

Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 PS602678 V11016 F786 FY 1/30 Michael Street, Pakenham VIC 3810
The application is for a permit to:	Use of the land for a Restricted Recreation Facility (Golf Simulator Premises) and variation of the Bicycle requirements of Clause 52.34-5

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

33.01-1	Use of the land for a Restricted Recreation Facility
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: Driven by Data Pty Ltd

Application number: T260019



ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.

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:

28 April 2026

WHAT ARE MY OPTIONS?

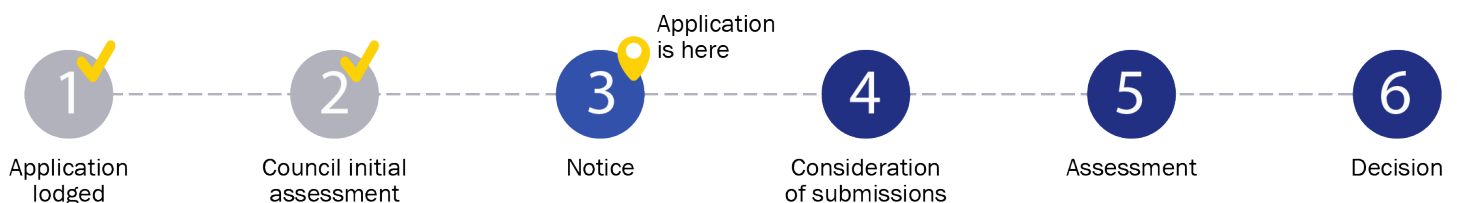
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

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.



Application Summary

Portal Reference	D12643RX
Reference No	T260019

Basic Information

Cost of Works	\$0
Site Address	FY 1/30 Michael Street Pakenham VIC 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached
<input type="checkbox"/> Note: During the application process you may be required to provide more information in relation to any encumbrances.	


ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.

Documents Uploaded

Date	Type	Filename
21-01-2026	Additional Document	Copy of plan 9.12.25.pdf
21-01-2026	Additional Document	Copy of title 9.12.25.pdf
21-01-2026	Additional Document	Owners Consent Form - 1 30 Michael Street Pakenham (1).pdf
21-01-2026	Additional Document	Owners Corporation Basic Report 9.12.25.pdf
21-01-2026	Additional Document	248T-TIA-F01 (1).pdf
21-01-2026	Additional Document	Town Planning Report - 1 30 Michael Street, Pakenham V2.pdf
21-01-2026	Additional Document	20251117_922 [REDACTED] US (1).pdf

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

Lodged By

Site User	[REDACTED]
Submission Date	21 January 2026 - 04:02:PM

Declaration

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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



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



ADVERTISED MATERIAL

Planning Application: T260019
Date Prepared: 13 April 2026

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

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

VOLUME 11016 FOLIO 786

Security no : 124130596779H
Produced 09/12/2025 11:41 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 602678E.
PARENT TITLE Volume 10641 Folio 227
Created by instrument PS602678E 27/06/2007

REGISTERED PROPRIETOR

Estate Fee Simple

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 PS602678E 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: FACTORY 1 30 MICHAEL STREET PAKENHAM VIC 3810

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS602678E

DOCUMENT END



ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.

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	PS602678E
Number of Pages (excluding this cover sheet)	3
Document Assembled	09/12/2025 11:41

Copyright and disclaimer notice:

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

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



ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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

PLAN OF SUBDIVISION			LTO use only EDITION 1	Stage No. 	Plan Number PS 602678 E
LOCATION OF LAND Parish: PAKENHAM Township: PAKENHAM Section: — Crown Allotment: 11 (Pt) Crown Portion: — LTO Base Record: DCMB Title Reference: V. 10641 F. 227 Last Plan Reference: Lot 3 PS 439638 A Postal Address: 30 Michael street <small>(at time of subdivision)</small> Pakenham 3810 MGA94 Co-ordinates: E 364 840 <small>(of approx centre of land in plan)</small> N 5 786 550 Zone: 55			COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME : CARDINIA REF: 806/186 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date 21 / 5 / 07 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads or Reserves					
Identifier	Council / Body / Person				
Nil	Nil				
Notations					
Depth Limitation: DOES NOT APPLY			Staging This is not a staged subdivision Planning Permit No. T060826		
 ADVERTISED MATERIAL Planning Application: T260019 Date Prepared: 13 April 2026 <small>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.</small>			Location of Boundaries defined by Buildings Median : Denoted thus Exterior Face : All other Boundaries Survey This plan is based on Survey This survey has been connected to permanent marks no(s) 84 & 85 In Proclaimed Survey Area No. 71		
Easement Information					LR use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of Compliance/ Exemption Statement
Section 12(2) of the Subdivision Act 1988 applies to all land herein.					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/> DATE 27 / 6 / 07 <hr/> LR use only PLAN REGISTERED TIME 12:32 PM DATE 27 / 6 / 07 Assistant Registrar of Titles
E-1	Drainage	3	PS 439638A	Cardinia Shire Council	
E-1	Sewerage	3	PS 439638A	South East Water Limited	
E-2	Sewerage	0.45	This Plan	South East Water Limited	
NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 Fax 03 5941 7359 rob@nobelius.com.au					SHEET 1 of 3 sheets DATE 21 / 5 / 07 COUNCIL DELEGATE SIGNATURE Original sheet size A3
			LICENSED SURVEYOR: R. P. NOBELIUS SIGNATURE..... DATE 22 / 3 / 07 REF: 6083 VERSION C		

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 602678 E

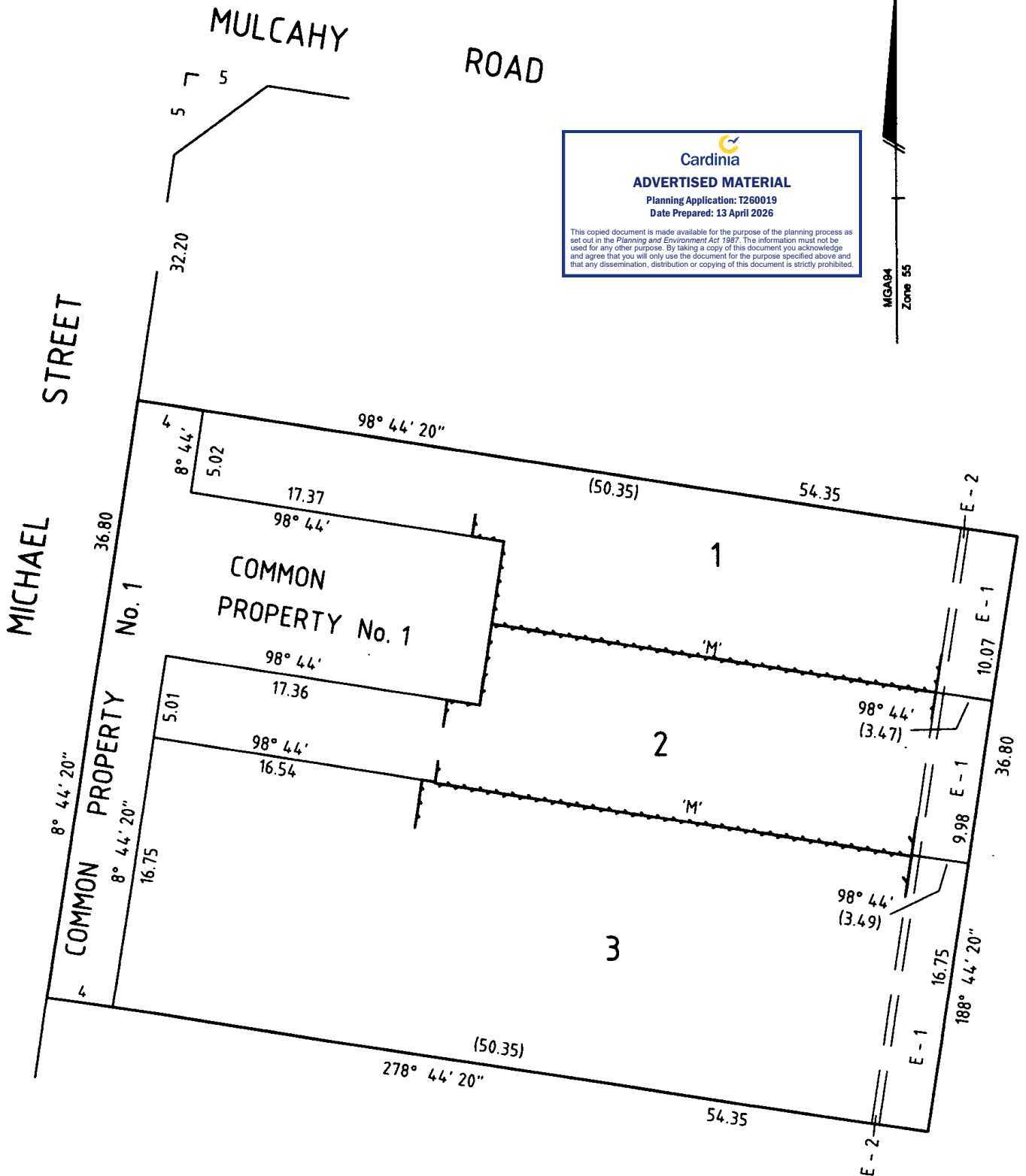


ADVERTISED MATERIAL

Planning Application: T260019

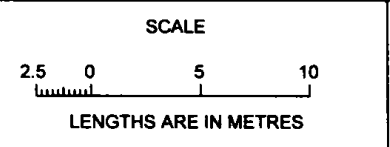
Date Prepared: 13 April 2026

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.



NOBELIUS LAND SURVEYORS
 P.O. BOX 481
 PAKENHAM 3810
 Ph 03 5941 4112
 Fax 03 5941 7359
 rob@nobelius.com.au

ORIGINAL
 SCALE 1 : 250
 SHEET SIZE A3



LICENSED SURVEYOR: R. P. NOBELIUS
 SIGNATURE..... DATE **22 / 3 / 07**
 REF: 6083 VERSION C

Sheet 2
 DATE **21 / 5 / 07**
 COUNCIL DELEGATE SIGNATURE

PS602678E

FOR CURRENT OWNERS CORPORATION DETAILS
SEE OWNERS CORPORATION SEARCH REPORT



ADVERTISED MATERIAL

Planning Application: T260019

Date Prepared: 13 April 2026

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.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information. 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: 09/12/2025 11:41:46 AM

OWNERS CORPORATION 1
PLAN NO. PS602678E

The land in PS602678E is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 3.

Limitations on Owners Corporation:

Unlimited


ADVERTISED MATERIAL
Planning Application: 1260019
Date Prepared: 13 April 2026

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.

Postal Address for Services of Notices:

30 MICHAEL STREET PAKENHAM VIC 3810

PS602678E 27/06/2007

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 1	0	0
Lot 1	40	40
Lot 2	40	40
Lot 3	20	20
Total	100.00	100.00

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: 09/12/2025 11:41:46 AM

OWNERS CORPORATION 1
PLAN NO. PS602678E

Statement End.



ADVERTISED MATERIAL

Planning Application: T260019

Date Prepared: 13 April 2026

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.



Our Ref. 1/30 Michael Street, Pakenham.
20 November 2025

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810
Attn: Planning Department

Dear Sir / Madam,

As the registered proprietor of the land, I give consent for [REDACTED] to lodge a Planning & Certification Application with the assistance of Nobelius Land Surveyors P/L with the Cardinia Shire Council for the Change of Use of the land for Leisure and Recreation at: 1/30 Michael Street, Pakenham.

Signed:

[REDACTED]

Registered Proprietor of the land: [REDACTED]

Date: 21-11-2025



CERTIFICATE *of* SIGNATURE

REF. NUMBER
RRRQK-KNYZO-SY2YM-MI9NE

DOCUMENT COMPLETED BY ALL PARTIES ON
20 NOV 2025 23:22:37
UTC

SIGNER



TIMESTAMP

SENT
20 NOV 2025 22:33:03

VIEWED
20 NOV 2025 23:12:33

SIGNED
20 NOV 2025 23:22:37

SIGNATURE



IP ADDRESS
122.150.151.157

LOCATION
SYDNEY, AUSTRALIA

RECIPIENT VERIFICATION

EMAIL VERIFIED
20 NOV 2025 23:12:33


ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.



TOWN PLANNING REPORT

THE USE OF THE LAND FOR A RESTRICTED RECREATIONAL FACILITY
(GOLF SIMULATOR PREMISES) & WAIVE REQUIREMENT FOR BICYCLE
PARKING SPACE

AT 1/30 MICHAEL STREET, PAKENHAM 3810



TABLE OF CONTENTS

1. PRELIMINARY	3
2. INTRODUCTION	4
3. SUBJECT SITE AND SURROUNDING LOCALITY	5
3.1 SITE ANALYSIS	5
3.2 PERMIT HISTORY	6
3.3 SURROUNDS.....	7
4. THE PROPOSAL	8
5. RELEVANT PLANNING CONTROLS.....	11
CLAUSE 33.01 INDUSTRIAL 1 ZONE.....	11
6. MUNICIPAL PLANNING STRATEGY.....	14
CLAUSE 21.01 CARDINIA SHIRE KEY ISSUES & STRATEGIC VISION	14
CLAUSE 21.04 ECONOMIC DEVELOPMENT	14
CLAUSE 22.09 SIGNS	14
7. STATE AND LOCAL PLANNING POLICY FRAMEWORK.....	15
CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY	15
CLAUSE 17 ECONOMIC DEVELOPMENT.....	15
8. PARTICULAR PROVISIONS & INCORPORATED DOCUMENTS	16
CLAUSE 52.05 SIGNS	16
CLAUSE 52.06 CAR PARKING	16
CLAUSE 52.34 BICYCLE FACILITIES	17
9. GENERAL PROVISIONS	19
CLAUSE 65 DECISION GUIDELINES	19
10. CONCLUSION	20



ADVERTISED MATERIAL

Planning Application: T260019

Date Prepared: 13 April 2026

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.

1. PRELIMINARY

ADDRESS	1/30 Michael Street, Pakenham 3810 Lot 1 PS602678			
RESPONSIBLE AUTHORITY	Cardinia Shire Council			
ZONE	Industrial 1 Zone (IN1Z)			
OVERLAY	NA			
BUSHFIRE PRONE AREA	NA			
CULTURAL HERITAGE	NA			
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	E-1 drainage easement (3m wide) E-2 sewer easement (3m wide)			
PROPOSAL	The use of the land for a Restricted Recreational Facility (Golf Simulator Premises) and waive the requirement for a bicycle parking space			
PRE APPLICATION ADVICE	GE250829 (28/10/2025)			
PERMIT TRIGGERS	Clause 33.01-1 Table of uses (IN1Z) , a permit is required to use the land for a Restricted Recreational Facility (Golf Simulator Premises) Clause 52.34-2 Bicycle facilities , vary, reduce or waive any requirement of Clause 52.34-5 or 52.34-6			
RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS	Clause 13 Environmental Risks and Amenity Clause 17 Economic Development Clause 21.01 Cardinia Shire Key Issues & Strategic Vision Clause 21.04-1 Employment Clause 21.04-4 Industry Clause 22.09 Signs Clause 13.07-1S Land use compatibility Clause 17 Economic development Clause 52.05 Signs Clause 52.06 Car parking Clause 52.34 Bicycle facilities Clause 65.01 Approval of an application or plan			
SUPPORTING DOCUMENTS	Copy of title and plan Traffic Impact Assessment- <i>Traverse Transport (13 Jan 26)</i>			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	HMS/RO	15/01/2026	RO	1
	HMS/RO	21/01/2026	RO	2
	HMS/RO	19/03/2026	RO	3

The report is copyright of Nobelius Land Surveyors. The intellectual property contained in this document remains the property of Nobelius Land Surveyors or is used with permission of the owner. No intellectual property transfers. This report has been prepared on behalf of and for the exclusive use of Nobelius Land Surveyors Town Planning clients. The report relies on information provided by the client, engaged consultants and searches of registers. Nobelius Land Surveyors employs reliable sources though we give no warranty – express or implied – as to accuracy, completeness. Nobelius Land Surveyors, its directors, principals or employees be liable to the recipient, the client or any third party for any decisions made or actions taken in reliance on this report (or any information in or referred to in it) or for any consequential loss, special or similar damages, even if advised of the possibility of such damages.



2. INTRODUCTION

This town planning report has been prepared by Nobelius Land Surveyors on behalf of our client ██████████ to seek Council approval to use the land for a Restricted Recreational Facility (Golf Simulator Premises) and waive the requirement for a bicycle parking space.

A permit is required pursuant to:

- **Clause 33.01-1 Table of uses:** a restricted recreational facility use is not a section 1 or 3 use, thus making it a section 2 use.
- **Clause 52.34-2 Bicycle facilities,** vary, reduce or waive any requirement of **Clause 52.35-5 or 52.34-6**

The purpose of this report is to assess the proposal against the relevant policies and objectives of the Cardinia Planning Scheme. This report will aim to demonstrate that the proposal:

- Is consistent with the Municipal Planning Strategy and the State and Local Planning Policy Framework;
- Is consistent with the purpose and decision guidelines of the Industrial 1 Zone;
- Has been informed by a comprehensive analysis of the site and surrounds;
- Is compatible with nearby land use and development; and
- Is entirely appropriate to be granted a planning permit and warrants Council's full support.

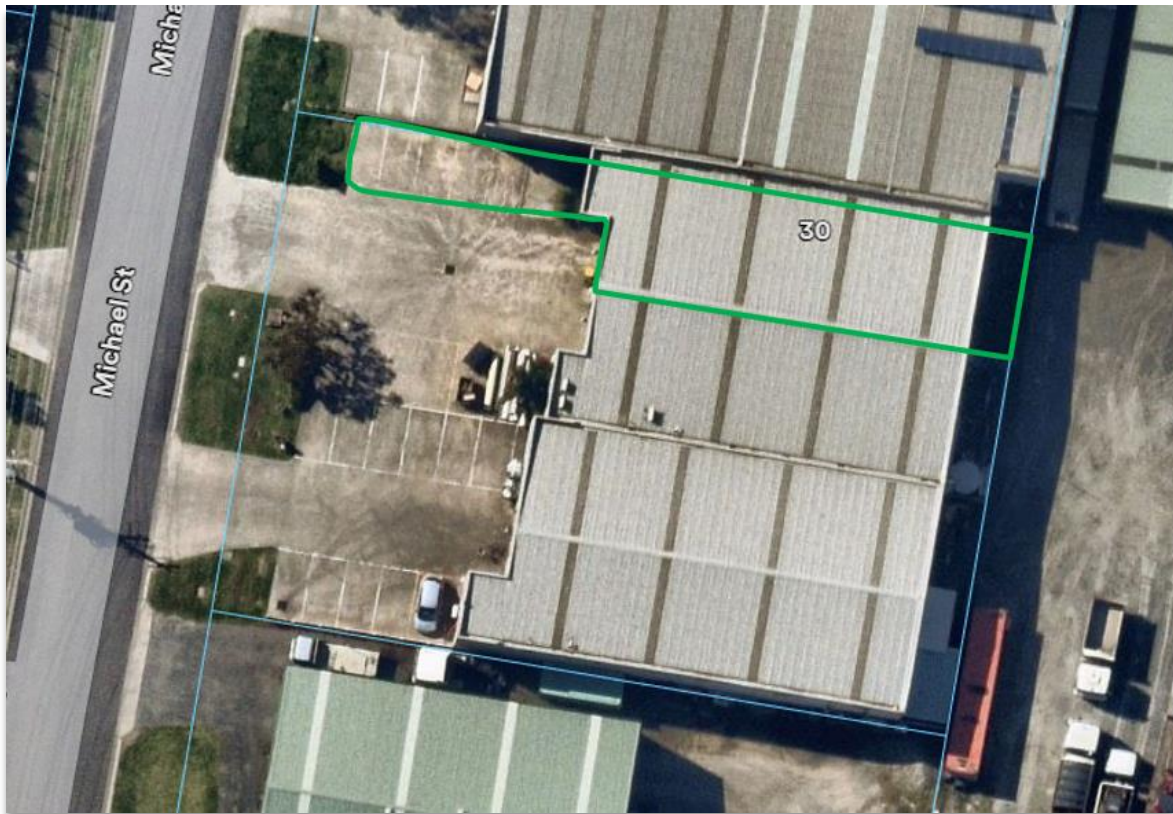


3. SUBJECT SITE AND SURROUNDING LOCALITY

3.1 SITE ANALYSIS

The subject site is formally described as Lot 1 PS602678E (Vol 11016 Fol 786) with a street address of 1/30 Michael Street, Pakenham. The irregular shaped lot has an area of 400m² with 5m frontage to Michael Street and a depth of 50.35m. Access is via an 8m wide concrete crossover and shared driveway from Michael Street to the west. The site forms part of an industrial development comprising three warehouses. Six (6) car parks, including an accessible car parking space, are provided within the front setback.

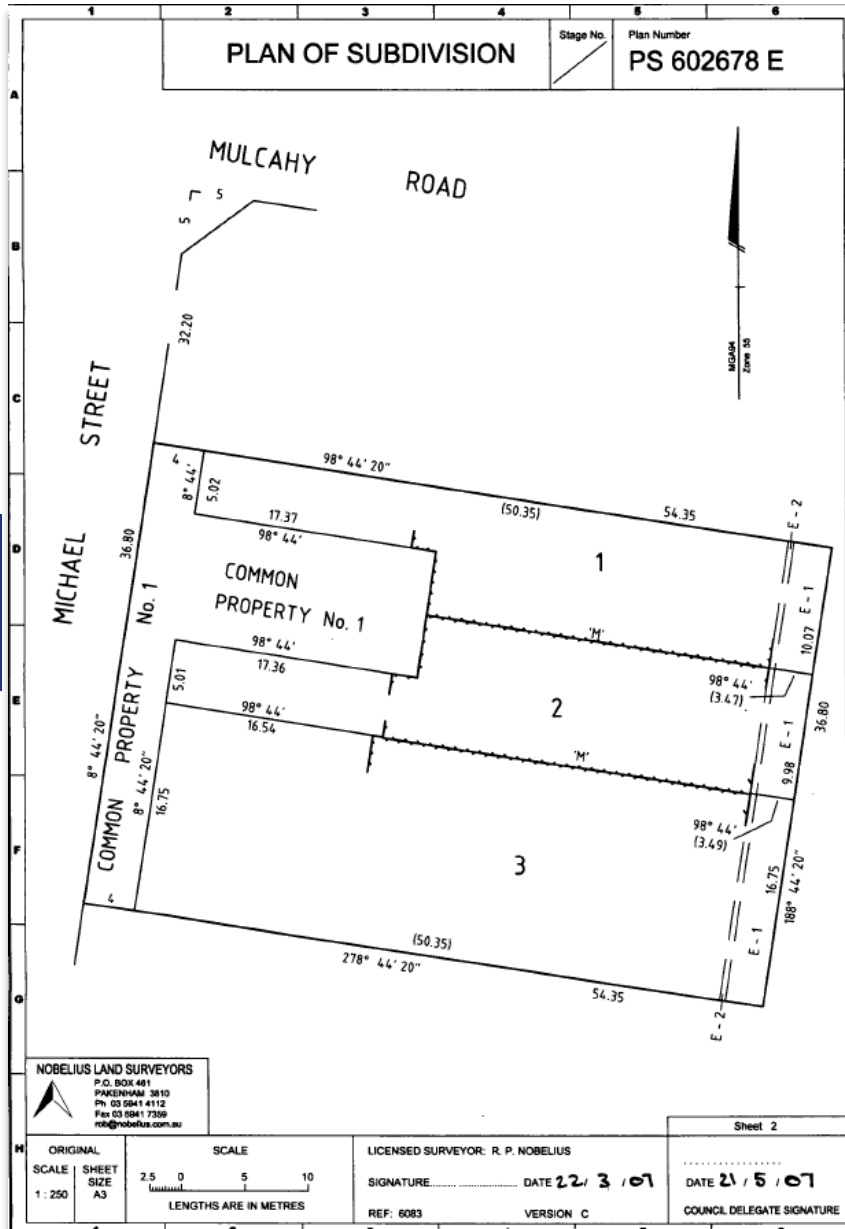
A recent aerial image of the subject site is provided below:



AERIAL IMAGE IDENTIFYING THE SUBJECT SITE (NEARMAP, 2025)

A review of the Certificate of Title and plan does not identify any covenants or restrictions. A 3m wide drainage easement (E-1) and sewerage easement (E-2) encumber the rear (eastern) boundary. An extract of PS602678E is provided below:





EXTRACT OF PS602678E

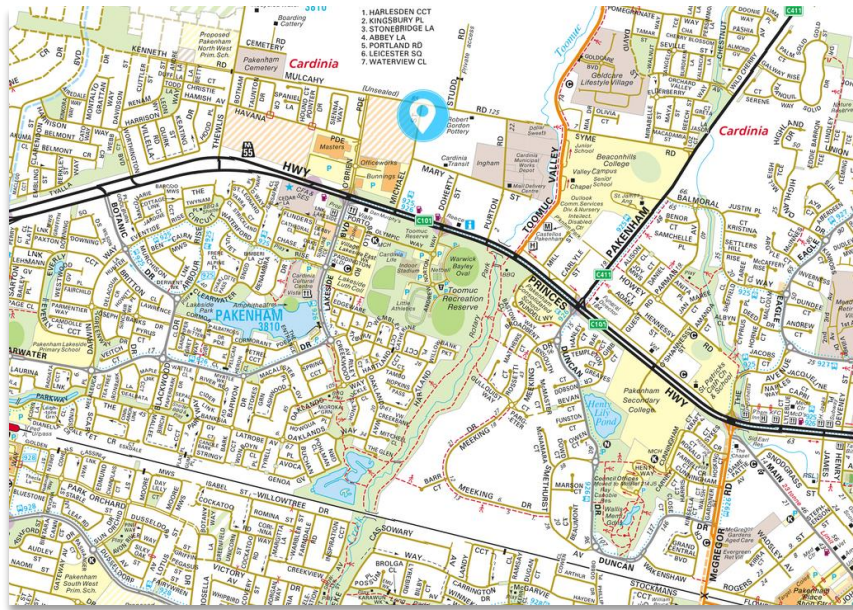
3.2 PERMIT HISTORY

APPLICATION #	ISSUED	REASON FOR PERMIT
T040612	25/11/2004	3 Factories (use and development)
T060266	14/11/2006	Use of the land as an Adult Sex Bookshop, a reduction in car parking and the erection and display of an externally illuminated business identification advertising sign, generally in accordance with the endorsed plans.
T060826	16/05/2007	Three (3) lot subdivision generally in accordance with development permit T040612.

3.3 SURROUNDS

Pakenham is an established urban settlement in the Cardinia Shire, located approximately 62 Kilometres from the Melbourne CBD. The subject site is located within an industrial precinct to the north of the Princes Highway and accessed via Michael Street, a local access street that provides connectivity between the Princes Highway to the south and Mulcahy Road to the north.

The Melways map below identifies the subject site and its wider context:

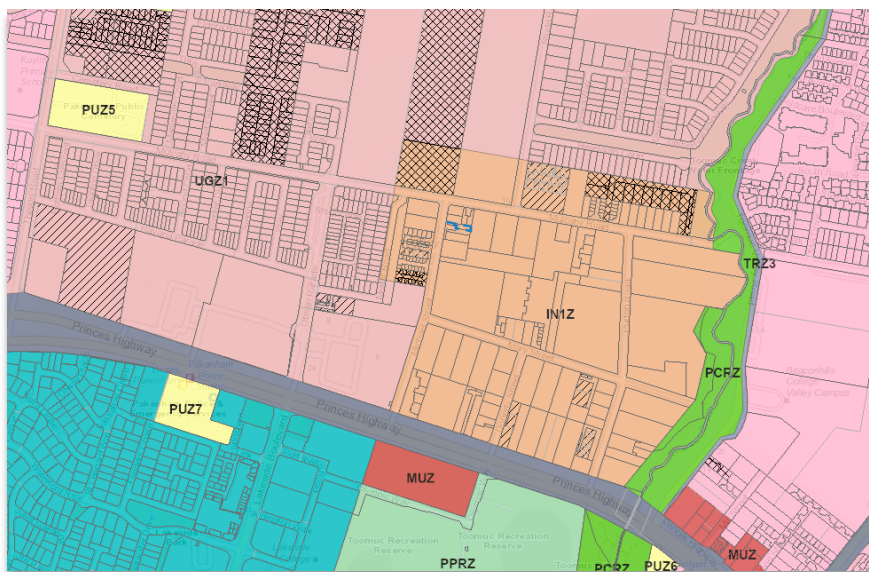


Cardinia
ADVERTISED MATERIAL
 Planning Application: T260019
 Date Prepared: 13 April 2026

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 purposes. 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.

LOCALITY MAP (MELWAYS, 2025)

The immediate neighbourhood is subject to the Industrial 1 Zone and supports a mix of industrial uses and development including manufacturing, storage and the distribution of goods. In the wider context, a review of the zoning controls shows a mix of industrial, urban growth, and mixed use zoning:



ZONING MAP IDENTIFYING SUBJECT SITE WITHIN WIDER CONTEXT (VICPLAN, 2025)

The land immediately adjoining the subject site has been summarised below:

NORTH	32A Michael Street (Lot 2 PS513954), a regular rectangular IN1Z lot of 552m ² . Developed with a warehouse and used for 'Compressors Australia' air compressor business. 122B Mulcahy Road (Lot 3 PS513954), an irregular shaped IN1Z lot of 305m ² . Developed with a warehouse and used for 'Urban Boxer' boxing gym and fitness business. 122A Mulcahy Road (Lot 4 PS513954), an irregular shaped IN1Z lot of 309m ² . Developed with a warehouse.
EAST	Lot 5 PS439638, a regular rectangular shaped IN1Z lot of 4,000m ² . Developed with a warehouse and used for 'Atkins Interstate Transport' business.
SOUTH	Lot 2 PS602678, an irregular shaped IN1Z lot of 406m ² . Developed with a warehouse and used for 'Fantastic Garage Doors' a garage door, gates, shutters business.
WEST	Abuts Michael Street.

4. THE PROPOSAL

The applicant seeks approval to use the land for a Restricted Recreational Facility (Golf simulator premises) and to waive the requirement for a bicycle parking space.

PERMIT REQUIREMENTS

A permit is required pursuant to:

- **Clause 33.01-1 Table of uses**, where a restricted recreational facility use is not a section 1 or 3 use, thus making it a section 2 use.
- **Clause 52.34-2 Bicycle facilities**, vary, reduce or waive any requirement of **Clause 52.35-5 or 52.34-6**

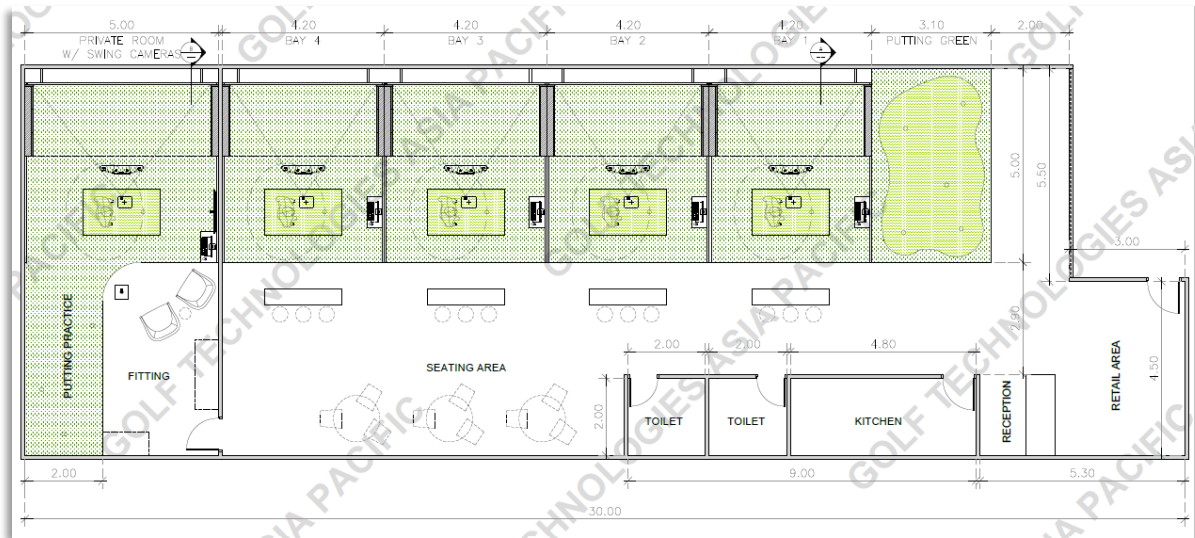
PARTICULARS OF PROPOSED GOLF SIMULATOR PREMISES

The proposed golf simulation premises meets the definition of 'Restricted Recreational Facility' as defined in Clause 73.03 Land use terms as '*Land used by members of a club or group for leisure, recreation, or sport, such as a bowling or tennis club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming. It may also include use by members' guests or by the public on payment of a fee.*'

The proposed golf simulator premises will provide five (5) golf simulator bays for patrons to practice and play golf, along with a small putting green and ancillary retail space to the front of the building which will carry a small array of associated golf products (balls, tees and gloves). A small kitchen is proposed for staff use. No food and beverage service is proposed.

An extract of the proposed floor plan is provided overpage:





EXTRACT OF FLOOR PLAN OF GOLF SIMULATION PREMISES (GOLF TECHNOLOGIES ASIA PACIFIC, 2025)

<p>HOURS OF OPERATION</p>	<p>The facility is proposed to operate 24 hours a day, seven days a week for members who will access the facility via fob/keycard.</p> <p>Peak periods for the facility will be outside of standard business hours and are likely to be during weekday evenings and on weekends.</p> <p>ADVERTISED MATERIAL Planning Application: T260019 Date Prepared: 13 April 2026</p>
<p>STAFF</p>	<p>One staff member (maximum) is proposed to be onsite between 2.00pm – 8.00pm daily.</p>
<p>NO. PATRONS</p>	<p>A maximum of five patrons will be onsite at any one time (aligning with the number of golf simulator bays). Sessions are proposed to be for 1 hour duration and will be booked online in advance by patrons using an electronic booking system. There will be a 10-minute buffer between session times.</p>
<p>ACCESS</p>	<p>Access to the facility will be via the existing crossover and shared driveway from Michael Street.</p>
<p>CAR PARKING</p>	<p>Car parking is proposed to be provided within the six (6) parking spaces in the front setback. Please refer to our response to Clause 52.06 and the <i>Traverse</i> Traffic Impact Assessment for further information.</p>
<p>BICYCLE PARKING</p>	<p>Informal bicycle parking is to be provided within the facility noting that patrons will bring golf equipment to their session and therefore are unlikely to cycle to this facility.</p>
<p>WASTE MANAGEMENT</p>	<p>Council kerbside waste collection is proposed for waste management.</p>

The proposed simulation stations will emulate the inspiration image below:

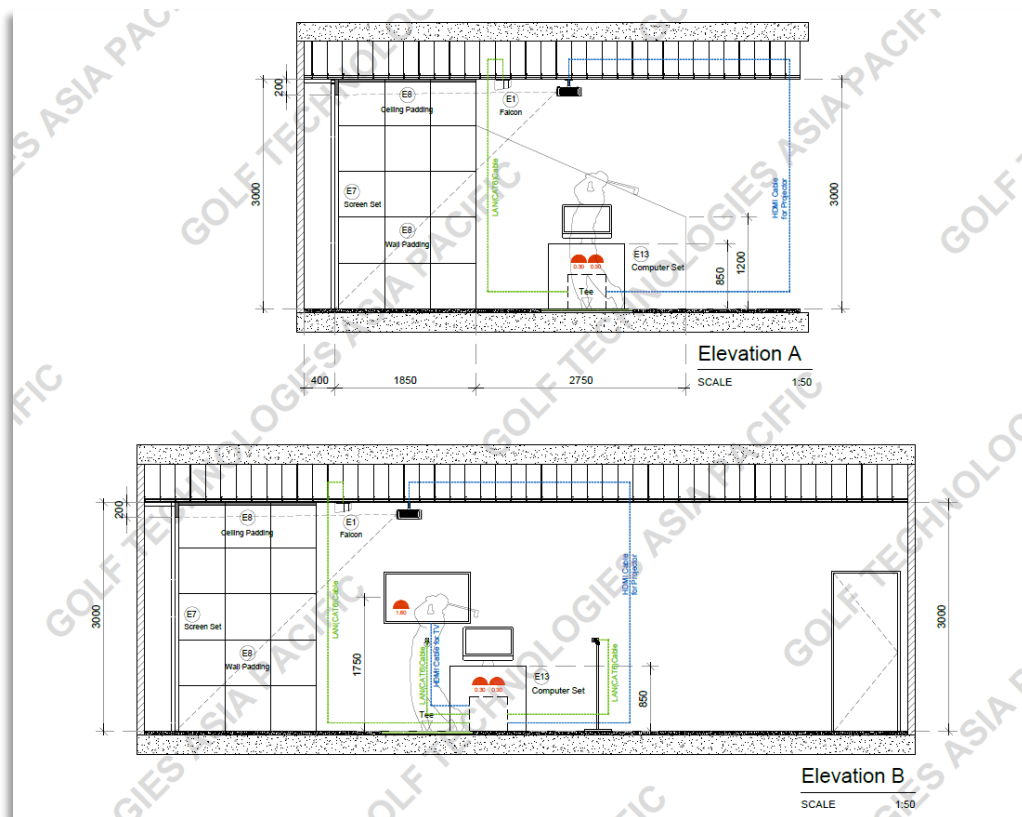


Cardina
ADVERTISED MATERIAL
 Planning Application: T260019
 Date Prepared: 13 April 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. This 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.

INSPIRATION IMAGE SHOWING GOLF SIMULATION STATIONS

Elevations of the proposed simulation rooms are provided below:



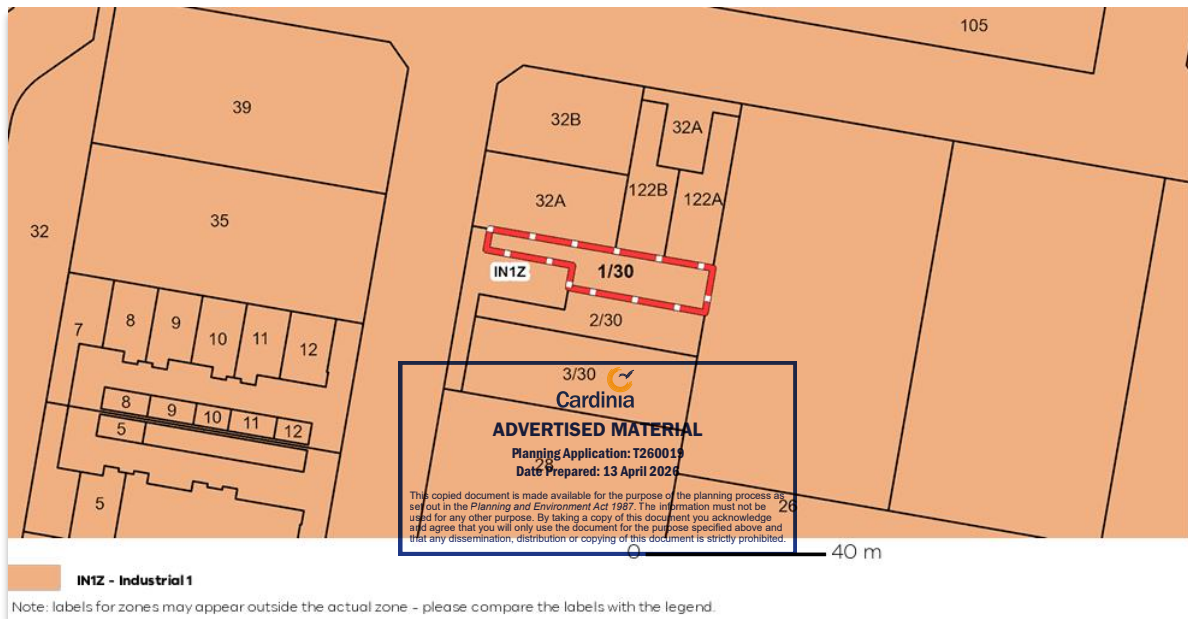
EXTRACT OF ELEVATION PLANS (GOLF TECHNOLOGIES ASIA PACIFIC, 2025)

5. RELEVANT PLANNING CONTROLS

The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site, identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

CLAUSE 33.01 INDUSTRIAL 1 ZONE

The subject site and all surrounding land is mapped within the **Industrial 1 Zone (IN1Z)** in the Cardinia Planning Scheme:



ZONING MAP (VICPLAN, 2025)

PURPOSE

Clause 33.01 Industrial 1 Zone has the following purposes relevant to this proposal:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

PERMIT REQUIREMENT

Pursuant to **Clause 33.01-1** a permit is required to use the land for a restricted recreation facility.

DECISION GUIDELINES

The relevant decision guidelines contained in **Clause 33.01-2** include:

General

- The Municipal Planning Strategy and the Planning Policy Framework.

- *The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.*
- *The effect that nearby industries may have on the proposed use.*
- *The drainage of the land.*
- *The availability of and connection to services.*
- *The effect of traffic to be generated on roads.*
- *The interim use of those parts of the land not required for the proposed use.*

ASSESSMENT OF THE PROPOSAL AGAINST THE IN1Z

The proposal represents an appropriate planning outcome when having regard for the purpose and decision guidelines of Clause 33.01:

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework. Please refer to sections 6-7 of this report for a detailed assessment of the proposal against Clauses 13.07, 17.03, 21.01 and 21.04. Please refer to section 8 of this report for an assessment of the proposal against the car parking provisions of Clause 52.06.
- The proposal is compatible with nearby industries and is not foreseen to result in any adverse impacts to existing use and development in the immediate area.
- The proposal will not result in unacceptable amounts of traffic, noise or waste and is therefore unlikely to impact on any residential areas further north or west of the subject site. The subject site is contained within an existing industrial precinct and does not share an immediate interface with any sensitive land use and/or development.

Light impacts

The use of security sensor lights within the car park and building entrance is not foreseen to result in any unacceptable light pollution. No illuminated signage is proposed. Vehicle headlights entering and existing the site are not foreseen to result in any amenity impacts given the industrial setting and the hours of operation of uses on adjoining lots.

Noise impacts

The golf simulators are located within the warehouse building and the use of the simulators is not anticipated to result in any unacceptable noise impacts to nearby land. Noise impacts associated with vehicles in the car park will be minimal and not beyond those anticipated in an industrial precinct.

Dust impacts

No dust will be generated by operation of the golf simulator premises. No dust will be generated by traffic visiting the site – the proposal seeks to utilise an existing warehouse building on a sealed road with a concrete driveway and car parking spaces. No physical works could potentially generate dust impacts are required to facilitate the proposal.

Entertainment, music, etc

No music will be played outside the building and any music within the building (radio, streaming, etc) will be played at a low volume. We would like to reassure Council that the applicant is not proposing to create an entertainment space for patrons, and rather, is seeking to create a training-based improvement space for golfers.



- Safety measures to be implemented to ensure patron/community safety including 24/7 CCTV, automatic lighting system, security FOB system for entry into the venue, distress buttons located around the venue for automatic connection to 000 services, and a 24/7 mobile contact. These measures are appropriate given the proposed hours of operation.
- The proposal will not alter existing stormwater and drainage conditions.
- The subject site is connected to all services.
- The proposal will not adversely impact on the local street network. Car parking for all patrons and staff can be provided onsite.
- The proposal makes practical use of the entirety of the warehouse.



6. MUNICIPAL PLANNING STRATEGY

CLAUSE 21.01 CARDINIA SHIRE KEY ISSUES & STRATEGIC VISION

The proposal responds to the municipal key influences as listed at **Clause 21.01-2**, particularly the local economy and employment opportunities within the Shire.

The proposal is sensitive to the key issues relating to economic development and particular use and development in Cardinia, as per **Clause 21.01-3**, and will again, help to address the issue of the development of a balanced local economy and local employment opportunities for residents.

The proposal aligns with the strategic vision for the municipality as described at **Clause 21.01-4** and contributes to a strong economic base for the Shire. The proposal does not contravene the strategic land use vision for Pakenham as per the *Cardinia Shire Strategic Framework Plan (Clause 21.01-5)*.

CLAUSE 21.04 ECONOMIC DEVELOPMENT

Clause 21.04 has regard for economic development in Cardinia. **Clause 21.-04-1 Employment** outlines that *economic development is critical to the overall well-being of the municipality, both in terms of providing employment opportunities for residents and in attracting commercial investment.*

The proposal is sensitive to the key issue 'recognising the need for innovation, diversification and resilience within the local economy to improve and develop employment opportunities and a strong employment base within the municipality to meet the demands of the growing population'.

Furthermore, the proposal aligns with the objective to develop diverse local employment opportunities to meet the needs of a growing residential population.

Clause 21.04-4 Industry describes how Pakenham contains the Shire's main industrial area and contains the objective *to develop manufacturing and service industries that provide services to local employment and reflect a high standard of urban design.* The proposal contributes to the mix of industry within an existing industrial area and responds to the recreational needs of Shire residents. Investigations into vehicle, bicycle and pedestrian access and parking have helped to inform the proposal and the proposed layout is functional in terms of carparking, access and loading.

CLAUSE 22.09 SIGNS

Clause 22.09 Signs seeks to facilitate signs that allow for the reasonable identification and marketing of businesses in Cardinia while enhancing the character of a building, site and area. The proposal is consistent with the general strategies for signs as contained at **Clause 22.09-1**. No permit is sought for signage under **Clause 52.05**. The proposed business identification signage will meet the section 1 – permit not required conditions by being 8sqm or less and not including a direction sign.



7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the *Planning and Environment Act 1987*. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 13 & 15. An assessment against the relevant clauses of the Cardinia Planning Scheme has been provided below:

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

Clause 13.07-1S Land use compatibility seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. The proposal aligns with the land use compatibility strategy *to ensure that use or development of land is compatible with adjoining and nearby land uses*. The proposal is not foreseen to result in any adverse noise, traffic, or amenity impacts to existing land use and development in either the immediate or wider context.

CLAUSE 17 ECONOMIC DEVELOPMENT

Relevant **Clause 17** requirements have regard to the economic wellbeing of the state and local area. Given the site and surrounding area is already used and developed for existing industry, we are concerned primarily with facilitating the sustainable economic growth of the existing warehouse occupier. The site already provides the infrastructure that will support the proposed use at no risk to adjoining land or land with common drainage; can accommodate the car parking onsite; provides local employment; and facilitates a restricted recreational facility in an established industrial precinct.



8. PARTICULAR PROVISIONS & INCORPORATED DOCUMENTS

The relevant particular provisions/documents that will be addressed are identified below:

- Clause 52.05 Signs
- Clause 52.06 Car parking
- Clause 52.34 Bicycle facilities

CLAUSE 52.05 SIGNS

Clause 52.05 Signs contains the objectives:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

ASSESSMENT OF THE PROPOSAL AGAINST CL 52.05

No permit is sought under Clause 52.05 to construct or display signage. The total display area of all business identification signage **will not exceed 3sqm and will** meet the category 1 section 1 conditions as per **Clause 52.05-12 Category 2 Office and industrial.**

CLAUSE 52.06 CAR PARKING

Clause 52.06 Car parking was recently amended under VC277 (18 December 2025) and applies to this change of use application. Clause 52.06 seeks:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Pursuant to **Clause 52.06-3 Permit requirement**, a permit is required to:

- *Reduce (include reduce to zero) the minimum number of car parking spaces required under clause 52.06-5 or in a schedule to the Parking Overlay.*

- Provide some or all of the car parking spaces required under clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking requirement specified in clause 52.06-5 of in a schedule to the Parking Overlay.

Table 1 in Clause 52.06-5 Car parking requirement calculation sets out the minimum and maximum car parking requirements that apply to a use specified in the table. The land use 'restricted recreation facility' is not specified in Table 1, and as such, car parking spaces must be provided to the satisfaction of the Responsible Authority (as per Clause 52.06-6).

ASSESSMENT OF THE PROPOSAL AGAINST CL 52.06

No permit is sought under Clause 52.06 as the Traffic Impact Assessment prepared by Traverse in support of this application has found that the six (6) existing car parking spaces onsite can accommodate the facility's parking demands.

The Traverse Car Parking Assessment within the TIA concluded (p. 22) that:

- *The six existing on-site car parking spaces are proposed to be retained to accommodate the facility's parking demands. This is considered to be an appropriate provision of car parking for the following reasons:*
 - *There is no statutory car parking requirement for an indoor recreation facility under Table 1 to Clause 52.06 of the Cardinia Planning Scheme and therefore car parking is to be provided to the satisfaction of the Responsible Authority.*
 - *The Car Parking Demand Assessment estimates that the proposed indoor recreation facility could generate a maximum car parking demand of six car parking spaces (one staff space and five patron spaces) which is expected to be limited to weekday evenings and on weekends.*
 - *The site provides six on-site parking spaces, meaning that the on-site parking supply is expected to adequately meet the facility's parking demand at all times.*
 - *The parking surveys demonstrate that there is ample space availability within the surrounding on-street parking supply to accommodate any small overflow car parking demand that may occur from time to time.*
 - *The expected peak of the facility does not coincide with core business hours of the industrial uses surrounding the site and coincides with periods when many surrounding businesses are closed or operating at a reduced capacity.*

CLAUSE 52.34 BICYCLE FACILITIES

Clause 52.34 Bicycle facilities seeks:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Pursuant to **Clause 52.34-2 Permit requirement**, a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

There is a statutory requirement for one (1) bicycle space (using the applicable land use category Minor Sports and Recreation Facility).

We are seeking that this requirement be waived on the basis of the findings of the Traverse Traffic Impact Assessment prepared in support of this application.

DECISION GUIDELINES

The following decision guidelines under Clause 52.34-4 are relevant:

- *Whether the proposed number, location and design of bicycle facilities meets the purpose of this clause.*
- *The location of the proposed land use and the distance a cyclist would need to travel to reach the land.*
- *The users of the land and their opportunities for bicycle travel.*
- *Whether shows and change rooms provided on the land for users other than cyclists are available to cyclists.*
- *The opportunities for sharing of bicycle facilities by multiple uses, either because of variation of bicycle parking demand over time or because of efficiencies gained from the consolidation of shared bicycle parking.*
- *Australian Standard AS2890.3:2015, Parking Facilities Part 3: Bicycle Parking (Standards Australia, 2015)*
- *Any relevant bicycle parking strategy or equivalent.*

ASSESSMENT OF THE PROPOSAL AGAINST CL 52.34

The Traverse TIA (p. 22) has considered the purpose and decision guidelines of Clause 52.34 and concluded that:

- *The proposed facility has a statutory requirement to provide one visitor bicycle parking space as per Clause 52.34 of the Cardinia Planning Scheme (using the applicable land use category Minor Sports & Recreation Facility).*
- *Most patrons are expected to travel by private vehicle, with limited cycling due to the site's location and the need to transport golf equipment. Accordingly, it is considered that a dedicated visitor bicycle parking space is not required in this instance.*
- *There is sufficient internal space for informal storage of bicycles, which is considered acceptable given the location and nature of the proposed facility.*

For the above reasons, we submit that waiving the requirement for one (1) bicycle parking space is an appropriate planning outcome that warrants Council support.



9. GENERAL PROVISIONS

The relevant general provisions that will be addressed in this section are identified below:

- **Clause 65** **Decision Guidelines**
- **Clause 65.01** **Approval of an Application or Plan**

CLAUSE 65 DECISION GUIDELINES

Clause 65 states that the Responsible Authority must decide whether the proposal will provide acceptable outcomes in terms of the decision guidelines of this Clause. The decision guidelines of Clause 65.01 relating to the approval of an application or plan are relevant to this application and have been addressed in the table below:

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN	
DECISION GUIDELINES	RESPONSE
<i>The matters set out in Section 60 of the Act.</i>	To the best of our knowledge, the land is not identified as being contaminated. The site constraints and considerations of the land have been responded to throughout the design process.
<i>Any significant effects the environment, including the contamination of the land, may have on the use or development.</i>	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	The Planning considerations have been adequately addressed within this report in sections 4-6.
<i>The purpose of the zone, overlay or other provision.</i>	
<i>Any matter required to be considered in the zone, overlay or other provision.</i>	
<i>The orderly planning of the area.</i>	
<i>The effect on the environment, human health and amenity of the area.</i>	The proposed land use does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area.
<i>The proximity of the land to any public land.</i>	The proposed land use does not adversely impact any public land within the vicinity of the site.
<i>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</i>	No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process.

<i>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</i>	Stormwater will continue to be directed to the LPOD to the satisfaction of the Responsible Authority.
<i>The extent and character of native vegetation and the likelihood of its destruction.</i>	No native vegetation is present on site or impacted by the proposal.
<i>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</i>	
<i>The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.</i>	The subject site is not prone to inundation or intensified bushfire risk.
<i>The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</i>	Loading and unloading facilities have been accounted for in the proposed design and the supporting Traffic Impact Assessment (Traverse).
<i>The impact the use or development will have on the current and future development and operation of the transport system.</i>	The proposal does not adversely impact on the current and future development and operation of the transport system.

10. CONCLUSION

It is submitted that the proposal is consistent with the relevant policies and provisions of the Cardinia Planning Scheme and warrants Council's full support for the following reasons:

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework, particularly policies that have regard for employment and the local economy;
- The proposal is consistent with the purpose and decision guidelines of the Industrial 1 Zone;
- The proposal will contribute to the local economy and provide recreational opportunities for local residents;
- The proposal is compatible with nearby land use and development and will not result in adverse amenity or traffic impacts; and
- An appropriate number of car parking spaces can be provided onsite and informal bicycle parking can be provided within the facility.



traverse

Traffic Impact Assessment

Proposed Restricted Recreation Facility
1/30 Michael Street, Pakenham



Report Details

Version	Date	Reason for Issue	Authorised By
D01	03/12/2025	Draft	
F01	15/01/2025	Final	



Cardinia
ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.

Traverse Transport Pty Ltd

This content is protected by copyright, and any reproduction of it, except as allowed under the Copyright Act of 1968, requires written permission from Traverse Transport Pty Ltd. Please note that Traverse Transport Pty Ltd, its members, and employees do not assume any responsibility, in any manner, to any individual or entity (except for the specific purpose for which this report is being created, concerning the information presented in this report. This includes any mistakes or errors within it. Traverse Transport Pty Ltd is not accountable for errors in plans, specifications, documentation, or any other guidance that was not prepared or developed by Traverse Transport Pty Ltd.

Table of contents:

Chapter / Section	Page No.
1 Introduction:	4
1.1 Purpose	4
1.2 Reference Material	4
2 Existing Conditions:	5
2.1 Location and environment	5
2.2 Road Network	7
2.3 Parking Conditions	9
2.4 Sustainable Transport	10
3 The Proposal:	13
3.1 Development Specifics	13
3.2 Vehicle Access & Car Parking	13
3.3 Pedestrian Access	13
3.4 Waste Collection & Loading Arrangements	13
4 Car Parking Assessment:	14
4.1 Statutory Car Parking Requirements	14
4.2 Car Parking Demand Assessment	14
4.3 Adequacy of Car Parking Provision	16
4.4 Adequacy of Parking Supply	17
5 Vehicular Access Arrangements & Car Parking Layout	18
5.1 Vehicular Access Arrangements	18
5.2 Car Parking Layout	18
6 Bicycle Parking Assessment:	19
6.1 Statutory Bicycle Parking Requirements	19
7 Loading and Waste Considerations:	20
7.1 Loading and unloading activities	20
7.2 Waste Collection	20
8 Traffic Assessment	21
8.1 Traffic Generation	21
8.2 Traffic Impact	21
9 Conclusions	22



1 Introduction:

1.1 Purpose

Traverse Transport was commissioned by the permit applicant (Driven by Data Pty Ltd) to assess the traffic engineering implications of the proposed restricted recreation facility on the subject site located at 1/30 Michael Street, Pakenham and prepare a Traffic Impact Assessment (TIA) report suitable to accompany the planning application to Council.

This report has been prepared to address the traffic engineering needs of the proposal and is based on parking surveys, site observations and on previous studies of similar restricted recreation facilities.

1.2 Reference Material

The following policies, guidelines, and standards have been considered in the preparation of this TIA:

- Cardinia Planning Scheme and Engineering Design Guidelines.
- Australian Standards (e.g., AS2890 series).
- Austroads Guides (e.g., Traffic Management & Road Design series).
- VicRoads Supplement to the Austroads Guide to Road Design.

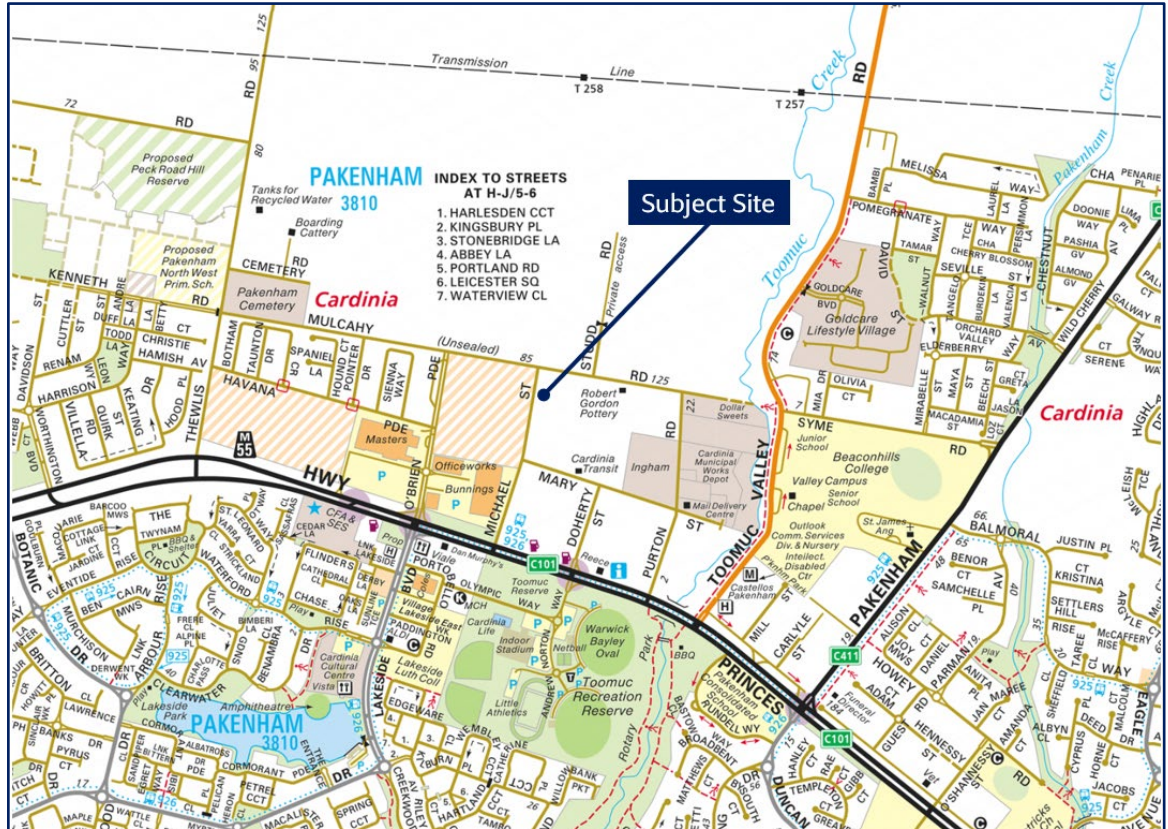


2 Existing Conditions:

2.1 Location and environment

The site of the proposal is addressed as 1/30 Michael Street, Pakenham. The site is located on the eastern side of Michael Street approximately 450 metres north of Princes Highway. The site's location relative to the surrounding road network is shown in Figure 2.1.

Figure 2.1: Site Locality



Source: melway.com.au

The land at 30 Michael Street, Pakenham consists of two separate lots. This planning application relates specifically to Lot 1, which occupies the northern section of the broader site and is referred to as the 'subject site' throughout this report. The subject site is irregular in shape with a frontage to Michael Street of approximately 5 metres, a maximum depth of 50 metres and a site area of approximately 400sqm. The site currently comprises a building with a floor area of approximately 225sqm that has historically been used as a warehouse.

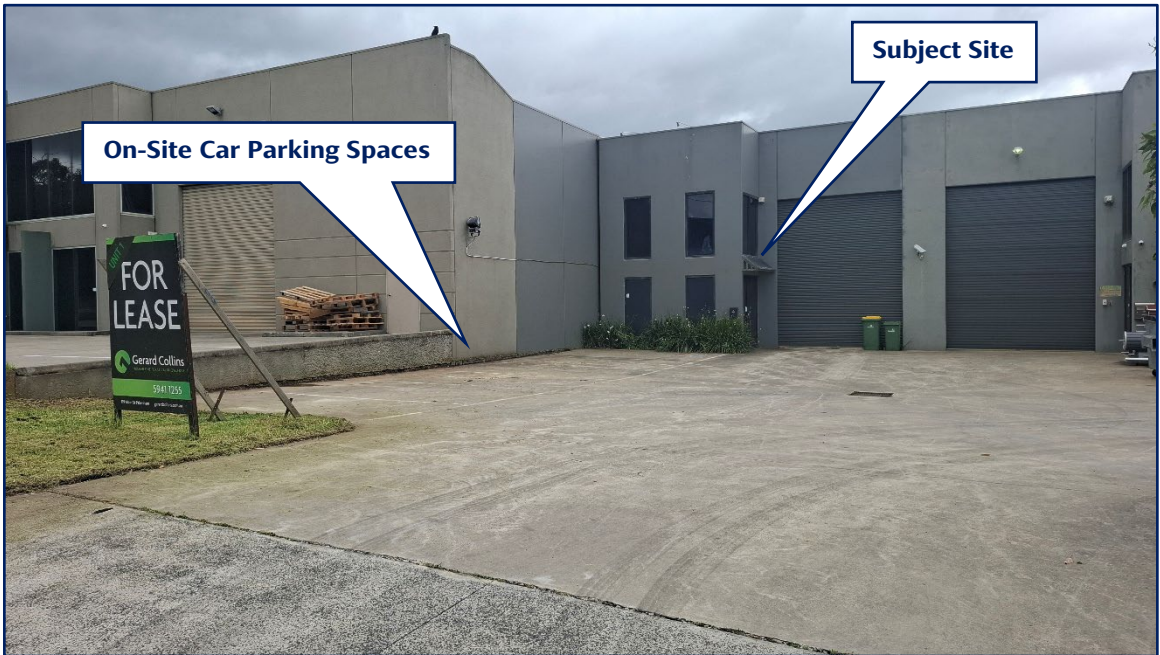
Vehicular access to the site is currently provided via an 8m wide concrete crossover located along the site's western boundary which connects to/from Michael Street. A set-back area is provided at the front of the site with six car parking spaces, inclusive of an accessible parking space.

A site photograph of the existing car parking spaces is shown in Figure 2.2.


ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.

Figure 2.2: Existing On-Site Car Parking Spaces



The site is located within the Industrial 1 Zone (IN1Z) and is not subject to any Planning Scheme Overlays. Surrounding land use in the immediate vicinity of the subject site is predominately industrial, with residential uses provided further afield.

Figure 2.3 shows an aerial photograph of the subject site relative to its surroundings.

Figure 2.3: Aerial Photography

ADVERTISED MATERIAL

Planning Application: T260019

Date Prepared: 13 April 2026



2.2 Road Network

Michael Street

Michael Street is a Local Road under the care and management of Council which runs in a north-south alignment between Mulcahy Road in the north and Princes Highway in the south. Michael Street comprises a carriageway width of approximately 9.5m and accommodates two-way vehicular movements and unrestricted kerbside parallel parking on both sides of the road. Michael Street has a default speed limit applicable to a built-up area of 50km/hr.

Site photographs of Michael Street proximate to the subject site are shown in Figure 2.4 and Figure 2.5.

Figure 2.4: Michael Street (to the north)



Figure 2.5: Michael Street (to the south)



Mulcahy Road

Mulcahy Road is a Local Road under the care and management of Council which runs in an east-west alignment. In the vicinity of the site, Mulcahy Road comprises a carriageway width of approximately 9.5m and accommodates two-way vehicular movements and unrestricted kerbside parallel parking on both sides of the road. Mulcahy Street has a default speed limit applicable to a built-up area of 50km/hr and a concrete footpath is provided on the southern side of the road.

Site photographs of Mulcahy Road proximate to the subject site are shown in Figure 2.6 and Figure 2.7.

Figure 2.6: Mulcahy Road (to the east)



Figure 2.7: Mulcahy Road (to the west)



2.3 Parking Conditions

Spot car parking surveys were conducted of the on-street car parking supply and demand in close proximity of the site during the following times:

- Saturday the 29th of November 2025 at 3:00pm; and
- Tuesday the 2nd of December 2025 at 6:30pm.

These times were specifically chosen to coincide with the peak operating periods of the proposed restricted recreation facility. The extent of the survey area is presented in Figure 2.8.

Figure 2.8: Parking Survey Area



Parking Inventory

All on-street parking within the survey area is located in the Industrial 1 Zone (IN1Z) and is unrestricted. A total of 17 publicly available on-street car parking spaces were observed within approximately 50 metres of the site (a 1-minute walk).


ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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

Parking Survey Results

The results of the spot parking surveys are provided within Table 2.1.

Table 2.1: Spot Parking Survey Results

Day & Date	Time	Restrictions	Parking Supply	No. of Occupied Spaces	No. of Vacant Spaces	Parking Occupancy
Saturday, 29 Nov 2025	3:00pm	Unrestricted	17 spaces	0 spaces	17 spaces	0%
Tuesday, 2 Dec 2025	6:30pm	Unrestricted	17 spaces	5 spaces	12 spaces	29%

Summary

In summary, the parking surveys indicate that the on-street parking demand along Michael Street within close proximity of the site is low during weekday evenings and on weekends, which coincide with the peak operating periods of the proposed restricted recreation facility. Overall, it is considered that there is spare on-street parking capacity available in close proximity to the site to accommodate an increase in car parking.

2.4 Sustainable Transport

Principal Public Transport Network (PPTN)

The subject site is located outside the Principal Public Transport Network (PPTN).

Public Transport Services

The site has some access to the public transport network, with bus services operating along Princes Highway. The public transport services in the vicinity of the site are shown graphically in Figure 2.9 and detailed in Table 2.2.



Figure 2.9: Public Transport Services

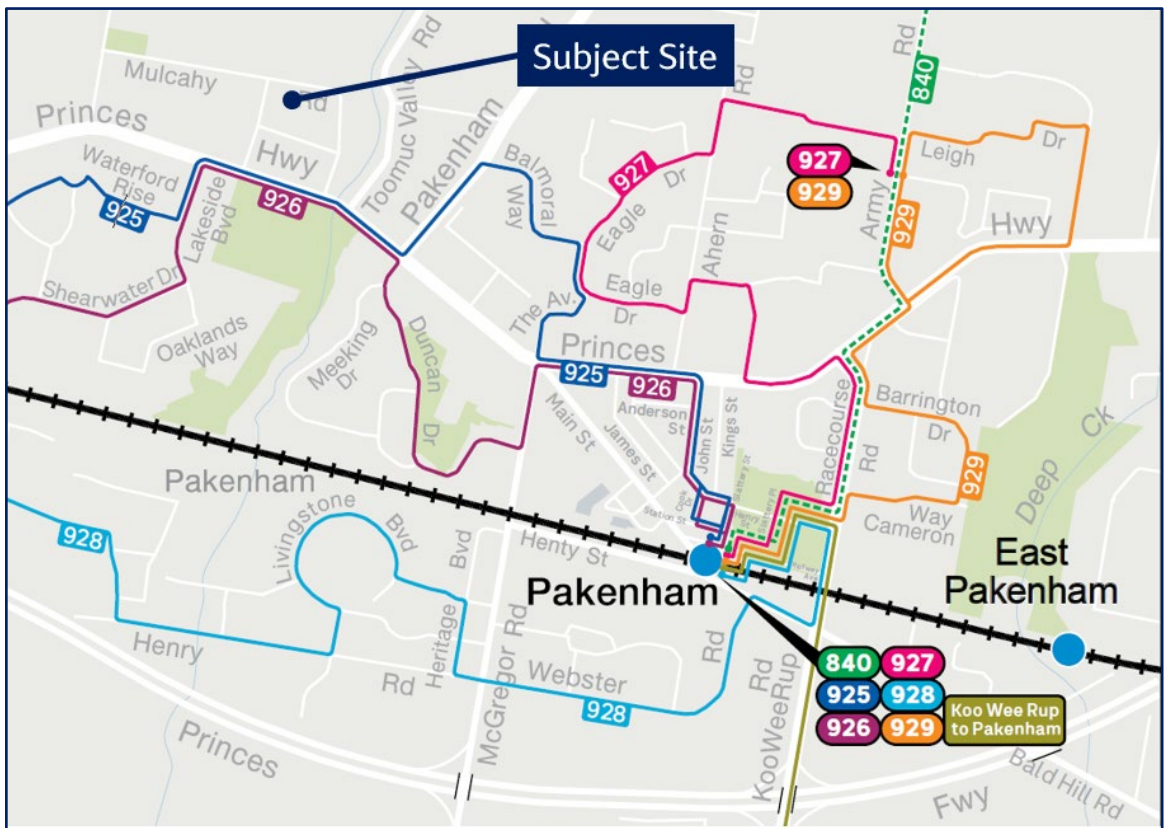


Table 2.2: Public Transport Services

Mode	Route Number	Route Description	Nearest Stop	Walking Distance (Walking Time)
Bus	925	Pakenham Station - Officer South via Cardinia Road Station	Princes Highway near O'Brien Parade	600 metres (9 minutes)
	926	Pakenham Station - Fountain Gate Shopping Centre via Lakeside & Beaconsfield		

Bicycle Facilities

The site also has some access to the bicycle network with the following key bicycle facilities located within proximity of the site:

- Off-road shared path which runs along Princes Highway.
- Off-road shared path which runs along Toomuc Creek Linear Reserve.
- Informal bicycle routes on local roads surrounding the subject site.

Cardinia
ADVERTISED MATERIAL
 Planning Application: T260019
 Date Prepared: 13 April 2026

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.

Pedestrian Facilities

Michael Street does not currently provide dedicated footpaths, which is consistent with the low pedestrian activity expected in this location. Accordingly, pedestrians are required to utilise the nature strips when walking along Michael Street. In contrast, Mulcahy Road has a concrete footpath along its southern side, whilst the Princes Highway to the south provides concrete footpaths / off-road shared paths.



3 The Proposal:

3.1 Development Specifics

It is proposed to establish a golf training facility (classified as a Restricted Recreation Facility) on the subject site at 1/30 Michael Street, Pakenham. More specifically, the proposal will comprise the following:

- The proposed golf training facility will consist of five golf simulator bays, providing a space for patrons to practice and play golf.
- The facility will operate 24 hours a day, seven days a week, with staff on site between 2:00pm and 8:00pm.
- A maximum of five patrons are expected to be on site at any one time (aligning with the number of golf simulator bays).
- A maximum of one employee is expected to be on site.
- Bookings will be made online via an electronic booking system. Sessions are scheduled in fixed one-hour time slots and must be booked in advance by patrons.
- Peak periods of the facility occur outside of standard business hours, typically during weekday evenings, and on weekends.
- Sessions are proposed to be staggered with buffer periods of 10 minutes between bookings to effectively manage participant turnover and minimise parking congestion.
- An ancillary retail area is provided at the front of the building for the sale of golf equipment to patrons. A small kitchen is also included for staff use.

3.2 Vehicle Access & Car Parking

- Vehicle access to the subject site is proposed to be maintained via the existing 8m wide concrete crossover located along the site's western boundary which connects to/from Michael Street.
- A set-back area is provided at the front of the site which comprises six car parking spaces, inclusive of an accessible parking space. These existing spaces are proposed to be retained to meet the parking demand of staff and patrons.

3.3 Pedestrian Access

- Pedestrian access to the subject site is proposed via the entrance and driveway which is accessible via Michael Street.

3.4 Waste Collection & Loading Arrangements

- Loading and unloading activities are proposed to occur on-site or within the available on-street parking along Michael Street.
- It is expected that waste will be collected kerbside along Michael Street by Council's waste collection service, subject to the endorsement of Council.



4 Car Parking Assessment:

4.1 Statutory Car Parking Requirements

Car parking requirements for developments are set out under Clause 52.06 of the Cardinia Planning Scheme. The purpose of Clause 52.06, amongst other things, is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

The number of car parking spaces required for the specified uses is listed under Table 1 of Clause 52.06-5. It is noted that car parking requirements for a golf training facility (classified as a Restricted Recreation Facility) are not specified in Table 1 to Clause 52.06-5 of the Cardinia Planning Scheme.

In such instances, Clause 52.06-6 states:

“Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority. This does not apply to the use of land for a temporary portable land sales office located on the land for sale.”

Accordingly, car parking must be provided to the satisfaction of the Responsibility Authority for the proposed golf training facility.

Cardinia
ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

4.2 Car Parking Demand Assessment

In accordance with Clause 52.06-7 of the Cardinia Planning Scheme, an assessment of car parking demand likely to be generated by the use must have regard to a number of factors, including:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclists' access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

The relevant factors which influence the car parking demand of the golf training facility are discussed below.

Likelihood of Multi-Purpose Trips

It is expected that trips undertaken by staff and patrons will be unique and not part of a multi-purpose trip given the type of land use proposed and location of the site.

The Variation of Car Parking Demand Over Time

The car parking demand generated by the facility will vary over time. Peak activity is expected to occur during weekday evenings and on weekends. The maximum occupancy of five patrons is generally expected to be limited to these periods. Occasional bookings will also be made during weekday business hours, though these are expected to occur less frequently resulting in patron numbers below the maximum capacity.

Accordingly, it is expected that the proposed facility would generate its peak car parking demand during weekday evenings and on weekends, with lesser car parking demands occurring during weekday business hours.

Short Stay and Long Stay Parking Demand

The facility will generate car parking demands of varying length.

Staff are expected to generate a medium to long-stay car parking demand dictated by the length of their shifts.

The parking demand generated by patrons is expected to be relatively short in duration, with patrons typically parking for the duration of a single session which is 60 minutes. Consecutive sessions are staggered with a 10-minute buffer periods between bookings to effectively manage participant turnover and minimise congestion. This approach is expected to eliminate the overlap in car parking demand between consecutive classes.

The Availability of Public Transport

The site has some access to public transport, with bus services operating along Princes Highway. However, due to the nature of activities on site (where patrons are likely to carry golf equipment), it is not expected that patrons would commonly use public transport to access the facility.

The Convenience of Pedestrian and Cyclist Access

The site has some pedestrian and cyclist access, with footpaths and off-road shared paths provided along certain roads surrounding the site. However, due to the nature of activities on site (where patrons are likely to carry golf equipment), it is not expected that patrons would commonly walk or cycle to/from the site.

Anticipated Car Parking Demand

Staff Parking Demand

The facility is expected to operate with a single staff member between the hours of 2:00pm and 8:00pm. It is assumed that this staff member will drive to/from the site and accordingly the proposal results in an estimated staff car parking demand of **one car parking space**.

Patron Parking Demand

The car parking demand generated by patrons will vary throughout the week. Peak demand is expected to occur during weekday evenings on and weekends. Occasional bookings may also be made during weekday business hours, though these are expected to occur less frequently resulting in patron numbers below the maximum capacity.

For the purposes of this assessment, it has been conservatively assumed that all patrons will travel to and from the site by private vehicle. In practice, some patrons may carpool, which would reduce the overall demand for car parking.

Accordingly, the proposed facility could generate a peak car parking demand of **five car parking spaces** when operating at capacity.

Overall Parking Demand

On the basis of the above, it is estimated that the proposed facility could generate a peak car parking demand of six car parking spaces (one staff space and five patron spaces) which is expected to occur during weekday evenings and weekends.

4.3 Adequacy of Car Parking Provision

Clause 52.06-7 sets out the factors to be considered when determining the appropriateness of allowing fewer car parking spaces to be provided than the assessed parking demand. Some of the relevant factors are:

- The Car Parking Demand Assessment.
- The availability of alternative car parking in the locality of the land including:
 - Public car parks intended to serve the land;
 - On street parking in non-residential zones; and
 - Streets in residential zones specifically managed for non-residential parking.
- On street parking in residential zones in the locality of the land that is intended to be for residential use.
- Access to or provision of alternative transport modes to and from the land.
- Any other relevant consideration.

Those factors directly relevant to this assessment are discussed in more detail below:

The Car Parking Demand Assessment

The Car Parking Demand Assessment concludes that the proposed facility is anticipated to generate a peak parking demand of six spaces, comprising one staff space and five spaces for patrons. The peak demand is generally expected to be limited to weekday evenings and weekends.

It is proposed to retain the six existing on-site car parking spaces, which are expected to adequately meet the facility's peak parking demand, with no overflow parking required on nearby streets.

It is also noted that consecutive sessions are staggered with 10-minute buffer periods between bookings to effectively manage participant turnover and minimise congestion. This approach is expected to eliminate the overlap in car parking demand between consecutive classes.

The Availability of Alternative Car Parking in the Locality of the Land

The Car Parking Demand Assessment concludes that the on-site car parking provision is sufficient to accommodate the peak demand for the proposed golf training facility, with no requirement for overflow parking on nearby streets. For thoroughness, the availability of alternative car parking within the local area has also been assessed.

Spot parking surveys (see Section 2.3) indicate that there is spare capacity within the surrounding on-street parking supply to accommodate any overflow parking demand that may occasionally occur. Specifically, 17 publicly available, unrestricted on-street parking spaces were observed along Michael Street within approximately 50 metres (1-minute walk) of the site.

The spot survey results indicated the following availability of these on-street parking spaces:

- Weekend survey: All 17 spaces available.
- Weekday evening survey: 12 spaces available.

These results demonstrate that there is ample on-street parking capacity in close proximity to the site to accommodate any small overflow parking demand generated by the proposed facility that may occasionally occur.



4.4 Adequacy of Parking Supply

In summary, the following key conclusions have been drawn from the car parking assessment:

- There is no statutory car parking requirement for a restricted recreation facility under Table 1 to Clause 52.06 of the Cardinia Planning Scheme and therefore car parking is to be provided to the satisfaction of the Responsible Authority.
- The Car Parking Demand Assessment estimates that the proposed restricted recreation facility could generate a maximum car parking demand of six car parking spaces (one staff space and five patron spaces) which is expected to be limited to weekday evenings and on weekends.
- The site provides six on-site parking spaces, meaning that the on-site parking supply is expected to adequately meet the facility's parking demand at all times.
- The parking surveys demonstrate that there is ample spare availability within the surrounding on-street parking supply to accommodate any small overflow car parking demand that may occur from time to time.
- The expected peak time of the facility does not coincide with core business hours of the industrial uses surrounding the site and coincides with periods when many surrounding businesses are closed or operating at a reduced capacity.

On the basis of the above, it is considered that car parking considerations of the proposed restricted recreation facility are acceptable.



5 Vehicular Access Arrangements & Car Parking Layout

5.1 Vehicular Access Arrangements

Vehicular access to the subject site is provided via the existing 8m wide concrete crossover located along the site's western boundary which connects to/from Michael Street. The crossover allows for two-way simultaneous vehicle movements and will provide safe and efficient access to the on-site car parking area.

5.2 Car Parking Layout

A total of six car parking spaces are provided for the proposed facility located along the northern boundary of the site. The existing car parking spaces comprise the following dimensions:

- Standard 90-degree angled car parking spaces comprise dimensions of 2.6m in width by 4.9m in length accessed via a 10m wide parking aisle, which complies with Table 2 to Clause 52.06 of the Cardinia Planning Scheme.
- The disabled car parking space comprises dimensions of 3.2m in width by 4.9m in length accessed via a 10m parking aisle. These dimensions do not strictly comply with the latest version of AS2890.6:2002. However, given that the space is existing and the infrequent need for a disabled parking space at a golf training facility, the current arrangement is considered acceptable. Further guidance should be sought from a licensed building surveyor, if required.

Overall, it is considered that the existing car parking spaces have been designed suitably and will continue to provide safe and efficient access for the site.

The vehicular access arrangements and car parking layout are shown in Figure 5.1.

Figure 5.1: Vehicular Access Arrangements & Car Parking Layout



6 Bicycle Parking Assessment:

6.1 Statutory Bicycle Parking Requirements

Table 1 to Clause 52.34-5 of the Cardinia Planning Scheme outlines the requirements for bicycle parking for various uses. Restricted Recreation Facility falls under the land use category of Minor Sports and Recreation Facility for the assessment of bicycle parking requirements and has been assessed in Table 6.1.

Table 6.1: Bicycle Parking Requirements

Land Use	User Class	Number / Size	Statutory Bicycle Parking Rate	Statutory Bicycle Parking Requirement
Minor Sports & Recreation Facility	Employee Bike Parking	1 employee and 288sqm of net floor area.	1 space per 4 employees	0 employee space
	Visitor Bike Parking		1 visitor space to each 200sqm of net floor area	1 visitor space
Total				1 visitor space

On the basis of the above, the proposal has a statutory requirement to provide one bicycle parking space for visitor use. The majority of patrons are expected to access the site via private motor vehicles, either carpooling or driving individually, with cycling expected to be limited. This is primarily due to the site's location and the likelihood of patrons transporting golf equipment.

Accordingly, providing a dedicated bicycle parking device for visitors is not considered necessary in this instance. There is ample space internally within the building to informally store a bicycle in the infrequent instance that an employee or visitor cycles to/from the site. Given the location of the site and nature of the proposed facility, this is considered to be an acceptable arrangement.



ADVERTISED MATERIAL
 Planning Application: T260019
 Date Prepared: 13 April 2026

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

7 Loading and Waste Considerations:

7.1 Loading and unloading activities

Clause 65.01 'Decision Guidelines' of the Cardinia Planning Scheme outlines the provision of loading requirements, and states the following:

"Before deciding on an application or approval of a plan, the Responsible Authority must consider, as appropriate: The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts."

Loading and unloading activities associated with the proposed facility will be relatively infrequent and will primarily involve deliveries of equipment, supplies, and cleaning and maintenance materials. It is expected that these deliveries would typically be undertaken by passenger vehicles, vans and smaller trucks. These vehicles can access the on-site car parking area or utilise the available on-street parking along Michael Street immediately adjacent to the subject site.

Accordingly, it is considered that suitable provision has been made to accommodate all loading and unloading activities of the proposal.

7.2 Waste Collection

It is expected that waste will be collected kerbside along Michael Street by Council's waste collection service, subject to the endorsement of Council. This is considered to be an acceptable arrangement from a traffic engineering perspective and is consistent with the existing use of the site.



8 Traffic Assessment

8.1 Traffic Generation

The proposed golf training facility is expected to generate a concentrated portion of traffic at the start and end of the fixed session times. As discussed in Section 4, it is conservatively assumed that all patrons could access the site in private vehicles. With a maximum capacity for five patrons, this could result in up to five patron vehicles accessing the site (equating to 10 vehicle movements combining arrivals and departures) during peak hour periods when the facility is operating at full capacity.

Consecutive classes are staggered with a 10-minute buffer period between bookings to effectively manage participant turnover and minimise congestion. This approach will disperse the traffic generated by the proposed facility and ensure that traffic generated by consecutive sessions does not overlap.

This traffic generation assumes full occupancy which will only occur during the peak periods of the facility. Outside of these periods, the traffic generated by the facility will be reduced.

8.2 Traffic Impact

It is considered that the level of traffic generated by the proposal can be accommodated by Michael Street and the surrounding road network for the following reasons:

- The level of traffic generated by the proposed facility is relatively low in traffic engineering terms and equates to a maximum of 10 vehicle movements per hour during periods of peak activity.
- Traffic associated with the proposal is expected to mainly occur outside of weekday business hours, when the surrounding road network is operating below peak levels.
- Site observations indicate that Michael Street carries a relatively low level of traffic during the peak operational periods of the proposed facility, ensuring that traffic can access the site in a safe and efficient manner.

On the basis of the above, it is considered that the traffic impacts of the proposal are acceptable.



9 Conclusions

It is proposed to establish a golf training facility (classified as a Restricted Recreation Facility) on the subject site at 1/30 Michael Street, Pakenham. The facility is expected to comprise maximum of five patrons and one staff member. The six existing on-site car parking spaces are proposed to be retained, with vehicular access provided via Michael Street.

Based on the above assessment, it is concluded that:

Car Parking Assessment

- The six existing on-site car parking spaces are proposed to be retained to accommodate the facility's parking demands. This is considered to be an appropriate provision of car parking for the following reasons:
 - There is no statutory car parking requirement for a restricted recreation facility under Table 1 to Clause 52.06 of the Cardinia Planning Scheme and therefore car parking is to be provided to the satisfaction of the Responsible Authority.
 - The Car Parking Demand Assessment estimates that the proposed restricted recreation facility could generate a maximum car parking demand of six car parking spaces (one staff space and five patron spaces) which is expected to be limited to weekday evenings and on weekends.
 - The site provides six on-site parking spaces, meaning that the on-site parking supply is expected to adequately meet the facility's parking demand at all times.
 - The parking surveys demonstrate that there is ample spare availability within the surrounding on-street parking supply to accommodate any small overflow car parking demand that may occur from time to time.
 - The expected peak time of the facility does not coincide with core business hours of the industrial uses surrounding the site and coincides with periods when many surrounding businesses are closed or operating at a reduced capacity.



Vehicular Access & Car Parking Layout

- Vehicular access is proposed to be provided via the existing double-width crossover which comprises a width of approximately 8 metres.
- The site contains six existing on-site car parking spaces, including one accessible space.
- It is considered that the existing vehicular access arrangements and car parking layout have been suitably designed and will continue to provide safe and efficient access for the site.

Bicycle Parking Assessment

- The proposed facility has a statutory requirement to provide one visitor bicycle parking space as per Clause 52.34 of the Cardinia Planning Scheme (using the applicable land use category Minor Sports & Recreation Facility).
- Most patrons are expected to travel by private vehicle, with limited cycling due to the site's location and the need to transport golf equipment. Accordingly, it is considered that a dedicated visitor bicycle parking device is not required in this instance.
- There is sufficient internal space for informal storage of bicycles, which is considered acceptable given the location and nature of the proposed facility.

Loading & Waste Considerations

- Loading and unloading activities are expected to be infrequent and typically undertaken by passenger vehicles, vans and smaller trucks. These activities can be undertaken from within the on-site car parking area or the available on-street parking along Michael Street.
- Waste is expected to be collected kerbside along Michael Street by Council's waste collection service, subject to the endorsement of Council. This is considered to be an acceptable arrangement from a traffic engineering perspective.

Traffic Impacts

- It is estimated that the facility will generate a relatively low level of traffic, with a maximum of 10 vehicle movements estimated during peak hour periods.
- It is considered that the level of traffic generated by the proposal can comfortably be accommodated by Michael Street and the surrounding road network and will not create adverse traffic safety or operational impacts.

In summary, the proposed golf training facility is not expected to create adverse parking or traffic impacts in the precinct and is considered to be acceptable from a traffic engineering perspective.



Application Summary

Portal Reference	D1264CW
Reference No	T260019

Basic Information

Cost of Works	\$0
Site Address	FY 1/30 Michael Street Pakenham VIC 3810


ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.

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
<input type="checkbox"/> Note: During the application process you may be required to provide more information in relation to any encumbrances.	

Documents Uploaded

Date	Type	Filename
31-03-2026	Additional Document	FORM - Section 50 50A 57A - Request to Amend and application in progress.pdf
31-03-2026	Additional Document	1-30 Michael Street Pakenham 31-03-2026.pdf

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

Lodged By

Site User	[REDACTED]
Submission Date	31 March 2026 - 01:53:PM

Declaration

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

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

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

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

Email: mail@cardinia.vic.gov.au

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

 **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



ADVERTISED MATERIAL

Planning Application: T260019

Date Prepared: 13 April 2026

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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



Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T260019
Address of the Land:	1/30 Michael Street Pakenham 3810

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Driven By Data Pty Ltd
Address:	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
The amendment is in relation to the isometric image plan title which was incorrect, previously was Proposed Residential Development at 1/30 Michael Street Pakenham. Now amended to PROPOSED RESTRICTED RECREATIONAL FACILITY (GOLF SIMULATOR PREMISES) 1/30 MICHAEL STREET PAKENHAM 3810		


ADVERTISED MATERIAL
 Planning Application: T260019
 Date Prepared: 13 April 2026

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

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

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	[Redacted]
Signature:	[Redacted]
Date:	31/03/2006

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.

IMPORTANT INFORMATION

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

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

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

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

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

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



ADVERTISED MATERIAL

Planning Application: T260019
Date Prepared: 13 April 2026

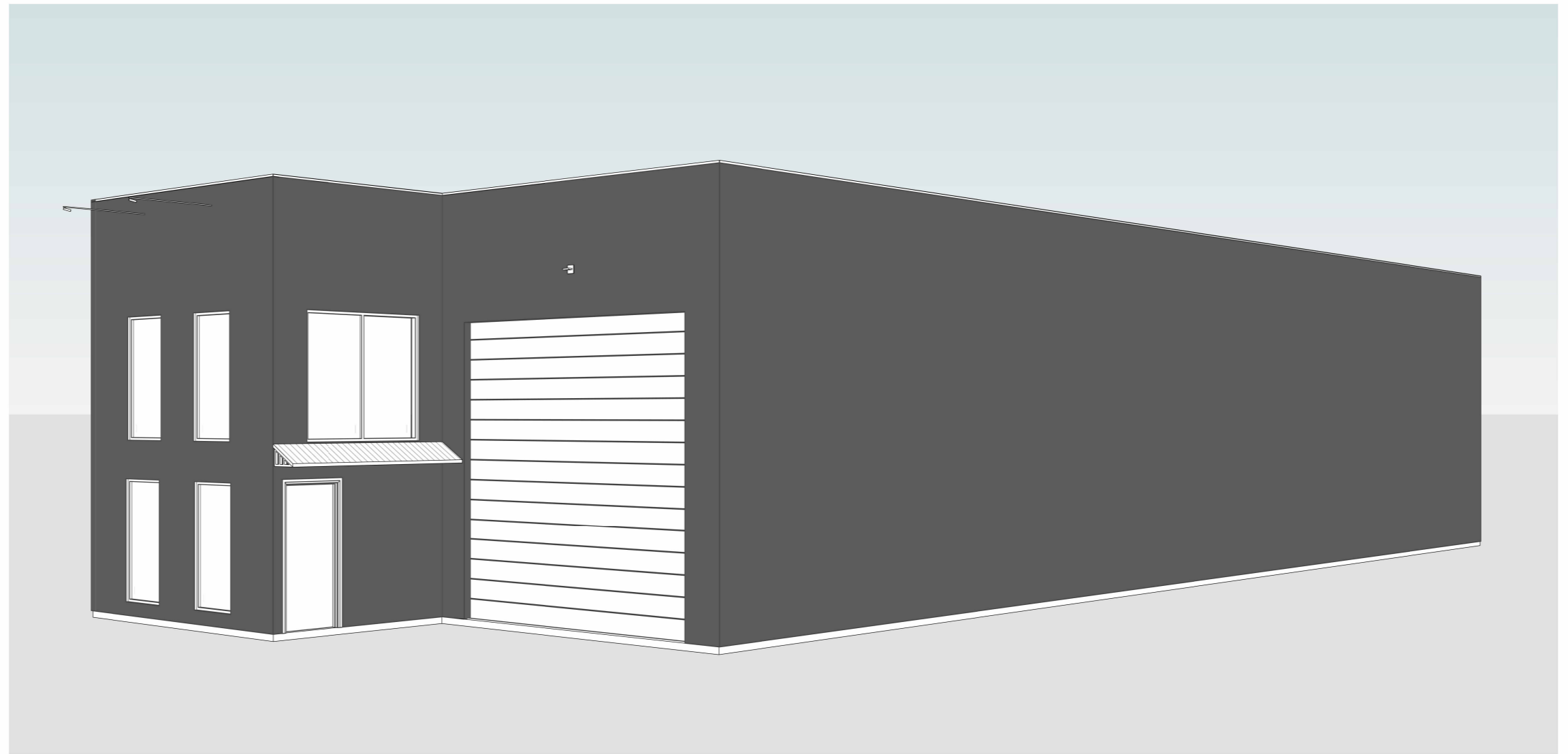
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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

SHEET LIST

WD01	COVER PAGE	A3
WD02	SITE PLAN	A3
WD03	PROPOSED FLOOR PLAN	A3
WD04	PROPOSED ROOF PLAN	A3
WD05	PROPOSED ELEVATIONS	A3
WD06	PROPOSED ELEVATIONS	A3
WD07	PROPOSED SECTIONS	A3

PROPOSED RESTRICTED RECREATIONAL FACILITY (GOLF SIMULATOR PREMISES)

1/30 MICHAEL STREET PAKENHAM



ISOMETRIC IMAGE NOT TO BE USED FOR CONSTRUCTION



Cardinia

ADVERTISED MATERIAL

Planning Application: T260019

Date Prepared: 13 April 2026

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.



GOLF TECHNOLOGIES
ASIA PACIFIC PTY. LTD.

Golf Technologies Asia Pacific Pty. Ltd.
10th Floor, 74 Castlereagh Street
Sydney NSW 2000
Australia

T: +61 402 797 743
www.foresightsports.asia


Building Design & Drafting
© Copyright
T: +61 402 797 743
www.foresightsports.asia

Signed(Owner):	REV	Description	Date
	A	UPDATE ITEMS FOR RFI 16 FEBRUARY 2026	03/18
Date:			
Signed(Builder):			
Date:			

DRAWING STATUS:
TOWN PLANNING

Client	
Job No.	
Address	1/30 Michael Street Pakenham

COVER PAGE			
Date	31-03-2026	A3	WDO 1
Drawn By	Zen	Scale	
Checked By	Noal		



3/31/2026 8:47:46 AM C:\Users\Admin\Downloads\KAMUNDOE\051_30 Michael Street Pakenham\03_03_2026\1_30 Michael Street Pakenham 31_03.nct

OUTLINE SPECIFICATION

GENERAL
THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT A HIGH QUALITY OF WORKMANSHIP IS FOLLOWED AND TO ASCERTAIN THAT ALL WORK IS CHECKED FOR ANY DEFECTS & QUALITY OF WORKMANSHIP, AND ACCEPTS FULL LIABILITY.

DEMOLITIONS
ALL DEMOLITIONS AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE RELEVANT CODE OF PRACTICES FOR DEMOLITION. ALL PRECAUTIONS SHOULD BE MADE AGAINST UNCONTROLLED COLLAPSE. THE BUILDER IS RESPONSIBLE FOR ALL NECESSARY TEMPORARY SUPPORT AND SHALL ENSURE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

ELECTRICAL INSTALLATIONS
DATA CABLING CAN BE SUPPLIED BY SHANE WILDING GOLF/CLIENT OR CONTRACTOR AND INSTALLED ON-SITE BY CONTRACTOR. THE CONDUIT MUST BE PROVIDED BY CLIENT / CONTRACTOR BOTH IN WALLS AND FLOORS TO LOCATIONS SHOWN ON THE APPROVED DRAWING. CONTRACTOR / CLIENT MUST CONTACT SHANE WILDING GOLF IF IN DOUBT OF THE SPECIFICATION AND DRAWINGS. TO ENSURE CORRECT REQUIREMENTS AND INSTALLATION.

CEILING HEIGHTS AND CLEARANCE
IF INDICATED CLEARANCE IS NOT POSSIBLE, PLEASE CONTACT THE DESIGNER. THE SUITABILITY OF EXISTING ROOF, CEILING AND WALLS FOR MECHANICAL FIXING OF EQUIPMENT TBC ON-SITE PRIOR TO COMMENCEMENT, RELEVANT FIXING TO BE PROVIDED.

ELECTRICAL & EQUIPMENT SPECIFICATION
SEE ELECTRICAL KEY

TIMBER, MDF, WOOD WORK
ALL WOOD WORKS NEED TO BE COATED BY TERMITE PROTECTION

FINAL NOTES
ALL DIMENSIONS TO BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS AND ANY DISCREPANCIES REPORTED TO THE DESIGNER. PLEASE CONTACT THE DESIGNER IF IN DOUBT OF ANYTHING SHOWN WITHIN THE DRAWING.

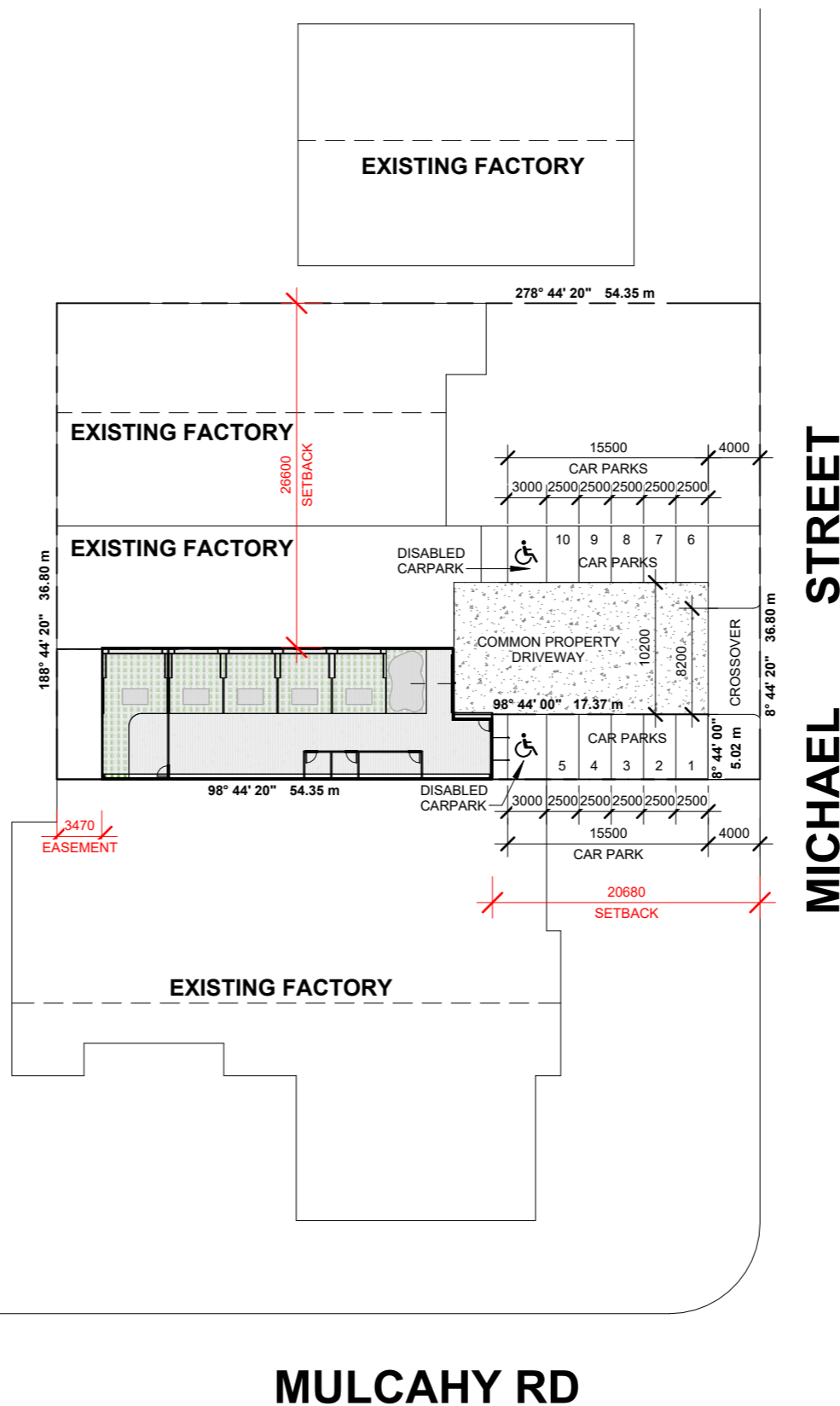
DRAWING SPECIFICATION		DRAWING SPECIFICATION	
	Plywood wall		Single Outlet
	Gypsum wall		Double Outlet
	Existing / Brick Wall		Dimmer Switch
	Security padding		
	Cable (Lay Loose)		
	Cable behind the wall		
	Cable behind the wall / ceiling		
	Cable behind the wall / floor		
	Power outlet		

Note:

EQUIPMENT WITH ELECTRICAL KEY					
Symbol	Part / Component	QTY	Cable(EQ)	Cable(PC)	AC
Foresight Sports					
E1	GCHawk™ / Falcon	-	LAN CAT6	LAN CAT6	Require
E2	GCQuad / QuadMAX	-	LAN CAT6	LAN CAT6	Require
E3	GC3	-	LAN CAT6	LAN CAT6	Require
Swing Catalyst					
E4	3D Motion Plate	-	USB Type-B	USB 2.0	-
E5	Balance Plate	-	Mini USB	USB 2.0	-
E6	Performance HD Camera	-	LAN CAT6	LAN CAT6	-
Screen Set					
E7	Screen (Front & Back Screen)	-	N/A	-	-
E8	Security Padding Set	-	N/A	-	-
E9	Security Curtain	-	N/A	-	-
E10	Hitting Mat	-	N/A	-	-
IT Equipment					
E11	Ceiling Mounted Projector	-	HDMI	HDMI	Require
E12	50 inch TV (Wall Mounted)	-	HDMI	Displayport	Require
E13	Computer Set	-	N/A	-	Require
E14	Tri-Pod / Camera Mounting System	-	N/A	-	-
Lighting Requirement					
	Dimmable LED Lighting	-	N/A	-	Require
E15	FOCUS	-	USB 3.0	-	Require

AREA TABLE

SITE AREA	1433.10 m ²
FLOOR PLAN	291.74 m ²
DRIVEWAY	200.49 m ²
CAR PARK	74.74 m ²



1 SITE PLAN
1 : 500

Cardinia
ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.

***NOTE:**
SITE DIMENSION ONLY ROUGH MEASUREMENT.

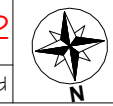
GOLF TECHNOLOGIES ASIA PACIFIC PTY. LTD.
Building Design & Drafting
© Copyright
T: +61 402 797 743
www.foresightsports.asia
www.foresightsports.asia

Signed(Owner):	REV	Description	Date
Date:	A	UPDATE ITEMS FOR RFI 16 FEBRUARY 2026	03/18
Signed(Builder):			
Date:			

DRAWING STATUS:
TOWN PLANNING

Client	
Job No.	
Address	1/30 Michael Street Pakenham

SITE PLAN			
Date	31-03-2026	A3	WDO2
Drawn By	Zen		
Checked By	Noal	Scale As indicated	



OUTLINE SPECIFICATION

GENERAL
 THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT A HIGH QUALITY OF WORKMANSHIP IS FOLLOWED AND TO ASCERTAIN THAT ALL WORK IS CHECKED FOR ANY DEFECTS & QUALITY OF WORKMANSHIP, AND ACCEPTS FULL LIABILITY.

DEMOLITIONS
 ALL DEMOLITIONS AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE RELEVANT CODE OF PRACTICES FOR DEMOLITION. ALL PRECAUTIONS SHOULD BE MADE AGAINST UNCONTROLLED COLLAPSE. THE BUILDER IS RESPONSIBLE FOR ALL NECESSARY TEMPORARY SUPPORT AND SHALL ENSURE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

ELECTRICAL INSTALLATIONS
 DATA CABLING CAN BE SUPPLIED BY SHANE WILDING GOLF/CLIENT OR CONTRACTOR AND INSTALLED ON-SITE BY CONTRACTOR. THE CONDUIT MUST BE PROVIDED BY CLIENT / CONTRACTOR BOTH IN WALLS AND FLOORS TO LOCATIONS SHOWN ON THE APPROVED DRAWING. CONTRACTOR / CLIENT MUST CONTACT SHANE WILDING GOLF IF IN DOUBT OF THE SPECIFICATION AND DRAWINGS, TO ENSURE CORRECT REQUIREMENTS AND INSTALLATION.

CEILING HEIGHTS AND CLEARANCE
 IF INDICATED CLEARANCE IS NOT POSSIBLE, PLEASE CONTACT THE DESIGNER. THE SUITABILITY OF EXISTING ROOF, CEILING AND WALLS FOR MECHANICAL FIXING OF EQUIPMENT TBC ON-SITE PRIOR TO COMMENCEMENT, RELEVANT FIXING TO BE PROVIDED.

ELECTRICAL & EQUIPMENT SPECIFICATION
 SEE ELECTRICAL KEY

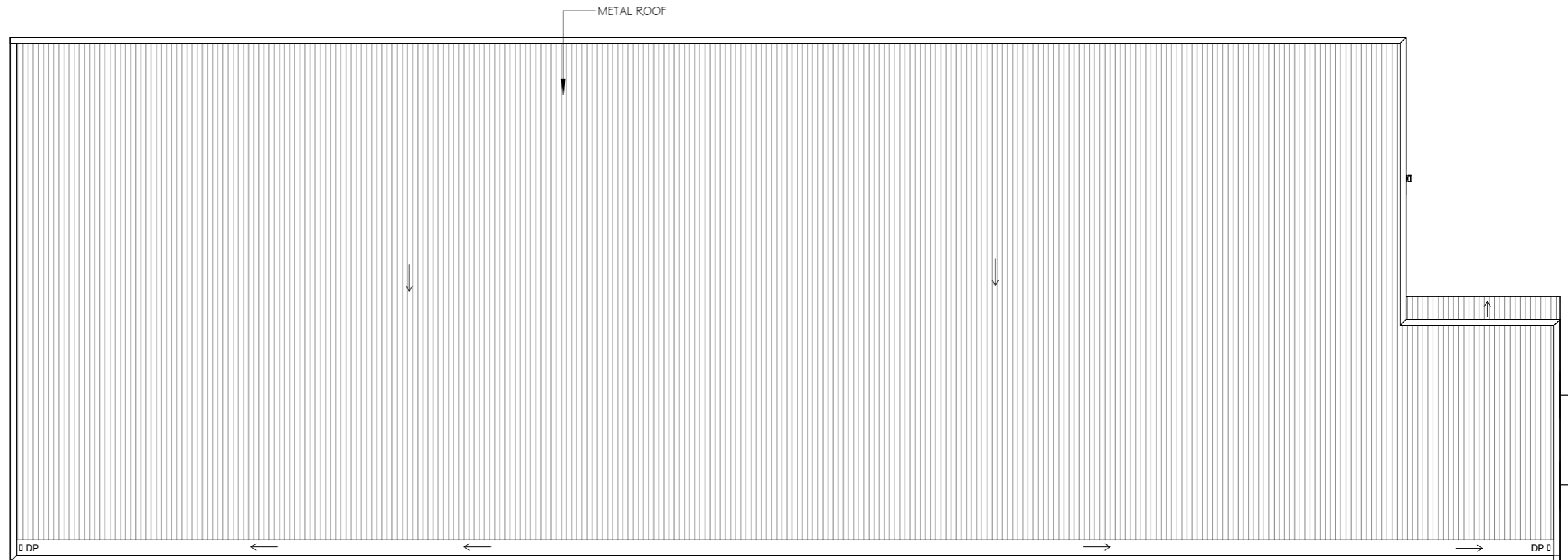
TIMBER, MDF, WOOD WORK
 ALL WOOD WORKS NEED TO BE COATED BY TERMITE PROTECTION

FINAL NOTES
 ALL DIMENSIONS TO BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS AND ANY DISCREPANCIES REPORTED TO THE DESIGNER. PLEASE CONTACT THE DESIGNER IF IN DOUBT OF ANYTHING SHOWN WITHIN THE DRAWING.

DRAWING SPECIFICATION		DRAWING SPECIFICATION	
	Plywood wall		Single Outlet
	Gypsum wall		Double Outlet
	Existing / Brick Wall		Dimmer Switch
	Security padding		
	Cable (Lay Loose)		
	Cable behind the wall		
	Cable behind the wall / ceiling		
	Cable behind the wall / floor		
	Power outlet		

Note:

EQUIPMENT WITH ELECTRICAL KEY					
Symbol	Part / Component	QTY	Cable(EQ)	Cable(PC)	AC
Foresight Sports					
E1	GCHawk™/ Falcon	-	LAN CAT6	LAN CAT6	Require
E2	GCQuad / QuadMAX	-	LAN CAT6	LAN CAT6	Require
E3	GC3	-	LAN CAT6	LAN CAT6	Require
Swing Catalyst					
E4	3D Motion Plate	-	USB Type-B	USB 2.0	-
E5	Balance Plate	-	Mini USB	USB 2.0	-
E6	Performance HD Camera	-	LAN CAT6	LAN CAT6	-
Screen Set					
E7	Screen (Front & Back Screen)	-	N/A	-	-
E8	Security Padding Set	-	N/A	-	-
E9	Security Curtain	-	N/A	-	-
E10	Hitting Mat	-	N/A	-	-
IT Equipment					
E11	Ceiling Mounted Projector	-	HDMI	HDMI	Require
E12	50 inch TV (Wall Mounted)	-	HDMI	Displayport	Require
E13	Computer Set	-	N/A	-	Require
E14	Tri-Pod / Camera Mounting System	-	N/A	-	-
Lighting Requirement					
	Dimmable LED Lighting	-	N/A	-	Require
E15	FOCUS		USB 3.0	-	Require



1 ROOF PLAN
 1 : 100



ADVERTISED MATERIAL
 Planning Application: T260019
 Date Prepared: 13 April 2026

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.



GOLF TECHNOLOGIES
 ASIA PACIFIC PTY. LTD.

Golf Technologies Asia Pacific Pty. Ltd.
 10th Floor, 74 Castlereagh Street
 Sydney NSW 2000
 Australia


Building Design & Drafting
 © Copyright
 T: +61 402 797 743
 www.foresightsports.asia

<i>Signed(Owner):</i>	REV	Description	Date
<i>Date:</i>	A	UPDATE ITEMS FOR RFI 16 FEBRUARY 2026	03/18
<i>Signed(Builder):</i>			
<i>Date:</i>			

DRAWING STATUS:
TOWN PLANNING

Client	
Job No.	
Address	1/30 Michael Street Pakenham

PROPOSED ROOF PLAN			
Date	31-03-2026	A3	WDO4
Drawn By	Zen		
Checked By	Noal	Scale	1 : 100



C:\Users\Admin\Downloads\KAMUNDO\EL05\1_30 Michael Street Pakenham\03_2026\1_30 Michael Street Pakenham_31_03.nc

OUTLINE SPECIFICATION

GENERAL
THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT A HIGH QUALITY OF WORKMANSHIP IS FOLLOWED AND TO ASCERTAIN THAT ALL WORK IS CHECKED FOR ANY DEFECTS & QUALITY OF WORKMANSHIP, AND ACCEPTS FULL LIABILITY.

DEMOLITIONS
ALL DEMOLITIONS AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE RELEVANT CODE OF PRACTICES FOR DEMOLITION. ALL PRECAUTIONS SHOULD BE MADE AGAINST UNCONTROLLED COLLAPSE. THE BUILDER IS RESPONSIBLE FOR ALL NECESSARY TEMPORARY SUPPORT AND SHALL ENSURE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

ELECTRICAL INSTALLATIONS
DATA CABLING CAN BE SUPPLIED BY SHANE WILDING GOLF/CLIENT OR CONTRACTOR AND INSTALLED ON-SITE BY CONTRACTOR. THE CONDUIT MUST BE PROVIDED BY CLIENT / CONTRACTOR BOTH IN WALLS AND FLOORS TO LOCATIONS SHOWN ON THE APPROVED DRAWING. CONTRACTOR / CLIENT MUST CONTACT SHANE WILDING GOLF IF IN DOUBT OF THE SPECIFICATION AND DRAWINGS, TO ENSURE CORRECT REQUIREMENTS AND INSTALLATION.

CEILING HEIGHTS AND CLEARANCE
IF INDICATED CLEARANCE IS NOT POSSIBLE, PLEASE CONTACT THE DESIGNER. THE SUITABILITY OF EXISTING ROOF, CEILING AND WALLS FOR MECHANICAL FIXING OF EQUIPMENT TBC ON-SITE PRIOR TO COMMENCEMENT, RELEVANT FIXING TO BE PROVIDED.

ELECTRICAL & EQUIPMENT SPECIFICATION
SEE ELECTRICAL KEY

TIMBER, MDF, WOOD WORK
ALL WOOD WORKS NEED TO BE COATED BY TERMITE PROTECTION

FINAL NOTES
ALL DIMENSIONS TO BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS AND ANY DISCREPANCIES REPORTED TO THE DESIGNER. PLEASE CONTACT THE DESIGNER IF IN DOUBT OF ANYTHING SHOWN WITHIN THE DRAWING.

DRAWING SPECIFICATION	
	Plywood wall
	Gypsum wall
	Existing / Brick Wall
	Security padding
	Cable (Lay Loose)
	Cable behind the wall
	Cable behind the wall / ceiling
	Cable behind the wall / floor
	Power outlet
	Single Outlet
	Double Outlet
	Dimmer Switch

Note:

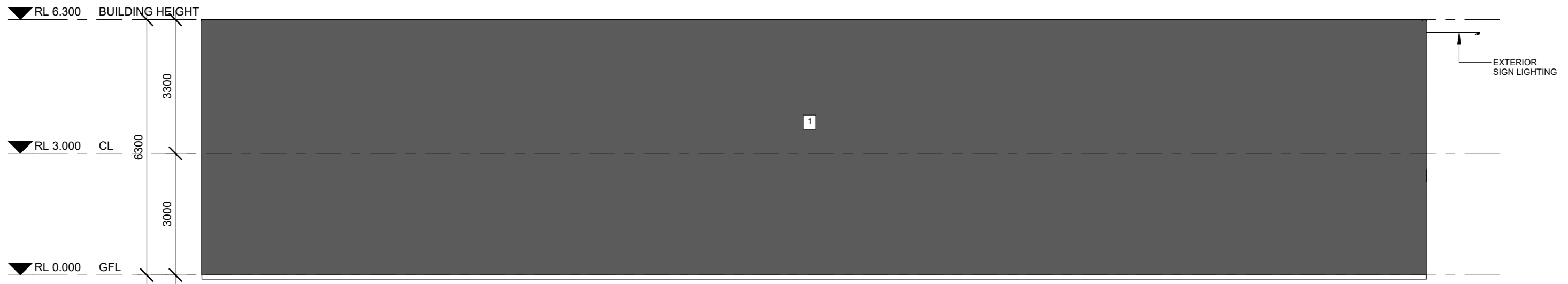
EQUIPMENT WITH ELECTRICAL KEY					
Symbol	Part / Component	QTY	Cable(EQ)	Cable(PC)	AC
Foresight Sports					
E1	GCHawk™ / Falcon	-	LAN CAT6	LAN CAT6	Require
E2	GCQuad / QuadMAX	-	LAN CAT6	LAN CAT6	Require
E3	GC3	-	LAN CAT6	LAN CAT6	Require
Swing Catalyst					
E4	3D Motion Plate	-	USB Type-B	USB 2.0	-
E5	Balance Plate	-	Mini USB	USB 2.0	-
E6	Performance HD Camera	-	LAN CAT6	LAN CAT6	-
Screen Set					
E7	Screen (Front & Back Screen)	-		N/A	-
E8	Security Padding Set	-		N/A	-
E9	Security Curtain	-		N/A	-
E10	Hitting Mat	-		N/A	-

EQUIPMENT WITH ELECTRICAL KEY					
IT Equipment					
E11	Ceiling Mounted Projector	-	HDMI	HDMI	Require
E12	50 inch TV (Wall Mounted)	-	HDMI	Displayport	Require
E13	Computer Set	-		N/A	Require
E14	Tri-Pod / Camera Mounting System	-		N/A	-
Lighting Requirement					
	Dimmable LED Lighting	-		N/A	Require
E15	FOCUS			USB 3.0	Require

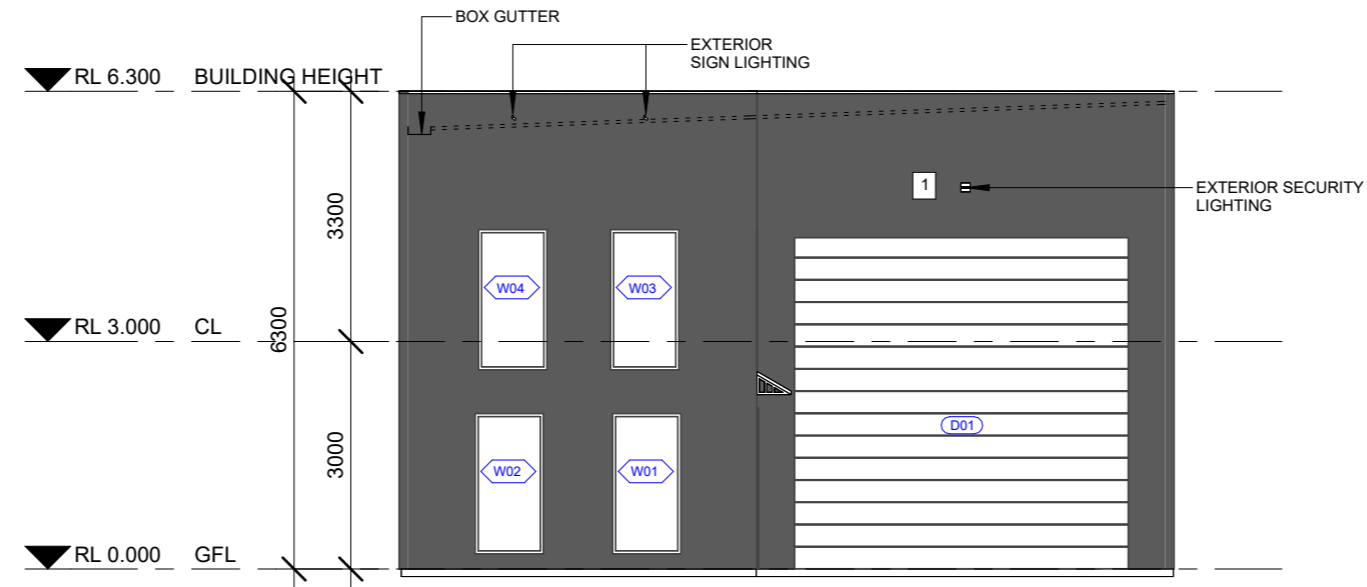


ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.



1 EAST ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

NOTE LIGHT:
EXTERIOR SIGN LIGHTING:
STYLE: SLIMLINE ARCHITECTURAL WALL MOUNTED SPOTLIGHT
WATTAGE: 6W PURE LED
BAFFLING: FITTED WITH 360° GLARE GUARD TO MINIMIZE LIGHT SPILL AND GLARE

EXTERIOR SECURITY LIGHTING:
STYLE: INDUSTRIAL LED EYELID WALL PACK
WATTAGE: 20W LED
BAFFLING: INTEGRATED DIE-CASE EYELID SHIELD FOR DOWNWARD LIGHT DISTRIBUTION AND GLARE REDUCTION



GOLF TECHNOLOGIES
ASIA PACIFIC PTY. LTD.
Golf Technologies Asia Pacific Pty. Ltd.
10th Floor, 74 Castlereagh Street
Sydney NSW 2000
Australia
T: +61 402 797 743
www.foresightsports.asia

Building Design & Drafting
© Copyright
T: +61 402 797 743
www.foresightsports.asia

<i>Signed(Owner):</i>	REV	Description	Date
<i>Date:</i>	A	UPDATE ITEMS FOR RFI 16 FEBRUARY 2026	03/18
<i>Signed(Builder):</i>			
<i>Date:</i>			

DRAWING STATUS:
TOWN PLANNING

Client	
Job No.	
Address	1/30 Michael Street Pakenham

PROPOSED ELEVATIONS			
Date	31-03-2026	A3	WDO5
Drawn By	Zen		
Checked By	Noal	Scale	1 : 100



3/31/2026 8:47:46 AM C:\Users\Admin\Downloads\KAMUNOR\EL005\1_30 Michael Street Pakenham\03_2026\1_30 Michael Street Pakenham 3_1_03.rvt

OUTLINE SPECIFICATION

GENERAL
THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT A HIGH QUALITY OF WORKMANSHIP IS FOLLOWED AND TO ASCERTAIN THAT ALL WORK IS CHECKED FOR ANY DEFECTS & QUALITY OF WORKMANSHIP, AND ACCEPTS FULL LIABILITY.

DEMOLITIONS
ALL DEMOLITIONS AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE RELEVANT CODE OF PRACTICES FOR DEMOLITION. ALL PRECAUTIONS SHOULD BE MADE AGAINST UNCONTROLLED COLLAPSE. THE BUILDER IS RESPONSIBLE FOR ALL NECESSARY TEMPORARY SUPPORT AND SHALL ENSURE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

ELECTRICAL INSTALLATIONS
DATA CABLING CAN BE SUPPLIED BY SHANE WILDING GOLF/CLIENT OR CONTRACTOR AND INSTALLED ON-SITE BY CONTRACTOR. THE CONDUIT MUST BE PROVIDED BY CLIENT / CONTRACTOR BOTH IN WALLS AND FLOORS TO LOCATIONS SHOWN ON THE APPROVED DRAWING. CONTRACTOR / CLIENT MUST CONTACT SHANE WILDING GOLF IF IN DOUBT OF THE SPECIFICATION AND DRAWINGS, TO ENSURE CORRECT REQUIREMENTS AND INSTALLATION.

CEILING HEIGHTS AND CLEARANCE
IF INDICATED CLEARANCE IS NOT POSSIBLE, PLEASE CONTACT THE DESIGNER. THE SUITABILITY OF EXISTING ROOF, CEILING AND WALLS FOR MECHANICAL FIXING OF EQUIPMENT TBC ON-SITE PRIOR TO COMMENCEMENT, RELEVANT FIXING TO BE PROVIDED.

ELECTRICAL & EQUIPMENT SPECIFICATION
SEE ELECTRICAL KEY

TIMBER, MDF, WOOD WORK
ALL WOOD WORKS NEED TO BE COATED BY TERMITE PROTECTION

FINAL NOTES
ALL DIMENSIONS TO BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS AND ANY DISCREPANCIES REPORTED TO THE DESIGNER. PLEASE CONTACT THE DESIGNER IF IN DOUBT OF ANYTHING SHOWN WITHIN THE DRAWING.

DRAWING SPECIFICATION	
	Plywood wall
	Gypsum wall
	Existing / Brick Wall
	Security padding
	Cable (Lay Loose)
	Cable behind the wall
	Cable behind the wall / ceiling
	Cable behind the wall / floor
	Power outlet
	Single Outlet
	Double Outlet
	Dimmer Switch

Note:

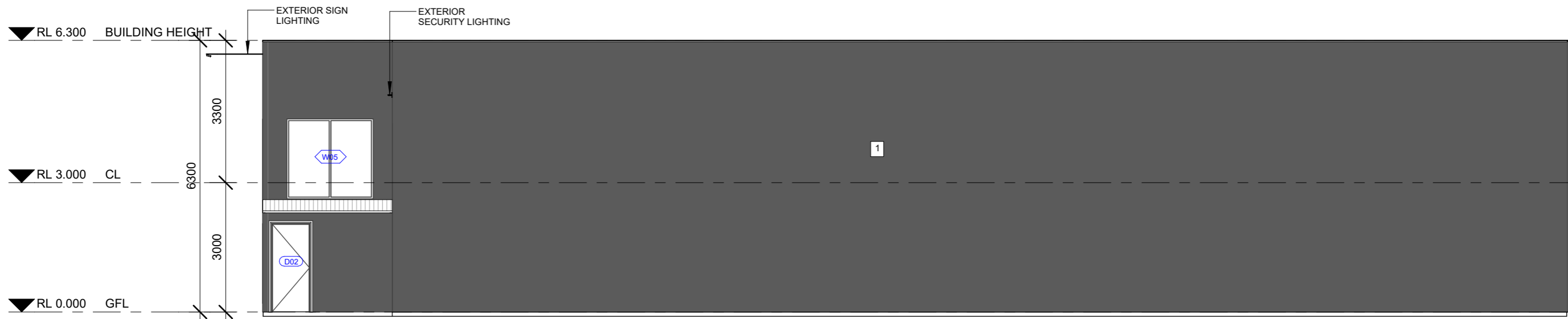
EQUIPMENT WITH ELECTRICAL KEY					
Symbol	Part / Component	QTY	Cable(EQ)	Cable(PC)	AC
Foresight Sports					
E1	GCHawk™ / Falcon	-	LAN CAT6	LAN CAT6	Require
E2	GCQuad / QuadMAX	-	LAN CAT6	LAN CAT6	Require
E3	GC3	-	LAN CAT6	LAN CAT6	Require
Swing Catalyst					
E4	3D Motion Plate	-	USB Type-B	USB 2.0	-
E5	Balance Plate	-	Mini USB	USB 2.0	-
E6	Performance HD Camera	-	LAN CAT6	LAN CAT6	-
Screen Set					
E7	Screen (Front & Back Screen)	-		N/A	-
E8	Security Padding Set	-		N/A	-
E9	Security Curtain	-		N/A	-
E10	Hitting Mat	-		N/A	-

EQUIPMENT WITH ELECTRICAL KEY					
IT Equipment					
E11	Ceiling Mounted Projector	-	HDMI	HDMI	Require
E12	50 inch TV (Wall Mounted)	-	HDMI	Displayport	Require
E13	Computer Set	-		N/A	Require
E14	Tri-Pod / Camera Mounting System	-		N/A	-
Lighting Requirement					
	Dimmable LED Lighting	-		N/A	Require
E15	FOCUS			USB 3.0	Require



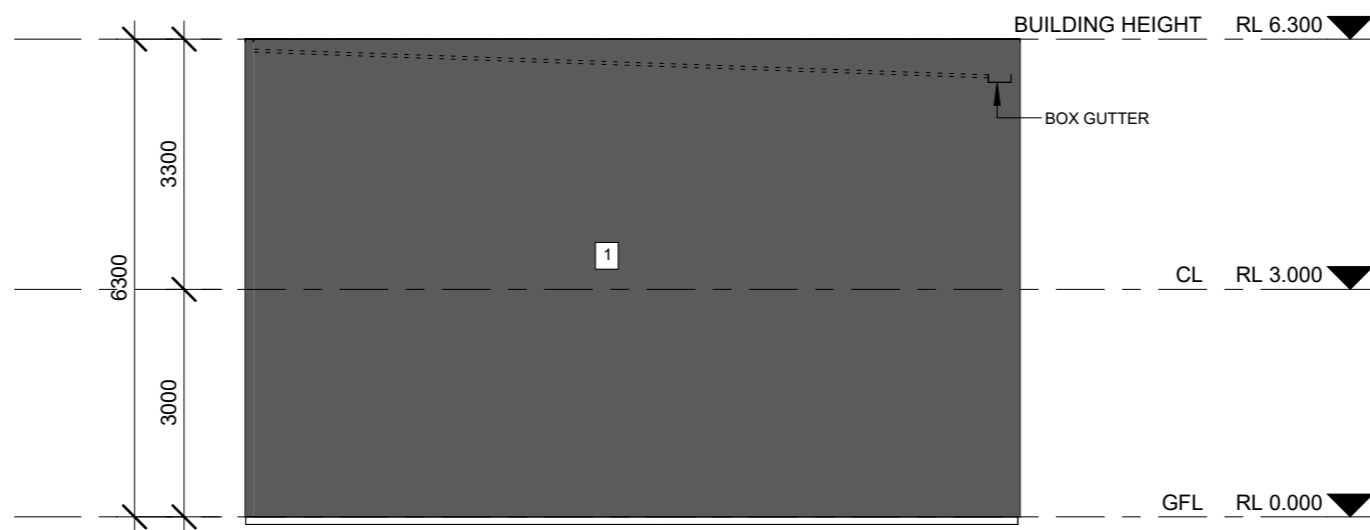
ADVERTISED MATERIAL
Planning Application: T260019
Date Prepared: 13 April 2026

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.



WEST ELEVATION

2
1 : 100



SOUTH ELEVATION

1
1 : 100

NOTE LIGHT:
EXTERIOR SIGN LIGHTING:
STYLE: SLIMELINE ARCHITECTURAL WALL MOUNTED SPOTLIGHT
WATTAGE: 6W PURE LED
BAFFLING: FITTED WITH 360° GLARE GUARD TO MINIMIZE LIGHT SPILL AND GLARE

EXTERIOR SECURITY LIGHTING:
STYLE: INDUSTRIAL LED EYELID WALL PACK
WATTAGE: 20W LED
BAFFLING: INTEGRATED DIE-CASE EYELID SHIELD FOR DOWNWARD LIGHT DISTRIBUTION AND GLARE REDUCTION



GOLF TECHNOLOGIES
ASIA PACIFIC PTY. LTD.
Golf Technologies Asia Pacific Pty. Ltd.
10th Floor, 74 Castlereagh Street
Sydney NSW 2000
Australia
T: +61 402 797 743
www.foresightsports.asia

Building Design & Drafting
© Copyright
T: +61 402 797 743
www.foresightsports.asia

Signed(Owner):	REV	Description	Date
Date:	A	UPDATE ITEMS FOR RFI 16 FEBRUARY 2026	03/18
Signed(Builder):			
Date:			

DRAWING STATUS:
TOWN PLANNING

Client	
Job No.	
Address	1/30 Michael Street Pakenham

PROPOSED ELEVATIONS			
Date	31-03-2026	A3	WDOG
Drawn By	Zen		
Checked By	Noal	Scale	1 : 100



3/3/2026 8:47:46 AM C:\Users\Admin\Downloads\KAMUNOR\BUDU\1_30 Michael Street Pakenham\31_03_2026\1_30 Michael Street Pakenham 31_03.nct

OUTLINE SPECIFICATION

GENERAL
THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT A HIGH QUALITY OF WORKMANSHIP IS FOLLOWED AND TO ASCERTAIN THAT ALL WORK IS CHECKED FOR ANY DEFECTS & QUALITY OF WORKMANSHIP, AND ACCEPTS FULL LIABILITY.

DEMOLITIONS
ALL DEMOLITIONS AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE RELEVANT CODE OF PRACTICES FOR DEMOLITION. ALL PRECAUTIONS SHOULD BE MADE AGAINST UNCONTROLLED COLLAPSE. THE BUILDER IS RESPONSIBLE FOR ALL NECESSARY TEMPORARY SUPPORT AND SHALL ENSURE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

ELECTRICAL INSTALLATIONS
DATA CABLING CAN BE SUPPLIED BY SHANE WILDING GOLF/CLIENT OR CONTRACTOR AND INSTALLED ON-SITE BY CONTRACTOR. THE CONDUIT MUST BE PROVIDED BY CLIENT / CONTRACTOR BOTH IN WALLS AND FLOORS TO LOCATIONS SHOWN ON THE APPROVED DRAWING. CONTRACTOR / CLIENT MUST CONTACT SHANE WILDING GOLF IF IN DOUBT OF THE SPECIFICATION AND DRAWINGS, TO ENSURE CORRECT REQUIREMENTS AND INSTALLATION.

CEILING HEIGHTS AND CLEARANCE
IF INDICATED CLEARANCE IS NOT POSSIBLE, PLEASE CONTACT THE DESIGNER. THE SUITABILITY OF EXISTING ROOF, CEILING AND WALLS FOR MECHANICAL FIXING OF EQUIPMENT TBC ON-SITE PRIOR TO COMMENCEMENT, RELEVANT FIXING TO BE PROVIDED.

ELECTRICAL & EQUIPMENT SPECIFICATION
SEE ELECTRICAL KEY

TIMBER, MDF, WOOD WORK
ALL WOOD WORKS NEED TO BE COATED BY TERMITE PROTECTION


FINAL NOTES
ALL DIMENSIONS TO BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS AND ANY DISCREPANCIES REPORTED TO THE DESIGNER. PLEASE CONTACT THE DESIGNER IF IN DOUBT OF ANYTHING SHOWN WITHIN THE DRAWING.

DRAWING SPECIFICATION	
	Plywood wall
	Gypsum wall
	Existing / Brick Wall
	Security padding
	Cable (Lay Loose)
	Cable behind the wall
	Cable behind the wall / ceiling
	Cable behind the wall / floor
	Power outlet
	Single Outlet
	Double Outlet
	Dimmer Switch

Note:

EQUIPMENT WITH ELECTRICAL KEY					
Symbol	Part / Component	QTY	Cable(EQ)	Cable(PC)	AC
Foresight Sports					
E1	GCHawk™ / Falcon	-	LAN CAT6	LAN CAT6	Require
E2	GCQuad / QuadMAX	-	LAN CAT6	LAN CAT6	Require
E3	GC3	-	LAN CAT6	LAN CAT6	Require
Swing Catalyst					
E4	3D Motion Plate	-	USB Type-B	USB 2.0	-
E5	Balance Plate	-	Mini USB	USB 2.0	-
E6	Performance HD Camera	-	LAN CAT6	LAN CAT6	-
Screen Set					
E7	Screen (Front & Back Screen)	-	N/A	-	-
E8	Security Padding Set	-	N/A	-	-
E9	Security Curtain	-	N/A	-	-
E10	Hitting Mat	-	N/A	-	-

EQUIPMENT WITH ELECTRICAL KEY					
IT Equipment					
E11	Ceiling Mounted Projector	-	HDMI	HDMI	Require
E12	50 inch TV (Wall Mounted)	-	HDMI	Displayport	Require
E13	Computer Set	-	N/A		Require
E14	Tri-Pod / Camera Mounting System	-	N/A		-
Lighting Requirement					
	Dimmable LED Lighting	-	N/A		Require
E15	FOCUS		USB 3.0		Require

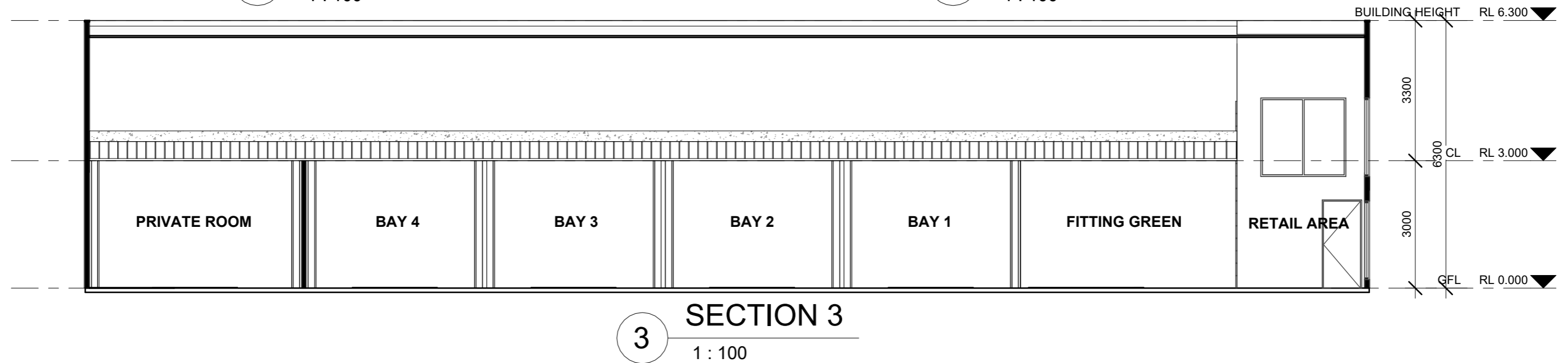
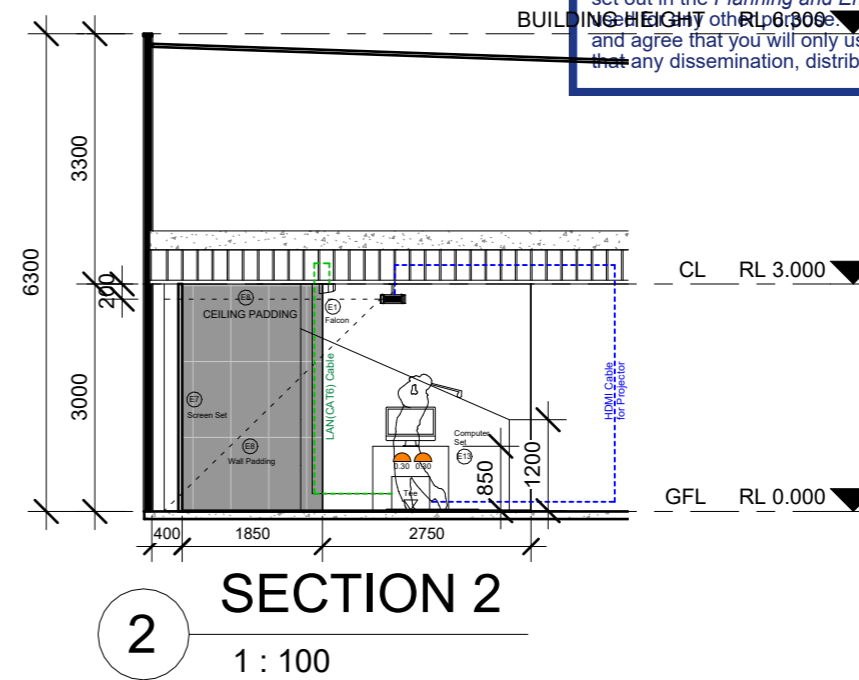
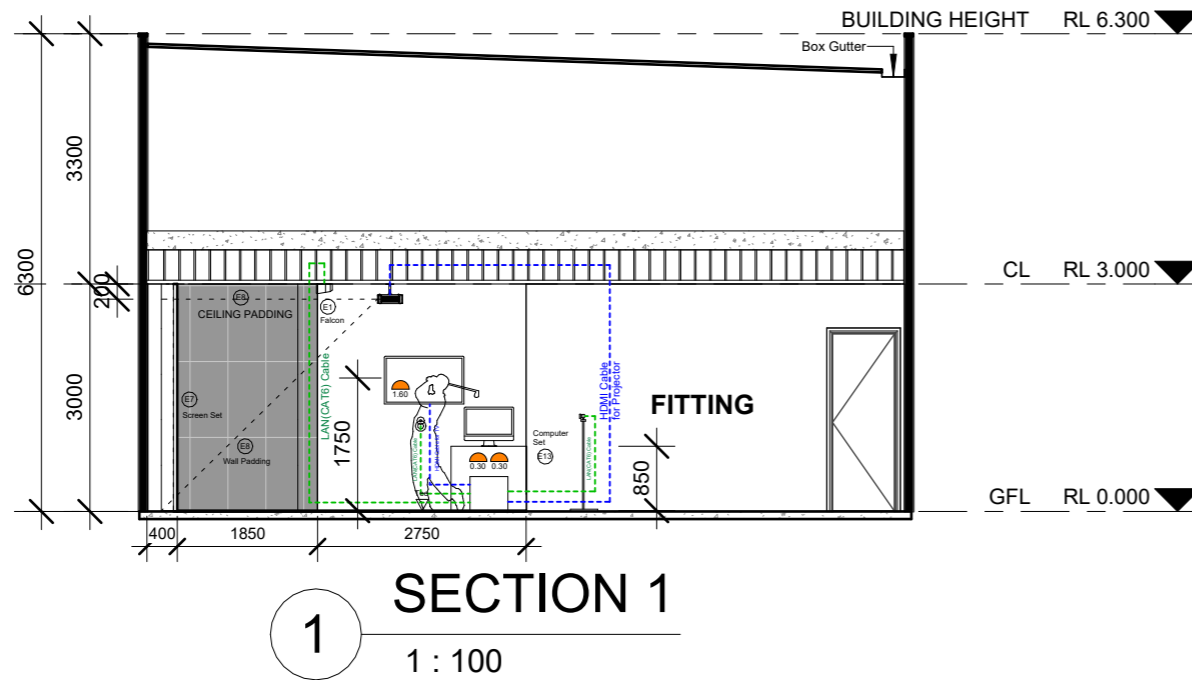


Cardinia

ADVERTISED MATERIAL

Planning Application: T260019
Date Prepared: 13 April 2026

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 taken as a guarantee or warranty. 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.




GOLF TECHNOLOGIES
ASIA PACIFIC PTY. LTD.

Golf Technologies Asia Pacific Pty. Ltd.
10th Floor, 74 Castlereagh Street
Sydney NSW 2000
Australia

T: +61 402 797 743
www.foresightsports.asia


Building Design & Drafting
© Copyright
T: +61 402 797 743
www.foresightsports.asia

Signed(Owner):	REV	Description	Date
Date:	A	UPDATE ITEMS FOR RFI 16 FEBRUARY 2026	03/18
Signed(Builder):			
Date:			

DRAWING STATUS:
TOWN PLANNING

Client	
Job No.	
Address	1/30 Michael Street Pakenham

PROPOSED SECTIONS			
Date	31-03-2026	A3	WDO7
Drawn By	Zen		
Checked By	Noal	Scale	1 : 100



3/3/2026 8:47:49 AM C:\Users\Admin\Downloads\KAMUNOR\BLOUSE\1_30 Michael Street Pakenham\31_03_2026\1_30 Michael Street Pakenham 31_03.nct