year

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.:	Application No.: T250486	Property No.: 5000033020
Address of the Land:	Address: L7 PS848698 V12394 F804, 79 Bald Hill Road, Pakenham VIC 3810	

APPLICANT DETAILS

Name:	RV Centre Victoria Pty Ltd
Organisation:	
Address:	79 Bald Hill Road, Pakenham VIC 3810
Phone:	0430157462
Email:	accounts@willowrv.com.au

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	☒
Section 50A - Amendment to application at request of responsible authority before notice:	☐
Section 57A – Amendment to application after notice is given:	☐

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☒ ☒	Plans / other documents	Applicant / owner details
Land affected	Other	
Describe the changes. If you need more space, please attach a separate page.		
Requesting ByCycle Parking Waiver		
		 ADVERTISED MATERIAL Planning Application: T250486 Date Prepared: 28 November 2025 This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Specify the estimated cost of any development for which the permit is required:		
Not applicable ☒ X	Unchanged ☐	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	13 10 25

LODGEMENT

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.
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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 <i>Planning and Environment (Fees) Regulations 2016</i> 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 <i>Planning and Environment Act 1987</i>.
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 12394 FOLIO 804

Security no : 124130229249W
Produced 26/11/2025 08:02 AM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 848698Y.

PARENT TITLES :

Volume 09428 Folio 514 Volume 12231 Folio 762

Created by instrument PS848698Y 11/08/2022

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MANDIKOS FAMILY HOLDINGS PTY LTD of 22 VICTORIA KNOX AVENUE ROWVILLE VIC
3178
AW076576D 19/09/2022

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part E973103

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 PS848698Y 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: 79 BALD HILL ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Instrument
Document Identification	E973103
Number of Pages (excluding this cover sheet)	8
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8.00.G RT T

EST 103-43428 AUG 31-73

E973103

GAS AND FUEL CORPORATION OF VICTORIA

CREATION OF EASEMENT

REGD

No. ET1120.
- & 1122MADE AVAILABLE
TO ISSUE TO

30

Lynch Macdonald

[REDACTED] of Pakenham East Spinster

(hereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land secondly hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of ONE HUNDRED DOLLARS (\$100).

paid to me DO HEREBY TRANSFER and GRANT unto GAS AND FUEL CORPORATION OF VICTORIA of 171 Flinders Street Melbourne and its successors and transferees in fee simple the registered proprietor or proprietors for the time being of ALL THAT piece of land being the whole of the land described in Certificate of Title Volume 5219 Folio 723 (hereinafter called "the Grantee") at all times hereafter the full and free liberty and right, as appurtenant to the lands comprised in the said Certificate of Title (which land is hereinafter referred to as the "dominant tenement"), on over under and through ALL THAT piece of land delineated and coloured red on the plan marked 'A' & 'B' annexed hereto (hereinafter referred to as the "servient tenement") being part of Crown Allotment 32 Parish of Nar Nar Goon and being part of the lands comprised in Certificates of Title Volume 3482 Folio 241, Volume 3470 Folio 896 and Volume 6488 Folio 426

1/E + RESTRICTIVE COVT.

AT 3482/241 (P.)

T 3470/896 (P.)

F 6488/426 (P.)

to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantee useful in connection with or incidental to its undertaking including but without limiting the generality of the foregoing all such communication and power systems (including pole lines), drains, valves, valve chambers, manholes, inspection pits, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful or convenient in connection therewith or incidental thereto (hereinafter called "the Grantee's appliances") and together with the right for the Grantee and its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantee's associates")

ADVERTISED MATERIAL
Planning Application: T250486
Date Prepared: 25 November 2022

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(1) to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid and with or without vehicles, plant and equipment of any description;

(2) to clear the servient tenement and remove any obstructions therefrom and cut and remove timber, trees, undergrowth, crops and fences and construct and maintain gates in boundary fences abutting and in other fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantee shall consider necessary or desirable.

And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the servient tenement and every part thereof Hereby Covenants with the Grantee to the extent that the burden of this covenant may run with and bind the servient tenement and every part thereof and that the benefit thereof may be annexed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantee cultivate dig or excavate or permit to be cultivated dug or excavated any part of the surface of the servient tenement to a depth greater than one foot or plant or permit to be planted any trees or shrubs on the servient tenement or excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the servient tenement or any part thereof any pit, well, foundation, pavement or other structure or installation or use or permit to be used on or under the servient tenement or any part thereof explosives of any type nor shall the Grantor alter or disturb or permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the servient tenement but otherwise the Grantor shall have the right fully to use and enjoy the servient tenement subject always to and so as not to interfere with the rights and privileges hereby granted and conferred upon the Grantee.

The Grantor and the Grantee hereby mutually covenant and agree one with the other of them as follows:—

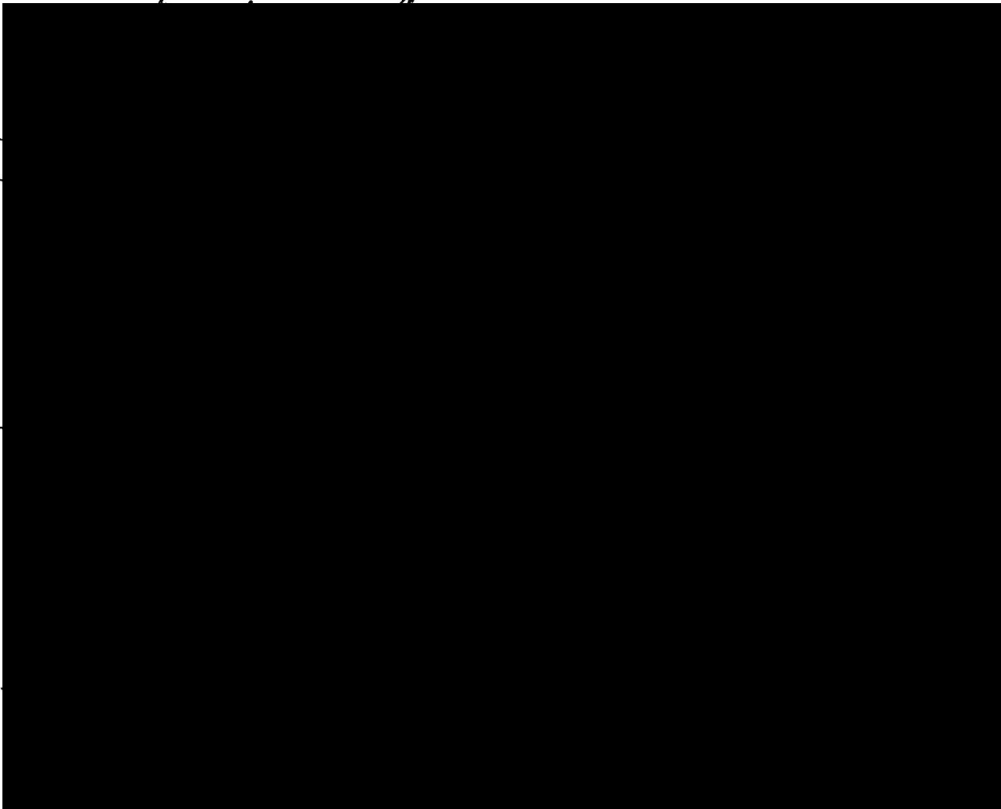
- (a) The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantee.
- (b) In the exercise of the rights hereby granted the Grantee shall do as little damage as possible and the Grantee shall if so required within two years from the exercise of such rights compensate the Grantor for damage done to the Grantor's crops, timber, pasture lands, livestock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. In the event of any difference arising between the Grantor and the Grantee as to the amount of such compensation the same shall be determined in the manner provided in the Lands Compensation Act 1958. Any compensation paid by the Grantee to the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto in which any tenant, sharefarmer or other person has any interest and the Grantor agrees to indemnify the Grantee against any claim by any such tenant, sharefarmer or other person for any damage done by the Grantee in the performance of its rights under this easement.
- (c) The Grantee shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore contained and insofar as it is practicable so to do bury to a minimum depth of thirty inches below the level of the immediately surrounding land and maintain all pipelines so as not to interfere unreasonably with the use of the servient tenement and restore the surface of the servient tenement to its condition prior to the exercise of the rights granted herein.



DE973103-1-3

- (d) Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantee's appliances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantee shall at all times remain the property of the Grantee and its successors and assigns, notwithstanding that the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee and its successors and assigns.
- (e) Unless otherwise agreed by the Grantor and the Grantee upon the discontinuance of the use of the servient tenement by the Grantee the Grantee may at its option leave the pipe or any part thereof and the Grantee's appliances in the ground but if the Grantee damages the property of the Grantor during the removal of the pipe or appliances then the Grantee will compensate the Grantor upon the terms and in the manner contained in Clause (b) hereof.
- (f) The Grantee performing and observing the covenants and conditions on its part to be observed and performed shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or in trust for the Grantor.
- (g) All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantee at 171 Flinders Street Melbourne or such other address as the Grantor and Grantee may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted. All notices to be given by the Grantee hereunder may be signed on behalf of the Grantee by its Secretary or Substitute Secretary for the time being.
- (h) Neither this instrument nor anything herein contained shall affect restrict limit or detract from or prejudice the rights power authority or immunity of the Grantee or the Grantee's associates under the Pipelines Act 1967 or any subsequent amendments thereto or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12 of the said Act or any written permission given pursuant to Section 22 (1) of the said Act or any other rights of the Grantee under the said Act or under the Gas and Fuel Corporation Act 1958 or any subsequent amendments thereto as the case may be.
- (i) The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantee to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantee be reasonably required.
- (j) Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally.
- (k) Nothing herein contained shall be deemed or construed to authorise or permit the construction operation or use of a pipeline outside the terms and conditions of any permit or licence issued pursuant to the Pipelines Act 1967.
- (l) The Grantee will at all times hereafter keep indemnified the Grantor from and against all damage, injury or nuisance which may be caused or occasioned by the escape of liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance from the Grantee's pipeline or pipelines and appliances on to or over the servient tenement if such damage arises from any failure of the Grantee to construct maintain and operate such installations in a proper and safe manner and design having regard to present day knowledge.

Cardinia
ADVERTISED MATERIAL
Planning Applications 12-1988
Date Prepared: 28 November 2025



three

'A'

Essement required for **2" HIGH PRESS. PIPELINE**
PAKENHAM EAST

Owner **ELLEN MULCAHY**

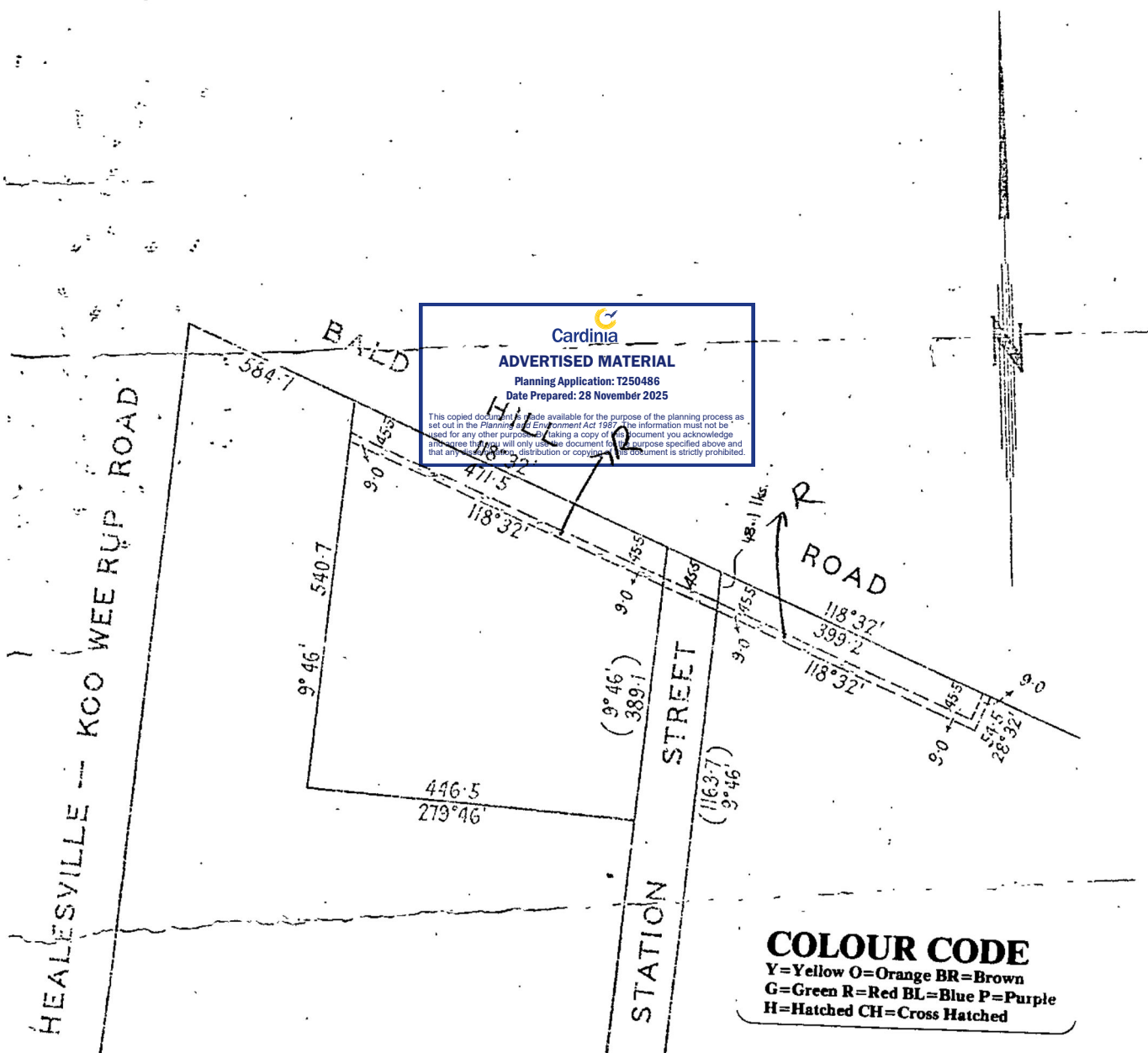
Address **PAKENHAM EAST**

Part of Allotment **32** Section

Parish of **NAR NAR GOON** County of **MORNINGTON**

Area ^{a.} ^{r.} ^{p.} Certificate { Vol. **3482** **6488**
 Fol. **241** **426**

Scale: **2 CHAINS** to an Inch.



Measurement

Draftsman

Checked

Chief Drafts

CHIEF ENGINEER

Date



DE973103-2-0

ET 1120



Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION AND MANAGEMENT

ADVERTISED MATERIAL

Planning Application: T250486

10/11/2025 10:00 AM

**INTENTIONALLY
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'B'

Easement required for **2" HIGH PRESS. PIPELINE**
PAKENHAM EAST

Owner **ELLEN MULCAHY**

Address **PAKENHAM EAST**

Part of Allotment **32**

Section

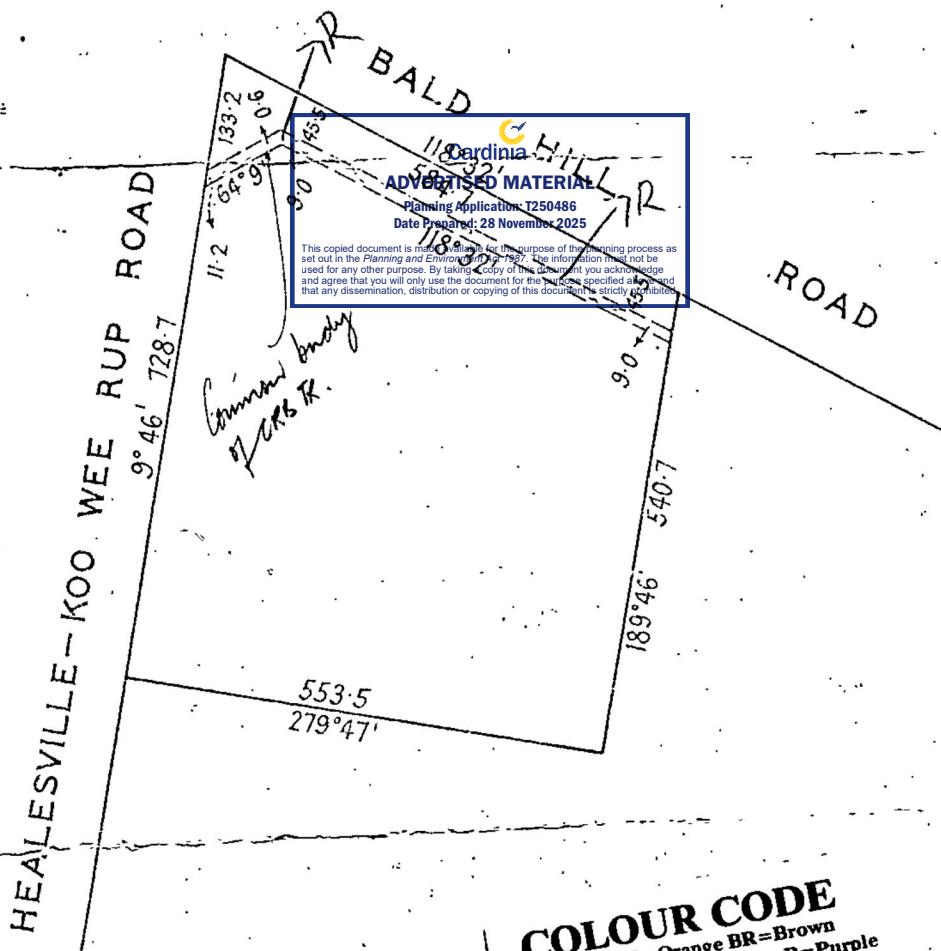
Parish of **NAR NAR GOON**

County of **MORNINGTON**

Area **0** a. - **0** r. - **8** p.

Certificate { Vol. **3470**
Fol. **896**

Scale:- **2 CHAINS** to an Inch.



COLOUR CODE
Y=Yellow O=Orange BR=Brown
G=Green R=Red BL=Blue P=Purple
H=Hatched CH=Cross Hatched

Measured

Drafted

Checked

Chief Dra

CHIEF EN

Date



DE973103-3-6

ET 1122

 **Natural Resources and Environment**
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT
Cardinal

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ENCUMBRANCES REFERRED TO:

Any Easements affecting the same

....., being registered as the proprietor of
Instrument of Mortgage Registered Number over the land described in the foregoing Creation of
Easement as the servient tenement **HEREBY CONSENTS** to the said Creation of Easement and to such easement taking priority to the
said Instrument of Mortgage and to an endorsement to that effect being placed on the said Mortgage.

DATED the day of One thousand nine hundred and



ADVERTISED MATERIAL

Planning Application: T250486

Date Prepared: 28 November 2025

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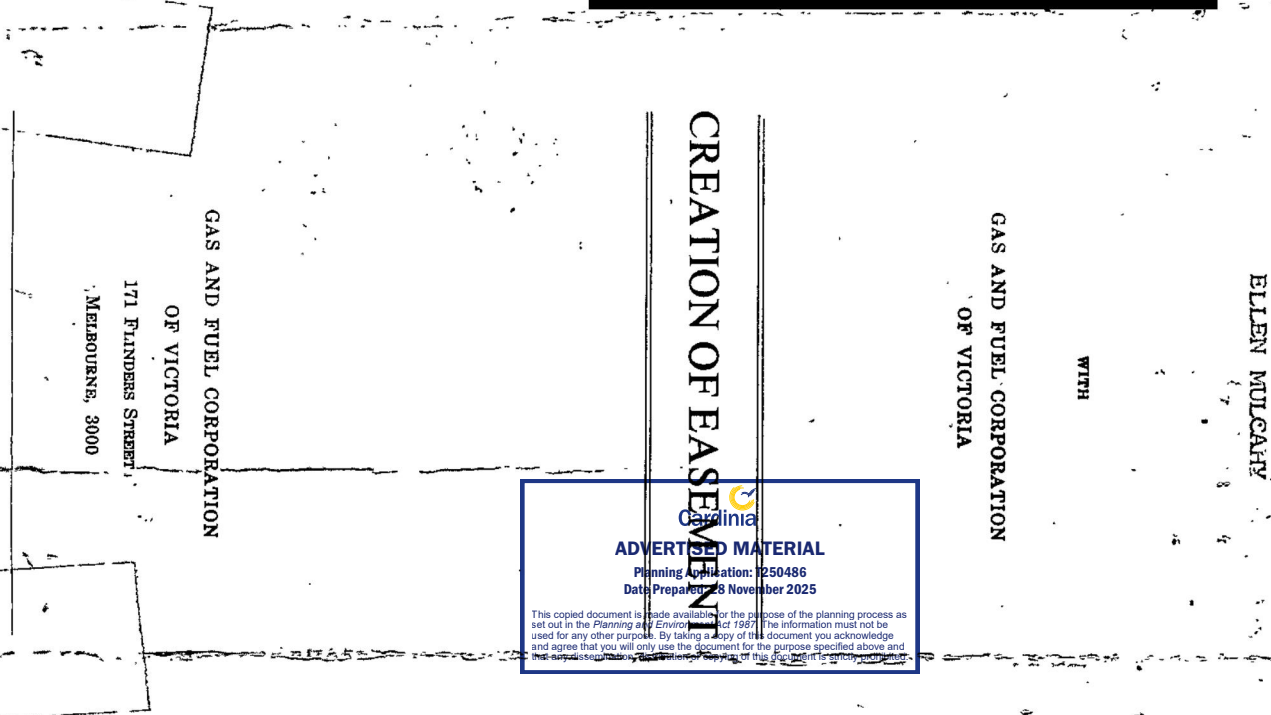
DE973103-4-2

Ref:G.4872

Registrar of Titles,
Titles Office,
283 Queen Street,
MELBOURNE. 3000.

6th August, 1973.

Please register this Creation of Easement and return the relevant
Titles Volume 3483 Folio 241, Volume 3470 Folio 896 and Volume 6488
Folio 426 to Lynch & MacDonald, 118 Queen Street, Melbourne.



DATED

19

A memorandum of the within instrument
has been entered in the Register Book.



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS848698Y
Number of Pages (excluding this cover sheet)	5
Document Assembled	26/11/2025 08:02

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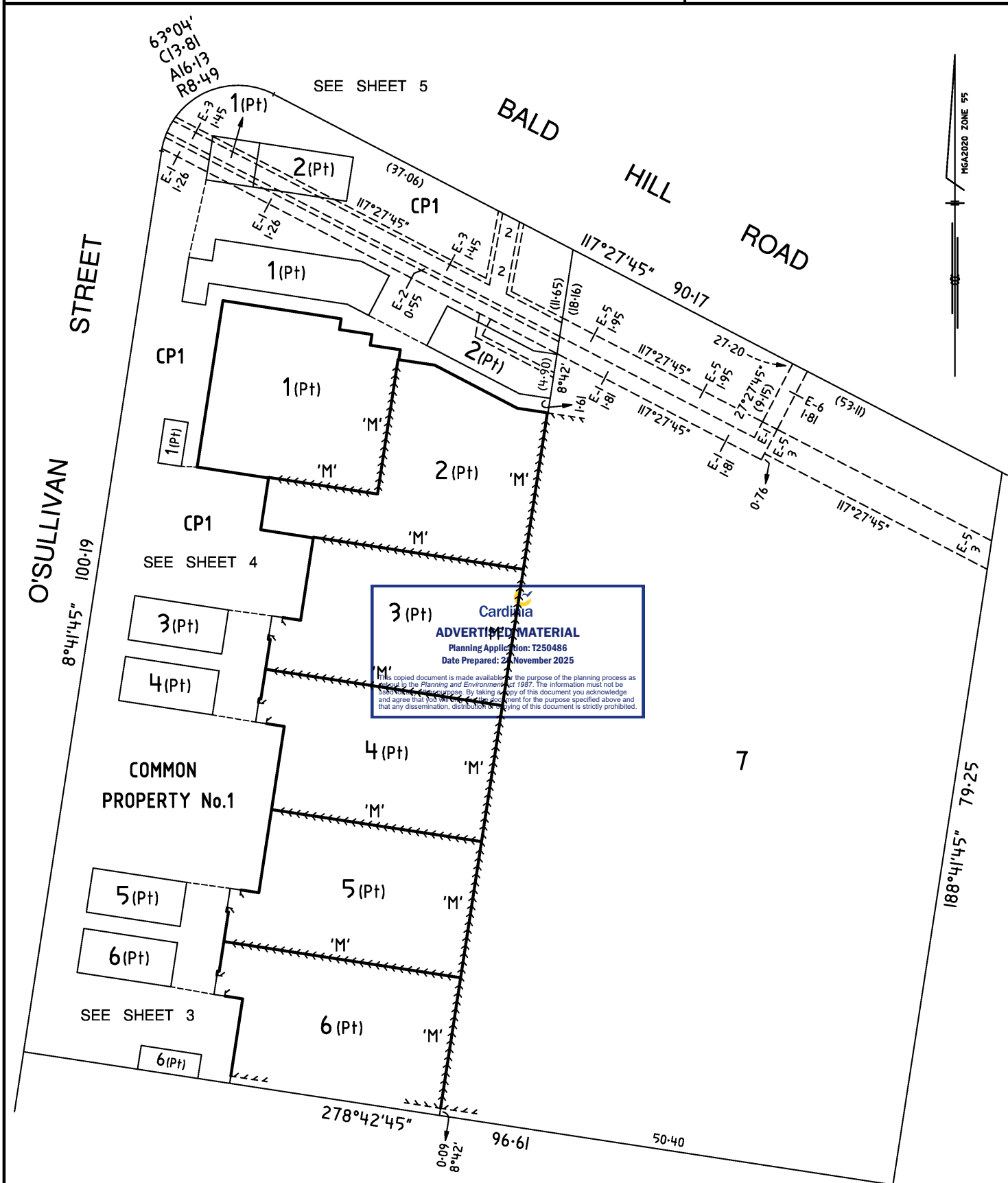
The document is invalid if this cover sheet is removed or altered.



PLAN OF SUBDIVISION			LV USE ONLY EDITION 1	PLAN NUMBER PS 848698Y
LOCATION OF LAND Parish: NAR NAR GOON Township: - Section: - Crown Allotment: 32 (PART) Crown Portion: - Title Reference: VOL 12231 FOL 762 & VOL 9428 FOL 514 Last Plan Reference: LOT 1 ON PS815207J & LOT 1 ON TP710993Y Postal Address: 77 - 79 BALD HILL ROAD, (at time of subdivision) PAKENHAM 3810 MGA2020 Co-ordinates: E 368 000 Zone: 55 (of approx. centre of land in plan) N 5 783 620			Council Name: Cardinia Shire Council Council Reference Number: S21-023 Planning Permit Reference: T210136 SPEAR Reference Number: S170982S Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Sonia Higgins for Cardinia Shire Council on 09/06/2022 Statement of Compliance issued: 17/06/2022	
VESTING OF ROADS AND / OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Boundaries shown by continuous thick lines are defined by buildings. Location of boundaries defined by buildings. Median: BOUNDARIES SHOWN HATCHED THUS 'M' Exterior Face: ALL OTHER BOUNDARIES CP1: DENOTES COMMON PROPERTY No.1	
NIL	NIL			
NOTATIONS			Cardinia ADVERTISED MATERIAL Planning Application: T250486 Date Prepared: 24 November 2025 This copied document is made available for the purpose of the planning process as part 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.	
Depth Limitation: DOES NOT APPLY Staging: This is not a staged subdivision. Planning Permit No. T210136 OWNERS CORPORATION NOTATION LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES. Survey: This plan is based on survey. This survey has been connected to permanent marks no(s) 328, 786 & 787 In proclaimed Survey Area No. 71				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LAND IN THIS PLAN, EXCEPT LOT 7 IS EXCLUDED FROM SECTION 12(2) FOR WATER AND SEWERAGE SERVICES ONLY.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1,E-2,E-6	GAS SUPPLY	SEE DIAG.	C/E E973103	GAS & FUEL CORPORATION
E-2,E-3	SEWERAGE	SEE DIAG.	C/E N508472H	PAKENHAM WATER BOARD
E-4	SEWERAGE	2	C/E AT392014L	SOUTH EAST WATER CORPORATION
E-1,E-2, E-3,E-5	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
Nilsson, Noel & Holmes (Surveyors) Pty. Ltd. A.C.N. 067 949 615 Surveyors, Engineers & Town Planners 8A Codrington Street, Cranbourne 3977 Phone (03) 5996 4133 Email: mail@nnhsurveyors.net.au			REF: 0094 DWG No. 0094S 06/06/2022 Digitally signed by: Grant Thomas Napper, Licensed Surveyor, Surveyor's Plan Version (4), 11/08/2022, SPEAR Ref: S170982S	ORIGINAL SHEET SIZE: A3 Sheet 1 of 5 sheets PLAN REGISTERED TIME: 4:46pm DATE: 11/06/2022 A. Ross Assistant Registrar of Titles

PLAN OF SUBDIVISION

PLAN NUMBER
PS 848698Y



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

A.C.N. 067 949 615

Surveyors, Engineers & Town Planners

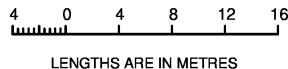
8A Codrington Street, Cranbourne 3977

Phone (03) 5996 4133

Email: mail@nnhsurveyors.net.au



SCALE
1:400



LENGTHS ARE IN METRES

Digitally signed by: Grant Thomas Napper, Licensed Surveyor,
Surveyor's Plan Version (4),
11/08/2022, SPEAR Ref: S170982S

REF: 0094 DWG No. 0094S 06/06/2022

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by:
Cardinia Shire Council,
09/06/2022,
SPEAR Ref: S170982S



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 26/11/2025 08:02:25 AM

Status	Registered	Dealing Number	AW076576D
Date and Time Lodged	19/09/2022 12:06:23 PM		

Lodger Details

Lodger Code	16320Q
Name	WESTPAC BANKING CORPORATION
Address	
Lodger Box	
Phone	
Email	
Reference	



ADVERTISED MATERIAL
Planning Application 12394/804
Date Prepared: 28 November 2025

Jurisdiction

VICTORIA

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Land Title Reference

12394/804

Transferor(s)

Name	BEN & MIC PTY LTD
ACN	628174854
Name	OZCRO PTY LTD
ACN	062828675
Name	THORNSUN PTY LTD
ACN	007414244

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 4500000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
----------------------	-----------------



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name MANDIKOS FAMILY HOLDINGS PTY LTD
ACN 621065487
Address
Street Number 22
Street Name VICTORIA KNOX
Street Type AVENUE
Locality ROWVILLE
State VIC
Postcode 3178

Duty Transaction ID
5517323

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.



Signer Name

Signer Organisation

Signer Role

Execution Date

THORNSUN PTY LTD

BEN & MIC PTY LTD

OZCRO PTY LTD

ECONVEY

LAW PRACTICE

19 SEPTEMBER 2022

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of

MANDIKOS FAMILY HOLDINGS
PTY LTD

Signer Name

Signer Organisation

Signer Role

Execution Date

AUGHTERSONS LAWYERS
PTY LTD

AUSTRALIAN LEGAL
PRACTITIONER

19 SEPTEMBER 2022

File Notes:

NIL



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.





Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 26/11/2025 08:02:24 AM

OWNERS CORPORATION 1
PLAN NO. PS848698Y

The land in PS848698Y is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 6.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

FACEY OWNERS CORP 10A E J COURT DANDENONG SOUTH VIC 3175

AX767030Q 27/02/2024



ADVERTISED MATERIAL

Planning Application: T250486
Date Prepared: 28 November 2025

Owners Corporation Manager:

NIL

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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:

1. AX710139M 13/02/2024

Additional Owners Corporation Information:

OC056257V 11/08/2022

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	364	364
Lot 2	398	398
Lot 3	370	370
Lot 4	370	370
Lot 5	370	370
Lot 6	372	372



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 26/11/2025 08:02:24 AM

OWNERS CORPORATION 1
PLAN NO. PS848698Y

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Total	2244.00	2244.00

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.

Statement End.



ADVERTISED MATERIAL

Planning Application: T250486

Date Prepared: 28 November 2025

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E-mail: accounts@willowrv.com.au

Date: 22-Sep-25

To:

[REDACTED]
Statutory Planner
Cardinia Shire Council
20 Siding Avenue
Officer VIC 3809

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

Re: Response to Request for Further Information – Application No. T250486 PA

Address: 79 Bald Hill Road, Pakenham VIC 3810

Proposal: Use of the land for Retail Premises (Motor Vehicle and Caravan Sales)

Dear [REDACTED]

Further to Council's correspondence dated 4 September 2025, please find enclosed our response to the Section 54 Request for Further Information regarding the above application.

The submission includes the following:

1. **A current Certificate of Title and Title Plan** (Volume 12394 Folio 804).
2. **A Town Planning Report** addressing all matters raised in Council's RFI.
3. **Site Plan (A3)** – fully dimensioned, showing boundaries, buildings, easements, accessways, parking layout, loading bay and waste bin locations.
4. **Floor Plan (A3)** – fully dimensioned, showing the internal layout of the existing building, including showroom areas, warehouse areas and amenities.

We believe this information satisfactorily addresses all outstanding matters and demonstrates that the proposed use is appropriate for the site and will not result in unreasonable impacts on the surrounding area.

Please confirm receipt of this information and advise of the next steps in the assessment process. Should you require any clarification or additional information, I would be pleased to assist.

Kind regards,

[REDACTED]
RV Centre Victoria Pty Ltd

Phone (03) 9769 9988 Mobile 0430 157 462 (Primary) or 0433 285 386 (Secondary)

Company Address: 77-79 Bald Hill Rd, PAKENHAM VIC 3810

Postal Address: 40 Elgin Street, Berwick, Victoria 3806



ADVERTISED MATERIAL

Planning Application: T250486

Date Prepared: 28 November 2025

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Town Planning Report

Application No.: T250486 PA

Address: 79 Bald Hill Road, Pakenham VIC 3810

Proposal: Use of the land for Retail Premises (Motor Vehicle and Caravan Sales)

Applicant: RV Centre Victoria Pty Ltd



ADVERTISED MATERIAL

Planning Application: T250486

Date Prepared: 28 November 2025

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1. Introduction

This Town Planning Report has been prepared in support of a planning permit application under Section 54 of the Planning and Environment Act 1987.

The proposal seeks to use the existing showroom within the premises at 79 Bald Hill Road, Pakenham for the display and sale of motorhomes, in addition to the existing manufacturing use. No buildings or works are proposed. The existing showroom area is to be used for the display and sale of motorhomes manufactured on site.

2. Site and Surrounds

The site is identified as Lot 7 on Plan of Subdivision 848698Y, Volume 12394 Folio 804. It is registered to Mandikos Family Holdings Pty Ltd and is encumbered by a mortgage to Westpac Banking Corporation and a covenant (E973103), neither of which restrict the proposed use. The site is located within an industrial precinct on Bald Hill Road, surrounded by manufacturing, warehousing and commercial operations. There are no sensitive residential uses in the immediate vicinity.

3. Existing Use

The land is currently used for the manufacturing of caravans and motorhomes and for the sale of caravan parts.

- Employees: Approximately 20 staff work on site, though not all attend daily.
- Operating hours: Monday to Friday, 7:00 am – 4:00 pm.
- Car parking: 30 car spaces are available on site, with a portion regularly utilised.

4. Proposed Use

The proposal seeks to establish a retail premises (motor vehicle and caravan sales) within the existing showroom.

- Employees: Up to 3 sales/marketing staff at any one time.
- Patrons: Generally 1–2 customers at a time, primarily by appointment.
- Deliveries: Limited to weekday hours (9:00 am – 4:00 pm). Maximum delivery vehicle size is a truck approximately 7.2 m in length.
- Sales model: Motorhomes to be sold will be manufactured on site. From time to time, additional vehicles may be delivered for sale.
- Parking: A maximum of 10 spaces will be allocated for staff, leaving sufficient capacity for customers within the 30 on-site car spaces.
- Servicing/repairs: No minor repairs, servicing or accessory fitting is proposed.
- Waste management: To continue under the current private contractor arrangements servicing the factory.

5. Signage

No new signage is proposed as part of this application. Any future signage will be subject to a separate application.

6. Car Parking

Clause 52.06 of the Cardinia Planning Scheme requires that parking is provided to the satisfaction of the Responsible Authority for uses not listed in Table 1.

With 30 on-site spaces available, the proposal is considered adequate to accommodate both staff and customer demand.

7. Bicycle Facilities

Clause 52.34 would ordinarily generate a requirement for bicycle facilities for retail uses. However:

- Customers overwhelmingly travel by car given the size of motorhomes.
- The industrial location is not within a walkable activity centre.
- Staff numbers are minimal (2–3).
- Informal bicycle parking can be accommodated along the mesh fence if required.

On this basis, a waiver of bicycle facility requirements is sought under Clauses 52.34-5 and 52.34-6. The decision guidelines of Clause 52.34-4 support such a waiver where demand is negligible.

8. Site Plan

A fully dimensioned site plan (A3) is attached, showing:

- Site boundaries and dimensions.
- Existing buildings and structures.
- Easements and accessways.
- Numbered car parking spaces (30).
- Loading bay and waste bin areas.
- North point and reference details.

9. Floor Plan

A fully dimensioned floor plan is attached, showing:

- Showroom areas (363.8 m² and 396.7 m²).
- Warehouse areas.
- Loading bay and amenities.
- Proposed motorhome display layout.
- North point and reference details.

10. Conclusion

The proposed use is a logical and modest extension of the existing lawful use of the land. It makes efficient use of the existing showroom, supports local employment, and generates minimal additional amenity impacts.

The proposal:

- Aligns with the zoning and character of the industrial precinct.
- Provides sufficient on-site parking.
- Justifies a waiver of bicycle parking facilities.
- Introduces no unreasonable impacts to neighbouring land.

Approval is therefore respectfully sought.



CONSTRUCT 9.0m WIDE CONCRETE VEHICULAR CROSSING IN ACCORDANCE WITH SHIRE COUNCIL STANDARDS AND SPECIFICATIONS

TBM RIVET IN TOP OF KERB RL 22.35

A GRADED ACCESS WAY IS TO BE PROVIDED THROUGH THE PRINCIPLE PEDESTRIAN ENTRY THROUGHOUT THE AREA OF NEW WORKS A.S.1428.1 GRADE 1:20 MAX. AND 1:40 GRADE AT FRONT ENTRY DOOR. HAVE A SLIP RESISTANT SURFACE, TRAVERSABLE BY PERSONS IN A WHEELCHAIR HAVE SMOOTH TRANSITIONS WITH A ZERO THRESHOLD WITH CONSTRUCTION TOLERANCES OF - MAX. VERTICAL DROP OF 3mm - MAX. BEVELED VERTICAL DROP OF 5mm - WITH ANY CARPETS HAVING A PILE HEIGHT NOT MORE THAN 11mm AND CARPET BACKING NOT EXCEEDING 4mm HIGH

CONSTRUCT 7.0m WIDE CONCRETE VEHICULAR CROSSING IN ACCORDANCE WITH SHIRE COUNCIL STANDARDS AND SPECIFICATIONS

CONSTRUCT 6.0m WIDE CONCRETE VEHICULAR CROSSING IN ACCORDANCE WITH SHIRE COUNCIL STANDARDS AND SPECIFICATIONS

CONSTRUCT 6.0m WIDE CONCRETE VEHICULAR CROSSING IN ACCORDANCE WITH SHIRE COUNCIL STANDARDS AND SPECIFICATIONS

ADVERTISED MATERIAL

Planning Application: T250486

Date Prepared: 28 November 2025

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2 No. 13

No. 77

TP709856X
5273m²

No. 79

TP710933Y
4415m²

CONSTRUCT 8.0m WIDE CONCRETE VEHICULAR CROSSING IN ACCORDANCE WITH SHIRE COUNCIL STANDARDS AND SPECIFICATIONS

BALD HILL ROAD

STATISTICS M2

SITE AREA	5273.0
SHOWROOM 1	363.8
SHOWROOM 2	396.7
WAREHOUSE 3	378.2
WAREHOUSE 4	378.2
WAREHOUSE 5	378.2
WAREHOUSE 6	380.1

SITE COVER MAX	2275.2
SITE COVER RATIO (0.431)	43 %

STATISTICS M2

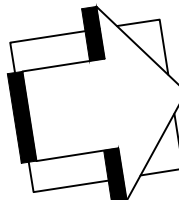
SITE AREA	4415.0
WAREHOUSE 7	2008.0
LOWER OFFICE	280.1
UPPER OFFICE	194.0

SITE COVER MAX	2288.1
SITE COVER RATIO (0.518)	51 %

Project: PROPOSED WAREHOUSE SHOWROOM DEVELOPMENT
Client: OZCRO & THORNSUN PTY LTD
Address: No. 77 - 79 BALD HILL ROAD PAKENHAM

Date: Issue: Amendments:

NORTH



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Drawing Title: WORKING DRAWING

This is sheet 1 of the drawings referred to in the contract dated:
Signed Owner:
Signed Builder:

THOMAS ANDERSON DESIGN

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LANGWARRIN, VICTORIA 3910

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e. studio@tadesign.com.au



Job No.: 18-0494 Sheet No.: 1 Issue No.: A..

GENERAL NOTES:

TO BE READ IN CONJUNCTION WITH SPECIFICATION

REFER TO ENGINEERS SOIL REPORT NO. 201163
HARDCORE GEOTECH PTY LTD

FIRE SERVICES NOTES & LEGEND

- ALL FIRE SERVICE TO COMPLY WITH BCA PART E1.4
- THE SIZE TYPE AND LOCATION OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN TO THE SATISFACTION OF THE CHIEF FIRE OFFICER.
- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH (A) MPDWB WATER SUPPLY BY-LAWS (B) C.F.A. FIRE SERVICE REQUIREMENTS (C) VICTORIAN BUILDING REGULATIONS
- ALL FIRE SERVICE PIPES ARE TO BE COPPER TUBE TO A.S. 1482
- CONNECT COPPER PIPES TO VALVES WITH COPPER/ALLOY FITTINGS TO A.S. 1590
- PROVIDE 750mm COVER TO ALL PIPES UNDER PAVEMENT
- PROVIDE AND MAINTAIN AN ESSENTIAL SERVICES LOG BOOK IN METER BOX OR AT SWITCHBOARD IN KEEPING WITH BUILDING REGULATIONS 2006 PART 12
- PROVISION OF FIRE PRECAUTIONS DURING CONSTRUCTION IN BUILDINGS NOT GREATER THAN 12m IN HEIGHT NOT LESS THAN 1 FIRE EXTINGUISHER TO SUIT CLASS A.B. & C. FIRES & ELECTRICAL FIRES TO PROVIDE AT ALL TIMES ON EACH STOREY ADJACENT TO EACH REQUIRED EXIT OR TEMPORARY STAIRWAY OR EXIT. E1.9 (a)

- 2A 80B(E) DRY CHEMICAL
 - 3A. AIR/WATER 9 LITRE
 - 4A80B(E) DRY CHEMICAL
- TOP OF EXTINGUISHER TO BE 1.20 MAX. ABOVE F.L. WITH SIGNAGE AT 2.00m ABOVE F.L.
- EXTINGUISHERS TO BE HUNG ON SUITABLE HOOKS
- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444
- HYDRANT
- 36.00m HOSE AND REEL IN ACCORDANCE WITH A.S. 2441
- REFER TO FIRE SERVICE DESIGN

ELECTRICAL LEGEND

- MAIN ELECTRICAL SWITCHBOARD, LOCATED IN THE PATH OF TRAVEL TO EXITS ENCLOSED IN METAL OR NON COMBUSTIBLE CABINET WITH SMOKE PROOF DOORS
- SUPPLY AUTHORITY METERS TO BE INSTALLED BY A QUALIFIED ELECTRICIAN AND APPROVED BY RELEVANT AUTHORITY WITH ACCESS FROM COMMON PROPERTY. LOCATION TO BE CONFIRMED
- EMERGENCY EXIT LIGHTS CLEVERFIT EXIT RANGE
- MOUNT HEIGHT = 2400 DCFLED C0 E1.6 C90 E1.25
- EMERGENCY LIGHT (LIFELIGHT)
- MOUNT HEIGHT = 2700 L10 C0 D32 - C90 D32
- EMERGENCY LIGHT (SABRE)
- MOUNT HEIGHT = 6000 L10 C0 D63 - C90 D50
- EXIT SIGNS & EMERGENCY LIGHTING TO COMPLY WITH AS2293

DOOR SCHEDULE

- ALL DOOR FURNITURE TO BE 'D' TYPE LEVER HANDLES
- REFER TO EXIT DOOR NOTE ON PLAN
- COLOUR CONTRAST DOOR FRAMES AND HANDRAILS
- PROVIDE SELF-CLOSING DOORS TO AIR-LOCKS & ANY FIRE DOOR
- ALL DOORS IN A REQUIRED EXIT OR PATH OF TRAVEL TO AN EXIT IS REQUIRED TO HAVE AN UNOBSTRUCTED HEIGHT OF 2m
- 400 X 400 ALUMINIUM DOOR RELIEF GRILLS
- ALTERNATIVELY ADOPT 25MM GAP UNDER DOORS TO PROVIDE RELIEF AS REQUIRED TO BUILDERS DISCRETION

NOTES SCHEDULE

- FLOOR COVERINGS:
PROVIDE CERAMIC FLOOR TILES ON CONCRETE TO WET AREAS
WALL COVERINGS:
PROVIDE CERAMIC TILES TO 300mm, ABOVE SINKS AND BASINS
PROVIDE CERAMIC WALL TILES TO MASONRY OR 4.5mm CEMENT SHEET BASE TO STUD WALLS TO 1800mm.
ABOVE FLOOR TO THE FOLLOWING AREAS: TOILETS
- WET AREAS:
ALL JOINTS, CORNERS & JUNCTIONS IN OR BETWEEN THE IMPERVIOUS SURFACE OF WALLS, FLOORS & PENETRATIONS SHALL BE MADE WATERPROOF TO THE SATISFACTION OF THE BUILDING SURVEYOR & A.S. 3740.
- WINDOWS: CAPRAL SERIES 400 ALUMINIUM FRAMES
ALL GLAZING AS TO A.S.1288 & A.S. 2047
100 X 44mm COMMERCIAL ALUMINIUM FRAMED SECTION SUPPORTED AT ALL EDGES
MEASURE ALL GLAZING ON SITE PRIOR TO FABRICATION
REFER TO ENERGY REPORT.
- PLASTERBOARD INTERNAL LININGS U.N.O
- WHERE SITE HAS BEEN DESIGNATED AS LIKELY TO BE SUBJECT TO INFESTATION BY TERMITES.
ALL PRIMARY BUILDING ELEMENTS OF THE TYPE NOT SUBJECT TO ATTACK FROM SUBTERRANEAN TERMITES TO BE USED IN WHICH CASE CLAUSE B1.4(i) & A.S.3660.1-2000 NEED NOT APPLY
- STAIR NOTES: TREADS: 250mm MIN
PROVIDE NON-SLIP FINISH OR ADEQUATE NON SKID STRIP NEAR EDGE OF NOSING TO STAIR TREADS
RISERS: 190mm MAX
HANDRAIL: 1000 HIGH
CLEARANCE ON STAIR: 2000mm MIN
BALASTER OR RAILS: 124mm BETWEEN
PROVIDE TACTILE INDICATORS & TACTILE INDICATOR MAT AT TOP & BOTTOM OF STAIRWAY IN ACCORDANCE WITH A.S.1428.4
- WHERE DIRECTED BY LOCAL AUTHORITY
ALL EXTERNAL STEEL LINTELS & WALL TIES ETC.
USED IN MASONRY OR MASONRY VENEER CONSTRUCTION ARE TO BE GALVANISED TO COMPLY WITH DURABILITY REQ'S RULE 3.4 A.S.3700
IS/IS NOT REQUIRED AS MANDATORY REQUIREMENT
- SARKING MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5. PROVIDE SAFETY MESH UNDER
- WATER CLOSET DOORS: PROVIDE LIFT UP HINGES TO ALL WATER CLOSET DOORS.

DISABLED PERSON FACILITIES

- PROVIDE WALKWAY GRADE 1:20 FOR DISABLED PERSONS ACCESS FROM DESIGNATED CARPARKING SPACE.
- LANDING AT FRONT ENTRY DOOR MAX. GRADE 1:40
- PROVIDE SYMBOL FOR DISABLED AT ACCESS ADJACENT TO RELEVANT DOORS AS SPECIFIED TO A.S. 1428.1

ALL DIMENSIONS & LEVELS TO BE CHECKED & VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS

LIGHT & VENTILATION

- EXHAUST FAN SIMULTANEOUS WITH LIGHT TO PROVIDE MIN. 25 LITERS PER SECOND AIR CHANGES. DUCTED TO EXTERNAL
- MECHANICAL VENTILATION IN ACCORDANCE TO PART F4 & A.S.1668.2 CLAUSE 3.7.2
- C.R.L. CLEAR ROOF LIGHT ON APP D SAFETY MESH
- APEX ROOF VENT: PROV m2 PER FACTORY
- MECHANICAL VENTILATION IN ACCORDANCE TO PART F4 & A.S.1668.2 VIA A/C UNIT MOUNTED ON ROOF OR WALL OR PROVIDE OPENABLE WINDOW CAPACITY: 150 L/SEC

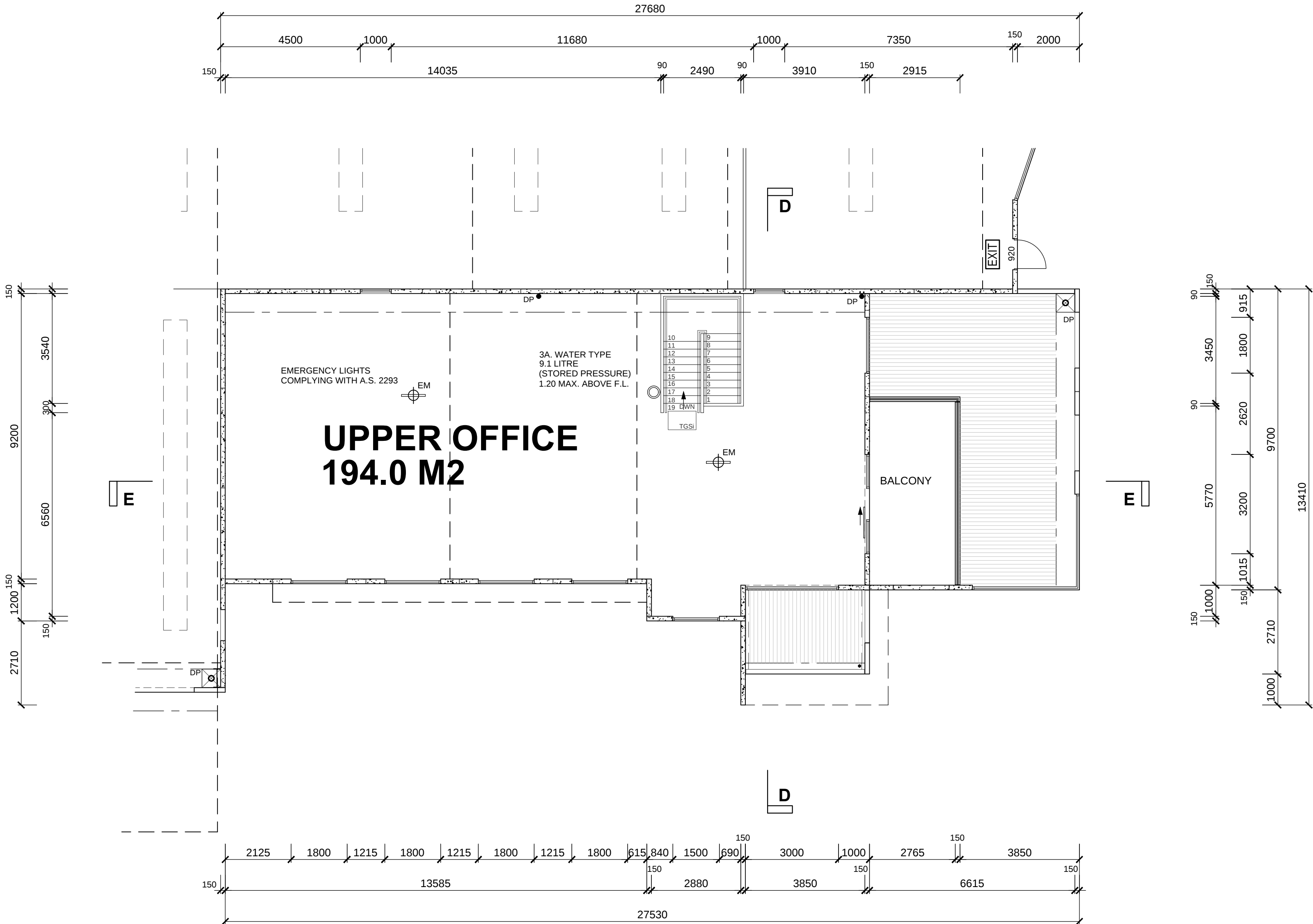


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Planning Application: T250486

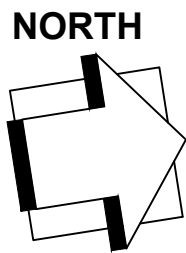
Date Prepared: 28 November 2025

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Client: OZCRO & THORNSUN PTY LTD
Address: No. 77 - 79 BALD HILL ROAD PAKENHAM

Date:	Issue:	Amendments:



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THOMAS ANDERSON DESIGN

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Size: A1
Date: NOV. 2020
Drawn: MARIO
BPN: DP-AD1159
Issue No: A..

Job No.: 18-0494 Sheet No.: 4