

Notice of Application for a Planning Permit

The land affected by the application is located at:	L106 LP203001 V9758 F991 & L105 LP203001 V09758 F990 84 & 86 Racecourse Road, Pakenham VIC 3810
The application is for a permit to:	Use of the land for a Veterinary Clinic (84 Racecourse Road, Pakenham) and associated development, Alteration of access to a road in a Transport Zone 2 and Removal of Canopy Trees.

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

32.08-2	Use of the land for a Veterinary Clinic
32.09-10	Construct a building or construct or carry out works for a use in Section 2 (Veterinary Clinic)
52.29-2	Create or alter access to a road in a Transport Zone 2
52.37-2	Remove, destroy or lop a canopy tree

APPLICATION DETAILS

The applicant for the permit is:	Bowden Town Planning
Application number:	T260185

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:

19 May 2026

WHAT ARE MY OPTIONS?

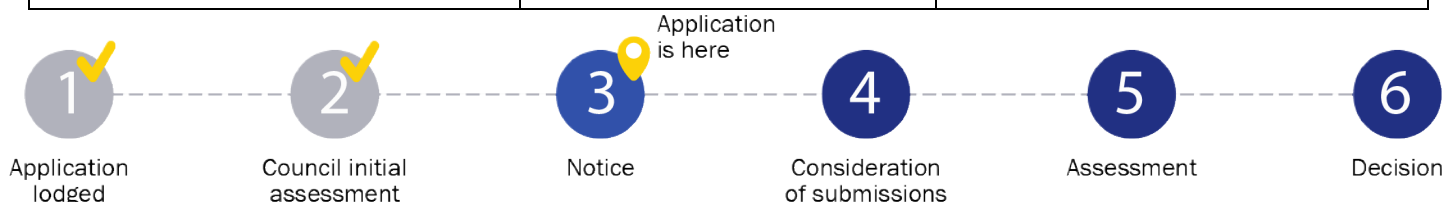
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

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 A12637PC

Basic Information

Proposed Use	Change the use to veterinary clinic, construct or carry out works for a Section 2 use, alter access to a road in a Transport Zone 2, and removal of canopy trees
Current Use	84 Racecourse Rd: a single dwelling 86 Racecourse Rd: the existing veterinary centre
Cost of Works	\$150,000
Site Address	84-86 Racecourse Road, Pakenham 3810

Covenant Disclaimer

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

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

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] C-/ Bowden Town Planning	700 700 High Street, Kew East VIC 3102	W: 03-9077-6115 E: admin@bowdentp.com.au
Owner	LLDK Perpetual PTY LTD	13 Carlyle Street, Ashwood VIC 3147	W: 03-9077-6115 E: admin@bowdentp.com.au
Preferred Contact	[REDACTED] Bowden Town Planning	700 High Street, Kew East VIC 3102	W: 03-9077-6115 E: admin@bowdentp.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 12	More than \$100,000 but not more than \$1,000,000	\$1,756.60	100%	\$1,756.60
9 - Class 1	Change of use only	\$1,496.10	50%	\$748.05
Total				\$2,504.60

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	[REDACTED]	16 Jan 2026



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
19-03-2026	A Copy of Title????	00790754530012025121023430001.pdf
19-03-2026	A Copy of Title????	00790754530062025121023430001.pdf
19-03-2026	A Copy of Title????	00790754530142025121023430001.pdf
19-03-2026	A Copy of Title????	00790755310012025121023540001.pdf
19-03-2026	A Copy of Title????	00790755310062025121023540001.pdf
19-03-2026	A Copy of Title????	00790755310142025121023540001.pdf
19-03-2026	Site plans	84-86 RACECOURSE ROAD_PLANNING SET_260306.pdf
19-03-2026	Written Explanation	84-86 Racecourse Rd - Town Planning Report.pdf
19-03-2026	Additional Document	CoC_84-86 Racecourse Road^LLJ Pakenham_medical_Rev B.pdf
19-03-2026	Additional Document	FORM__Application_for_a_Planning_Permit__Cardinia_logo__July_2022.pdf
19-03-2026	Additional Document	Arboricultural Impact Assessment 84-86 Racecourse Rd.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	 Bowden Town Planning Pty Ltd	Level 2/700 High Street, Kew East VIC 3102	W: 03-9077-6115 E: admin@bowdentp.com.au
Submission Date	19 March 2026 - 02:56: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.



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20 Siding Avenue, Officer, Victoria

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5pm
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Application for a Planning Permit

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

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

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

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

i Click for further information.

Clear Form

The Land **i**

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

Street Address *

Unit No.:

St. No.: 84-86

St. Name: Racecourse Road

Suburb/Locality: Pakenham

Postcode: 3810

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

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

A

Lot No.: 105-106

☐ Lodged Plan

☐ Title Plan

☒ Plan of Subdivision

No.: 203001J

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

The Proposal

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

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

Change the use to veterinary clinic, construct or carry out works for a Section 2 use, alter access to a road in a Transport Zone 2, and removal of canopy trees



Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

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

Cost \$ 150,000

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

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

Existing Conditions

Describe how the land is used and developed now *

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

84 Racecourse Rd: a single dwelling
86 Racecourse Rd: the existing veterinary centre

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

Title Information

Encumbrances on title *

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land

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

Name:

Title:

First Name:

Organisation (if applicable): C-/ Bowden Town Planning

Postal Address:

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

Unit No.:

St. No.: 700

St. Name: High Street

Suburb/Locality: Kew East

State: VIC

Postcode: 3102

Contact information for applicant OR contact person below

Business phone: 03 9077 6115

Email: admin@bowdentp.com.au

Mobile phone:

Fax:

Contact person's details*

Same as applicant ☐

Name:

Title:

First Name:

Organisation (if applicable): Bowden Town Planning

Postal Address:

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

Unit No.:

St. No.: 700

St. Name: High Street

Suburb/Locality: Kew East

State: VIC

Postcode: 3102

Name:

Same as applicant ☐

Title:

First Name:

Surname:

Organisation (if applicable): LLDK Perpetual PTY LTD

Postal Address:

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

Unit No.:

St. No.: 13

St. Name: Carlyle Street

Suburb/Locality: Ashwood

State: VIC

Postcode: 3147

Owner's Signature (Optional):

Date: 19/03/2026

day / month / year

Declaration

This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and that I am authorised to sign on behalf of the applicant.

Signature

Date: 19/03/2026

day / month / year

Need help with the Application?

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

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

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

☐

No

☒

Yes

If 'Yes', with whom?: Ana Neiva

Date: 16/01/2026

day / month / year

Checklist

Have you:

☒

Filled in the form completely?

☐

Paid or included the application fee?



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



Provided all necessary supporting information and documents?

☒

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

☒

A plan of existing conditions.

☒

Plans showing the layout and details of the proposal.

☒

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

☒

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

☐

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

☒

Completed the relevant council planning permit checklist?

☒

Signed the declaration?

Lodgement

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

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

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

MORE INFORMATION

The Land

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

How is land identified?

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

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?

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

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

How do planning schemes affect proposals?

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

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

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

See **Example 2**.

Estimated cost of development

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

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

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

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

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

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

Existing Conditions

How should land be described?

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

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

See **Example 3**.

Title Information

What is an encumbrance?

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

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

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

What documents should I check to find encumbrances?

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

What about caveats and notices?

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

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

What happens if the proposal contravenes an encumbrance on title?

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

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

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

Why is title information required?

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

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

What is a 'full' copy of the title?

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

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

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

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

Why is 'current' title information required?

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

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

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

Applicant and Owner Details

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

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

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

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

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

See **Example 4**.

Declaration

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

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

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

Need help with the Application?

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

Checklist

What additional information should you provide to support the proposal?

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

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

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

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

Lodgement

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

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

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

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

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

Page 1 of 1

VOLUME 09758 FOLIO 991

Security no : 124132697556E
Produced 05/03/2026 09:14 AM

LAND DESCRIPTION

Lot 106 on Plan of Subdivision 203001J.
PARENT TITLE Volume 09708 Folio 721
Created by instrument LP203001J 20/07/1987

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LLDK PERPETUAL PTY LTD of 13 CARLYLE STREET ASHWOOD VIC 3147
AZ844457F 24/11/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ844458D 24/11/2025
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument N422069T

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP203001J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ844456H (E)	DISCHARGE OF MORTGAGE	Registered	24/11/2025
AZ844457F (E)	TRANSFER	Registered	24/11/2025
AZ844458D (E)	MORTGAGE	Registered	24/11/2025

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

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

Street Address: 84 RACECOURSE ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 24/11/2025

DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP203001J
Number of Pages (excluding this cover sheet)	1
Document Assembled	26/03/2026 16:14

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Code 1009 y

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land

(Note 5)

CERTIFICATE OF TITLE VOLUME 9758 FOLIO 991.

STAMP DUTY VICTORIA
2222TRANS88094 S.D.U. 44 7APR88
RECEIPT# 4484 11A \$11111111111111111111

Consideration

(Note 6)

\$21,150.00 paid by SIMONS BUILDERS PTY. LTD. to AUSTRALIAN EQUITY CORPORATION LIMITED and \$26,650.00 paid by NICHOLAS DAVID ECKERSLEY and JUDITH ANNE SHAW to SIMONS BUILDERS PTY. LTD.

Transferor

(Note 7)

AUSTRALIAN EQUITY CORPORATION LIMITED

Transferee

(Note 8)

~~NICHOLAS DAVID ECKERSLEY and JUDITH ANNE SHAW~~
~~both of 38 Home Road, Nar Nar Goon~~
~~As Joint Tenants.~~

Estate and Interest

(Note 9)

All its estate and interest in fee simple.

307-60
4-39-8

CODE: 74
DUTY: 747-
STATUS: ✓
TYPE:
VALUE: 21,150.00
ASSESSOR: 1246

Directing Party

(Note 10)

SIMONS BUILDERS PTY. LTD.

Creation (or Reservation) of Easement
and/or
Covenant

(Notes 11-12)

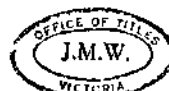
See overleaf.



Office Use Only



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Approval No. T2/1

T2
5
88

AND the said Transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision No. 203001J other than the land hereby transferred and that the burden of this covenant shall be attached to and run at law and in equity with the land hereby transferred and every part thereof DO HEREBY for themselves and their transferees, executors, administrators and assigns and as a ~~separate covenant~~ COVENANT with the said Australian Equity Corporation Limited and other the registered proprietor or proprietors for the time being of each Lot on the said Plan of Subdivision and every part thereof other than the land hereby transferred, that the said Transferees and their respective heirs, executors, administrators and transferees shall not at any time hereafter build, construct or erect or cause to be built, constructed or erected on the land hereby transferred, any dwelling house other than a dwelling house having external walls of brick, stone or similar materials or glass and incorporation the use of timber provided that such timber shall not exceed twenty-five per cent of the total external wall area, but not including normal timber fascia and trimmings and further provided that nothing in this covenant shall preclude a dwelling house having the inner ~~framework of its external walls constructed of timber or other~~ materials.

Date 21st March, 1988.

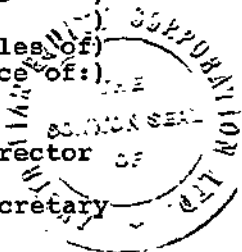
(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of AUSTRALIAN)
EQUITY CORPORATION LIMITED)
was hereunto affixed in)
accordance with its Articles of)
Association in the presence of:)

Wen chun Director
Paul Secretary



THE COMMON SEAL of SIMONS)
BUILDERS PTY. LTD. was)
hereunto affixed in accordance)
with its Articles of)
Association in the presence of:)

Paul Director
Paul Secretary



SIGNED by the Transferees in)
the presence of:)

Witness: M. Portice

V. NO. Choke N.D. Secretary
Judith Shaw L.D. Secretary

TO CAVEAT NO. ...N85.137...
TRANSFER TO CAVEATOR LODGED
CAVEAT WILL BE LAPSED UPON
REGISTRATION OF ...N422069.T.
16 JUN 1988

NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
 - (c) in which an easement is created or reserved
 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
e.g. \$ paid by B to A
\$ paid by C to B
In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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

Page 1 of 1

VOLUME 09758 FOLIO 990

Security no : 124133318124Y
Produced 26/03/2026 04:14 PM

LAND DESCRIPTION

Lot 105 on Plan of Subdivision 203001J.
PARENT TITLE Volume 09708 Folio 721

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LLDK PERPETUAL PTY LTD of 13 CARLYLE STREET ASHWOOD VIC 3147
AZ844358H 24/11/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ844359F 24/11/2025
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument N393531E 12/04/1988

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP203001J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ840936P (E)	TRANSFER CONTROL OF ECT	Completed	24/11/2025
AZ844358H (E)	TRANSFER	Registered	24/11/2025
AZ844359F (E)	MORTGAGE	Registered	24/11/2025

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

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

Street Address: 86 RACECOURSE ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 24/11/2025

DOCUMENT END



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ONLY
LP203001 J
EDITION 2
PARISH/TOWNSHIP/CHART
8+9

CITATIONS

LAND SUBJECT TO EASEMENT
E-1 E-2 DRAINAGE AND SEWERAGE VIDE L.P. 145841

LAND APPROPRIATED OR SET APART
DRAINAGE AND SEWERAGE
USE OF E.L.C. FOR POWERLINE PURPOSES
PURSUANT TO SECTION 70B OF THE SEC. ACT.
ROADS WITHIN THE THICK LINES FOR WAY DRAINAGE SEWERAGE
AND SUPPLY OF WATER ELECTRICITY TELEPHONE AND GAS

OTHER NOTATIONS
LOT NUMBERS 1-104
OMITTED FROM THIS P
THE CONNECTION IS NO

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS
NOS:
PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED

TITLE REF: VOL 9708 FOL 724

PLAN OF SUBDIVISION

COUNTY MORNINGTON
PARISH NAR - NAR - GOOD
CROWN ALLOTMENTS 40 (PART)

NUMBER OF SHEETS IN PLAN : 1
NUMBER OF THIS SHEET : 1

ORIGINAL SCALE SHEET SIZE 1:750 A2

SCALE

LENGTHS ARE IN METRES

0 15 30

ONLY LISTED HERE

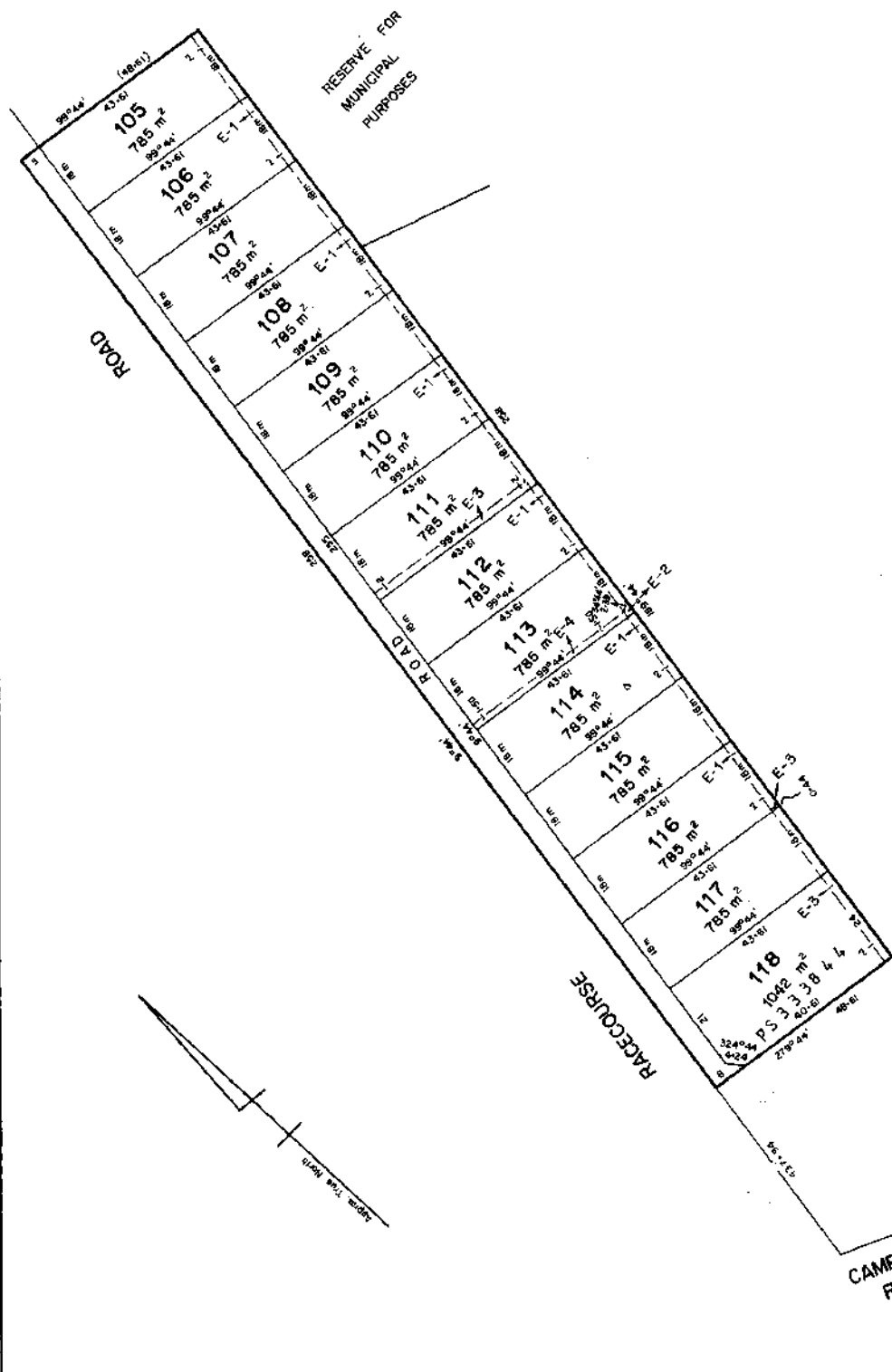
LP203001J

VICTORIA

11

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
* DELETE WORDS NOT APPLICABLE

0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150mm
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203015

CAMPBELL
ROAD

CERTIFICATION BY SURVEYOR

CERTIFICATE OF MUNICIPAL CLERK

OFFICE USE ONLY

LIST OF MODIFICATIONS

APPROVAL DATE 20 / 7 / 87

DEALING No.

A.R.T.,	EDN. No
---------	---------

2	2
---	---

AMENDMENTS

JOHN I. TAYLOR & ASSOCIATES (INC) PLY LTD
AND SURVEYORS, TOWN PLANNERS AND CIVIL ENGINEERS
4E.4 3K Koko Road - Makouli Ma. Phone 267 2222

5 / 8 / 85
SURVEYORS ASSN.

JOHN I. TAYLOR & ASSOCIATES (INC) PTY LTD
LAND SURVEYORS, TOWN PLANNERS AND CIVIL ENGINEERS
45-4 34 Kable Road - Melbourne
Phone 257 2222



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REGD

120488 1159 45 21 N393531E

Lodged at the Titles Office by

OAKLEYS OF SOUTH GIPPSLAND

Code 0311F

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land

(Note 5)

Lot 105 on Plan of Subdivision No. 203001J being the whole of the land in Certificate of Title Volume 9758 Folio 990

Consideration

(Note 6)

\$21,150.00 paid by Simons Builders Pty Ltd to Australian Equity Corporation Limited

\$21,150.00 paid by Gladys Anne Eagles to Simons Builders Pty Ltd

Transferor

Australian Equity Corporation Limited

STAMP DUTY VICTORIA
U+02C+1 S+1 T+000009 00029866 12/04/88
R+000252 D+44 (N393531E)

Transferee

(Note 8)

Gladys Anne EAGLES of 5 Frogmal Drive Noble Park North

Estate and Interest

(Note 9)

All its estate and interest in fee simple

Directing Party

(Note 10)

Simons Builders Pty Ltd

Creation (or Reservation) of Easement and/or Covenant

(Notes 11-12)

see overleaf



DN393531E-1-1

Comptroller of Stamps Use Only

CODE 44
S. 616
S. 21150
S. 21150
S. 21150

T2

Office Use Only



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



Approval No. T2/1

CAVEAT

C O V E N A N T

"AND the said Transferee with the intent that the benefit of this covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision number 203001J other than the land hereby transferred and that the burden of this covenant shall be attached to and run at law and in equity with the land hereby transferred and every part thereof HEREBY for himself and his transferees executors administrators and assignees and as a separate covenant COVENANTS with the said Australian Equity Corporation Limited and other the registered proprietor or proprietors for the time being of each Lot on the said Plan of Subdivision and every part thereof other than the land hereby transferred that the said Transferee and his respective heirs executors administrators and transferees shall not at any time hereafter build, construct or erect or cause to be built, constructed or erected on the land hereby transferred, any dwelling house other than a dwelling house having external walls of brick, stone or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed twenty-five per cent of timber fascia and trimmings and further provided that nothing in this covenant shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials."

Am
LS

Dated this

11th

day of

April

1988.

(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of AUSTRALIAN EQUITY
CORPORATION LIMITED was hereunto affixed
in Accordance with its Articles of Association
in the presence of:

..... DIRECTOR
..... SECRETARY

THE COMMON SEAL of SIMONS BUILDERS PTY LTD)
was hereunto affixed in Accordance with its)
Articles of Association in the presence of:)

..... DIRECTOR
..... SECRETARY

SIGNED by the Transferee)
in the presence of:)

Shady's & Eagles

J. J. Magee JP



DN393531E-2-9

NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
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 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
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84 - 86 RACECOURSE ROAD PAKENHAM

Veterinary Centre

TOWN PLANNING REPORT

March 2026

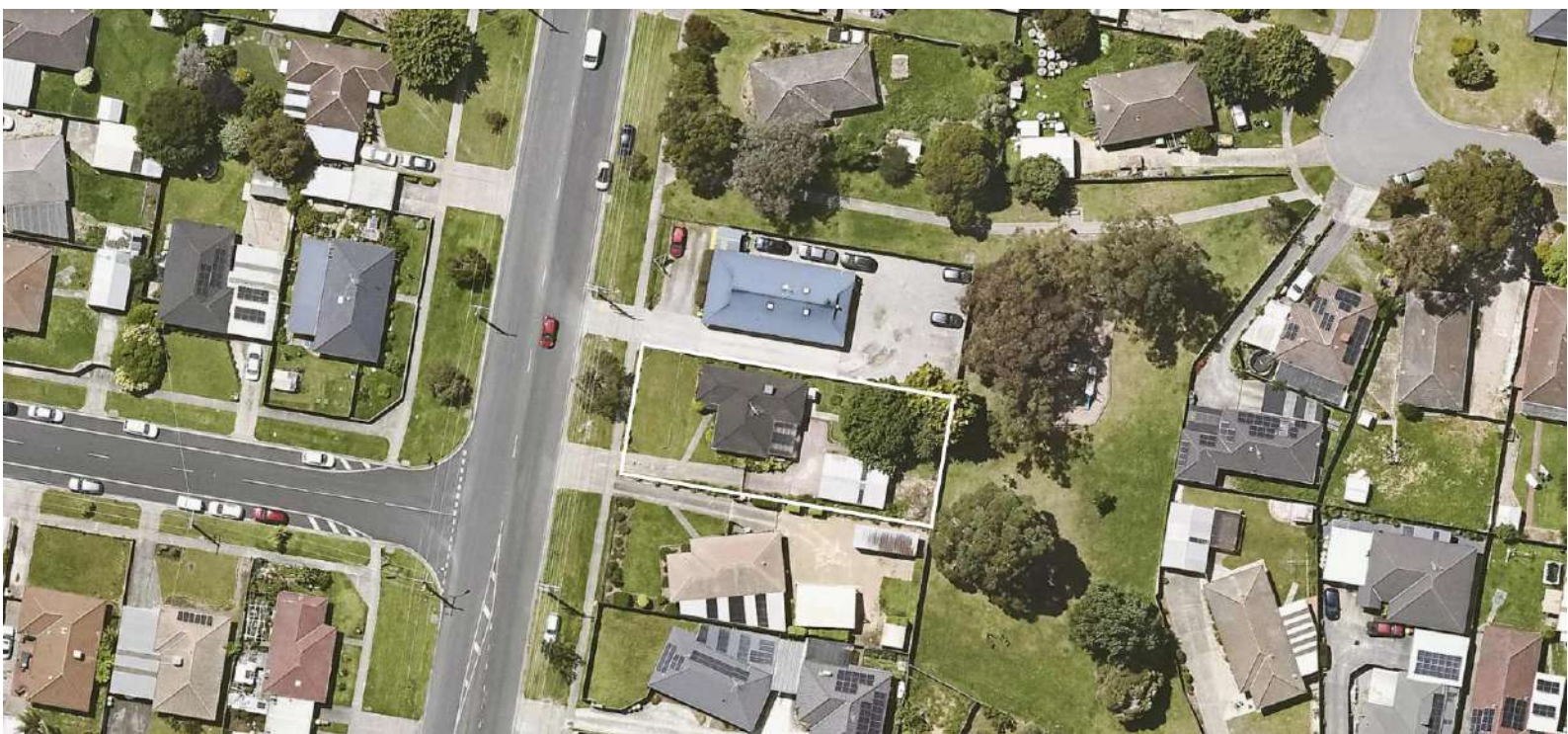


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5	What this proposal delivers	19
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1 WHAT THE APPLICATION INCLUDES

This report has been prepared on behalf of the permit applicant, in support of an application for the change of the use of the existing dwelling at 84 Racecourse Road, to be used in conjunction with this existing Veterinary Centre at 86 Racecourse Road.

The key purpose of this report is to provide:

- An assessment of the proposal against relevant State and local planning policies and planning controls contained within the Cardinia Planning Scheme.

This report should be read in conjunction with the:

- Town Planning Drawings prepared by *ILHAAM Architecture* dated March 2026.
- Arboricultural Impact Assessment Report prepared by *Landscapes by Design* dated February 2026.
- Parking Impact Assessment Report prepared by *B Traffic Solutions* dated March 2026.

The application is associated with the planning permit T040555 issued on 23rd December 2004 for the 'Use and development of the land for the purpose of a Veterinary Clinic' at 86 Racecourse Road, Pakenham. This permit currently governs the existing use of the site.

- Permit was amended on 30th October 2007 (T040555A) to amend Condition 5 and 6 to allow for an additional veterinarian (two in total). 24 hours emergency services and a reduction in car parking requirements.

2 WHAT THE PROPOSAL INVOLVES

The proposal involves the change of the use of 84 Racecourse Rd to a veterinary centre as well as the removal of vegetation (permit requirement Tree 5, Tree 6 and Tree 7) to allow for the construction of 16 car parking spaces (including 1 accessible parking) and a proposed driveway.

The proposal includes the construction of a new at-grade car park in the eastern portion of the site, accessed via the existing accessway between 84 and 86 Racecourse Road. The car park will provide 16 spaces, including one accessible space, arranged along the proposed driveway to enable safe and efficient vehicle circulation. Associated works include the widening of the existing shared accessway, removal of select canopy trees, and the establishment of new landscaped areas.

The proposal retains Tree / group 1, Tree 2, Tree / group 3, Tree 8, Tree 9, Tree 10, Tree 11 and Tree 12. The existing buildings on the sites will be retained, with vehicular access from Racecourse Road via the widened accessway.

The site is enclosed by a combination of existing boundary fencing. A 1.9m high timber paling fence extends along the southern and eastern boundaries and continues along the northern boundary up to the front of the building at 86 Racecourse Rd. The remaining section at the north-western corner of the site comprises an existing 1.8m high steel picket fence.

Operations:

Staff

- Total of 4 veterinarians on site at any given time.

Hours

- Monday to Friday
 - o 8:30am to 5:30pm
- Saturday
 - o 8:30am to 12pm
- On one day between Monday and Friday the premises may operation 8:30am – 7pm except in the event of an emergency where the use may operate outside of the specifies hours

Development Summary:

Total Site Area:	1569 sqm
Proposed Landscape Coverage:	400 sqm / 25.4%
Total Canopy Area:	299 sqm

Specially the proposal requires a planning permit for:

Clause 32.08-2	Change the existing use of the land to a veterinary centre
Clause 32.08-10	Construct the new car park associated with the change of the use
Clause 52.29	Modify existing accessway on the land adjacent to the principal road network
Clause 52.37	Removal canopy trees

3 WHAT THE PLANNING SCHEME SAYS

3.1 Planning Policy Framework

The Planning Policy Framework (PPF) contains general guiding principles in relation to policies and appropriate practices in Victoria. The PPF contains a number of policies which are relevant to the consideration of the application in an overarching sense.

The key elements of the PPF relevant to this proposal include:

- Clause 12 Environmental and Landscape Values
- Clause 13 Environmental Risks and Amenity
- Clause 15 Built Environment and Heritage
- Clause 17 Economic Development
- Clause 18 Transport

The main thrust of these policies as they relate to this proposal can be summarised as follows:

Clause 12.05-2S (Landscapes) seeks to “*protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.*” The relevant strategies are:

- *Ensure development does not detract from the natural qualities of significant landscape areas.*
- *Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.*
- *Recognise the natural landscape for its aesthetic value and as a fully functioning system.*

Clause 13.05-1S (Noise management) seeks “*to assist the management of noise effects on sensitive land uses.*” It strategises to:

- *Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.*
- *Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, childcare centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

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.*” Relevant strategies are:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses.*
- *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*
- *Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.*

Clause 15.01-1S (Urban Design) seeks “*To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*” It strategises to:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*

- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*

Clause 15.01.2S (Building Design) seeks “to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.”

Clause 17.01.1S (Diversified Economy) seeks “to strengthen and diversify the economy.” It strategises to:

- *Protect and strengthen existing and planned employment areas and plan for new employment areas.*
- *Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.*
- *Improve access to jobs closer to where people live.*
- *Support rural economies to grow and diversify.*

Clause 17.02.1S (Business) seeks “to encourage development that meets the community’s needs for retail, entertainment, office and other commercial services”. It strategises to:

- *Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.*
- *Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.*

Clause 18.01-1S (Land use and transport integration) seeks “to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.”

3.2 MUNICIPAL PLANNING STRATEGY & LOCAL PLANNING POLICY FRAMEWORK

The relevant Municipal Planning Strategy and Planning Policy Framework (PPF) is outlined below:

3.2.1 MUNICIPAL PLANNING STRATEGY (MPS)

The elements of the MPS relevant to this proposal include:

- Clause 02.01 Context
- Clause 02.02 Vision
- Clause 02.03 Strategic Directions
- Clause 02.04 Strategic Framework Plans

Clause 02.01 – Context

The Shire is located on the southeast fringe of Melbourne and is one of eight ‘interface councils’ that form the perimeter of metropolitan Melbourne, providing a transition between urban and rural areas. The municipality has an area of approximately 1,280 square kilometres, comprising a variety of landforms and landscapes.

The population within the Cardinia growth area is expected to grow 79 per cent from the estimated current population of around 112,000 people (October 2019) to approximately 200,000 people in 2041.

Clause 02.01 – Vision

The Shire's vision for the municipality is:

Cardinia Shire will be developed in a planned manner to enable present and future generations to live healthy and productive lives and to enjoy the richness of the diverse and distinctive characteristics of the Shire.

Planning will sustain the wellbeing of the community and the environment by seeking to balance the competing needs of the environment, economic development and the community and in particular by:

- *Developing a strong economic base.*
- *Recognising and protecting the diverse and significant environmental and cultural heritage values in the municipality.*
- *Providing a cohesive and safe built environment for people to live, work and visit.*

Clause 02.03 Strategic Directions

Clause 02.03-5 Built Environment and Heritage

Urban Design

The long-term benefits of good design are a more attractive, functional and sustainable built environment. Good design is based on the principle of being site responsive, designing to consider the character and constraints of a site and wider area.

Conserving, reducing and effectively managing the resources we use are essential to achieving ecological sustainable development. The use of fossil fuels, particularly in electricity generation and transport has been the major source of greenhouse gas emissions resulting in climate change. Three key areas for reducing the impact on the environment within the municipality are air, water and general waste.

Clause 02.03-6 Economic Development

Local employment for the growing resident population is largely serviced by activity centres and the 'Officer-Pakenham State-Significant Industrial Precinct' identified in Plan Melbourne 2017-2050 (2017). There is currently a high level of commuting by residents to areas outside the municipality for employment. The employment corridor comprises approximately 2,500 hectares to the south of the Princes Freeway. When fully developed, this employment corridor will be a major business and employment provider for residents of the Shire and Melbourne's south-east region.

Council's strategic directions for economic development are to (as relevant to the proposal):

- *Develop diverse local employment opportunities to meet the needs of a growing residential population.*
- *Direct commercial activities along arterial roads to within strategic nodes*

Clause 02.03-8 Transport

Pedestrian and cycling paths are important to support active lifestyles.

The sparse nature of settlement in the municipality affects the viability of providing public transport to all residents. The limited public transport services currently available is an issue of concern raised consistently by the community.

The freeways and highways that cross the Shire pass through both urban and rural areas and carry a large volume of traffic, including freight and tourist traffic. Development along these arterial roads needs to be carefully managed to ensure that the efficient and safe movement of traffic and visual amenity is maintained and enhanced.

Clause 02.03-9 Infrastructure

Infrastructure provision is one of the major issues facing the Cardinia Shire over the coming decades. The timely provision of physical and social infrastructure is necessary to foster economic development, ensure the wellbeing of the community and protect the environment. The provision of local recreational and community facilities assists in bringing people together and developing a cohesive community.

The population in the Shire is primarily focused on the activity centres and townships, with a growing emphasis on the urban growth corridor. It is important that all residents have a reasonable level of access to a range of services consistent with community needs, including rural townships.

There is a diversity of age groups within the Shire and it is important to provide services to meet the needs of particular age groups such as children, youth and the aged.

Clause 02.04-1 Strategic framework plan

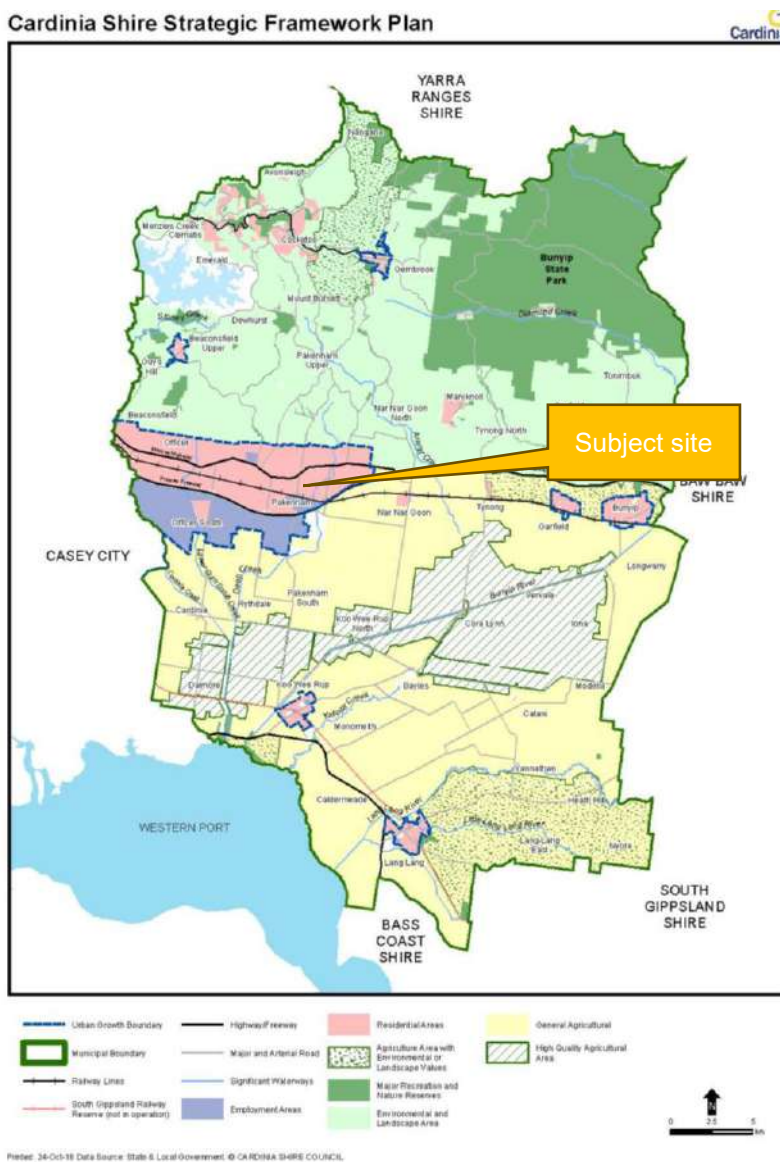


Figure 1 Clause 02.04-1 Strategic framework plan

3.2.2 LOCAL PLANNING POLICIES

Local policies relevant to the assessment of the subject application include:

- Clause 12.06-1S Urban Forests
- Clause 13.01-3S Urban Heat
- Clause 13.05-1S Noise management
- Clause 13.07-1S Land use compatibility
- Clause 15.01-1S Urban Design
- Clause 17.01 Employment

Clause 12.06-1S Urban Forests

Objective

To protect and enhance tree canopy in urban areas.

Strategies

Contribute to achieving an overall 30 per cent tree canopy target for urban areas by:

- Encouraging the retention of existing canopy trees.
- Promoting the planting of new canopy trees:
 - Within the public realm and open space (excluding areas dedicated to biodiversity or native vegetation conservation).
 - On private land.
- Ensuring that canopy tree species are appropriate for the locality, available space, growing conditions and future climate conditions.

Clause 13.01-3S Urban Heat

Objective

To reduce urban heat and minimise impacts of urban heat on human health and wellbeing.

Strategies

Support development that contributes to cooler urban environments.

Support cooling design responses in urban areas through the:

- Planting and maintenance of canopy trees and other vegetation.
- Use of integrated water management.
- Provision of shading of pedestrian walkways.
- Use of permeable surfaces and low heat absorbing surface materials, such as green roofs and walls.

Encourage use of alternative water resources such as recycled water, stormwater and rainwater to support canopy tree and vegetation growth.

Clause 13.05-1S Noise management

Objective

To assist the management of noise effects on sensitive land uses.

Strategies

Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.

Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Clause 13.07-1S Land use compatibility

Objective

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies (as relevant to the proposal)

- Ensure that use or development of land is compatible with adjoining and nearby land uses.
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Clause 15.01-1S Urban Design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

- Require development to respond to its context in terms of character, cultural identity and heritage, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
- Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
- Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.
- Promote good urban design along and abutting transport corridors.

Clause 17.01 Employment

Clause 17.01-1S Diversified economy

Objective

To strengthen and diversify the economy.

Strategies (as relevant to the proposal)

- Protect and strengthen existing and planned employment areas and plan for new employment areas.
- Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.
- Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
- Improve access to jobs closer to where people live.
- Support rural economies to grow and diversify.

Clause 17.02 - 1S Business

Objective

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Strategies (as relevant to the proposal)

- Plan for an adequate supply of commercial land in appropriate locations.
- Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

3.3 Zoning and Overlay Controls

The site is located in the General Residential Zone – Schedule 1. The purpose of the GRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*



Figure 2 Zoning

Pursuant to Clause 32.08-2 use of the veterinary centre belongs to any other use not in Section 1 or 3. Therefore, a permit is required to change the existing use to a veterinary centre.

Additionally, pursuant to Clause 32.08-10, a permit is required to construct a building or construct or carry out works for a use in Section 2. Therefore, a planning permit is required for the construction of a new car park associated with the proposed change of use to a veterinary centre.

The site is located in the Development Contributions Plan Overlay – Schedule 1. No permit is triggered under this overlay.

3.4 Particular Provisions

Clause 52.06 Car Parking

The purposes of Clause 52.06 include:

- 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.

These provisions apply to:

- A new use.
- An increase in floor area, or increase in the number of patrons, seats, practitioners, residents or staff of an existing use.

Relevant to this application, the clause states that prior to a new use commencing or a new building being occupied, the parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the responsible authority. A permit can be granted to reduce this requirement.

Clause 52.06-5 regulates the car parking requirements for a veterinary centre, specifying a rate of five (5) spaces per 100 square metres of leasable floor area. The original planning permit required five (5) car parking spaces for the existing veterinary centre.

The proposed additional floor area is approximately 126 square metres, which generates a requirement for an additional six (6) car parking spaces. This results in a total car parking requirement of 11 spaces.

The proposal provides a total of 16 car parking spaces on site, exceeding the statutory requirement and therefore complying with Clause 52.06-5.

Additionally, the design of the proposed new car park complies with the Clause 52.0 6-9 Design standards for car parking.

We rely on the attached assessment by EB traffic in relation to matters of traffic and car parking.

Clause 52.29 Land Adjacent to the Principal Road Network

The purposes of Clause 52.29 include:

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.
- To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

A permit is required to:

- Create or alter access to:
 - A road in a Transport Zone 2.
 - Land in a Public Acquisition Overlay is a transport manager (other than a municipal council) is the acquiring authority and the acquisition is for the purpose of a road.

The proposal includes an alteration to the existing accessway between 84 Racecourse Road and 86 Racecourse Road within the Transport Zone 2, and a planning permit is therefore required.

The works will not change the location of the accessway; rather, the existing crossover will be widened within its current location. As such, the alteration will not result in adverse impacts on the Racecourse Road and surrounding properties.

Clause 52.37 Canopy Trees

The purpose of Clause 52.37 is:

- *To protect and enhance canopy tree cover to support the greener and cooler residential areas.*
- *To maximise the retention of existing canopy tree cover where no development is proposed.*
- *To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.*
- *To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

Pursuant to Clause 52.37-2 a permit is required to remove, destroy or lop a canopy tree in the Mixed-Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

This does not apply:

- *If the table of exemptions in clause 52.37-8 specifically states that a permit is not required.*
- *To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.*
- *To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.*

A canopy tree is defined as a tree that has:

- *A height of more than 5 metres above ground level; and*
- *A trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and*
- *A canopy diameter of at least 4 metres.*

A boundary canopy tree is defined as a canopy tree if any parts of the trunk is within:

- *6 metres of the narrowest street frontage of a lot; or*
- *4.5 metres of the rear boundary of a lot.*

Before deciding on an application, the responsible authority must consider the following decision guidelines:

General

- *The purpose of the clause 52.37.*
- *The extent to which the existing and new canopy trees contribute to a greener environment and reduce urban heat.*
- *The existing, proposed or likely future development of the site and adjacent land.*
- *The species, type and growth characteristics of existing and new canopy trees.*
- *Whether existing or new canopy trees will adversely impact or be impacted by pedestrian and vehicle access to the site, easements, overhead power cables, buried infrastructure such as sewer pipes, building foundations and other structures.*

- *Any physical constraints, such as typology, soil and drainage conditions which may prevent the planting or growth of the required number of trees.*
- *The impact of existing or new canopy tree on solar access to windows on the site and any existing solar energy system.*
- *If the site is in a designated bushfire prone area as determined under section 192A of the Building Act 1993, the need to create a defendable space to reduce the risk of bushfire to life and property.*

Removal of canopy trees

- *The health and stability of the canopy tree proposed to be removed.*
- *Whether the canopy tree is causing, or at risk of causing, damage to an existing building, works or infrastructure.*
- *The number, size and location of the canopy trees to be retained on the site.*
- *If the removal of the canopy tree is associated with the development of the site, whether the proposed development has been sited or designed to minimise the impact on canopy trees.*
- *The cumulative impact of reducing canopy trees, if canopy trees on the site have been removed, destroyed or lopped within the past 12 months.*

A permit is required for the removal of three (3) boundary canopy trees to facilitate the construction of the proposed car parking spaces and driveway. As detailed in the Arboricultural Impact Assessment prepared by *Landscapes by Design*, the proposed tree removal represents an appropriate outcome.

Tree 5 and Tree 6 are identified as boundary canopy trees pursuant to Clause 52.37-1. They are both exotic *Chamaecyparis lawsoniana* specimens with low retention value, with removal recommended by the arborist.

Similarly, Tree 7 is also classified as a boundary canopy tree under Clause 52.37-1. Tree 7 is an exotic *Malus sylvestris* assessed to be in poor condition and of low significance, with removal recommended by the arborist.

Tree 4 is a *Fraxinus pennsylvanica* and does not require a permit for removal under Clause 52.37, as it is not classified as a boundary canopy tree. Notwithstanding this, its removal is proposed as part of the application and is considered appropriate, given that it is an exotic species with limited contribution to the surrounding landscape.

Pursuant to Clause 52.37-3, a minimum canopy cover requirement of approximately 20 per cent on land above 1,000 square metres. The proposal has a site area of 1,569 sqm, which requires a canopy area of 313.8 sqm. The development will provide an estimated canopy area of approximately 299 sqm. This outcome closely aligns with the requirement and is considered to achieve substantial compliance.

4 HOW THE PROPOSAL RESPONDS

4.1 Overview

The proposal to expand the existing Veterinary Centre is located within the General Residential Zone that seeks amongst other things, *to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

This site is ideally located to provide local services whilst being located along a main arterial road approximately 900 metres away from the Pakenham Marketplace. The proposed use comes with the most state-of-the-art facilities with onsite CT imaging, X-Ray, Surgery and inpatient care. The proposed development incorporates a new car parking located to the eastern portion of the site, ensuring the built form minimise visual impact from the public realm. Existing and proposed vegetation, including canopy trees and landscape areas, is integrated around the parking to soften hard surfaces, provide shade, and reinforce the established canopy character of the area.

The site currently contains a single residential dwelling adjacent to an existing veterinary centre. The existing building will be retained, with no substantive changes to its architectural form. The site is capable of accommodating a modest car parking redevelopment within a landscaped setting that's sensitive to existing and emerging infill development in the area.

The design response has been prepared by the project team having regard to the particular opportunities and constraints presented to the site. The proposed works will result in a high-quality built form outcome that represents a positive and appropriate addition to the site.

The layout of the development ensures that offsite amenity impacts are mitigated as far as it can practically and reasonably be done. The scale and design of the development respond appropriately to the adjoining residential dwelling, with landscaping and canopy tree planting providing effective separation and minimising potential amenity impacts. The proposal has had careful consideration of its strategic and character context and offers a well-balanced response that delivers a well-considered building that offers generous space to its frontage and other boundaries allowing for open garden areas, appropriate landscaping and canopy tree planting.

The key issues for consideration as part of this application relate to:

- Compliance with planning policies and built form objectives
- Traffic and car parking
- Potential for impacts on adjoining properties
- Tree protection and retainment

The following sections of this report will examine these issues in further detail.

4.2 Planning Policies and Built Form

The proposed development demonstrates a high level of consistency with the State and Local Planning Policies contained within the Cardinia Planning Scheme. Specifically;

Clause 02.03-2 – Environmental and Landscape Values

The proposal supports the strategic intent to protect and enhance biodiversity by incorporating the retention of significant vegetation and providing opportunities for new planting. The landscape design reinforces the ecological value of the site, in keeping with the municipality's broader environmental objectives.

Clause 02.03-3 – Built Environment: Risk and Amenity

The development is appropriately located in a context already containing the use of veterinary centre and adopts a design that minimises amenity impacts. It avoids adverse effects on the surrounding residential area by retaining a low-scale built form, managing operational noise, and ensuring traffic and activity are appropriately addressed.

Clause 02.03-4 – Built Environment and Heritage

The proposal contributes positively to Cardinia's urban identity through generous landscaped setbacks and a well-considered construction form. The design respects neighbourhood character and supports environmentally sustainable development, aligning with Council's goals to maintain high-quality residential environments.

Clause 02.03-6 – Economic Development

The veterinary centre contributes to economic diversification and local job creation by expanding the range of professional health services in the municipality. It supports Cardinia's strategy diversifying local employment opportunities and improving access to jobs where people live.

Clause 02.03-7 – Transport

The site is strategically positioned on a major arterial road and has good access to the existing transport network, supporting land use and transport integration. The development encourages localised service access, reducing the need for longer vehicle trips, and aligns with Council's goals of promoting sustainable and accessible movement across the municipality.

Clause 12.06-1S – Urban Forest

The proposal supports the objective of Clause 12.06-1S urban forest to protect and enhance significant landscapes and open spaces. The development:

- Maintains and enhances the landscaped setting through generous setbacks of both 84 and 86 Racecourse Rd and provide landscape strips surrounding the proposed new car park.
- Proposes nine (9) canopy trees to provide a canopy area approximately 299 sqm and preserve the natural qualities and aesthetic value of the site's landscape context.
- Proposes 400 sqm (25.4%) total landscape coverage, enabling the landscape to function as a fully integrated environmental system.

Clause 13.01-3S – Urban Heat

The proposal addresses the urban heat considerations in accordance with Clause 13.01-3S through planting and maintenance of canopy trees and landscape, supporting the cooling design response in urban areas.

Clause 13.05-1S – Noise Management

The proposal addresses noise considerations in accordance with Clause 13.05-1S Noise management, which seeks to manage noise effects on sensitive land uses:

- The southern adjoining property is a residential dwelling, which is classified as a sensitive use under the Planning Scheme. However, potential amenity impacts are appropriately managed through the siting of the proposed car parking, provision of setbacks, and the incorporation of landscaping and canopy trees along the boundary to provide effective screening and acoustic buffering, resulting in an acceptable outcome for the residential interface.
- The veterinary centre's operations are contained within a purpose-built facility, with treatment areas fully enclosed, limiting the transmission of noise.

- After-hours operations are restricted to low-intensity, appointment-only emergency consultations (one patient at a time) and inpatient care supervised by nursing staff, ensuring minimal disturbance.
- The building's siting and orientation away from Racecourse Road and the use of boundary landscaping and fencing further mitigate potential noise spillover to the wider residential area, preserving community amenity.

Clause 13.07-1S – Land use compatibility

The development achieves compatibility with the surrounding land use framework in line with Clause 13.07-1S Land use compatibility:

- The site includes an existing veterinary centre at 86 Racecourse Road, supporting the continued operation and potential expansion of this established use within the area, without resulting in adverse land use compatibility impacts.
- The proposed car parking is located to the east of dwellings, away from the primary street frontage, reducing visual and functional impacts on the public realm and neighbouring properties.
- The veterinary centre does not compromise the operation of nearby residential land uses and reflects an appropriate transition in built form and use intensity.

Clause 15.01-1S – Urban Design

In accordance with Clause 15.01-1S Urban Design, the proposal delivers a built form that is:

- Responsive to the site context through the construction of a modest car park to the east, designed to minimise visual impact and integrate with the surrounding built form and streetscape.
- Functional and safe, with clear vehicular access, legible internal circulation, and passive surveillance to the public realm.
- Supportive of community and cultural life through provision of a necessary veterinary service in a suburban setting.
- Designed with landscape integration and setback to minimise impact on the surrounding environment and road network.

Clause 17.01 – Employment

The development directly supports Clause 17.01-1S Diversified Economy by:

- Strengthening the local health and professional services sector through the addition of a new veterinary facility.
- Creating local employment opportunities, with up to three practitioners and supporting staff on site.
- Locating an essential service within a residential catchment, improving accessibility to health-related services for the broader community.

Consistent with Clause 17.02-1S Business, the proposal:

- Establishes a complementary commercial facility within an existing node of medical and health-related businesses.
- Provides efficient on-site car parking (16 spaces), with a minor shortfall justified by controlled appointments and low traffic generation outside standard hours along a PPTN.
- Delivers net community benefit through access to veterinary services within a walkable catchment area and adjacent to the arterial network.

4.3 Traffic and Car Parking

We refer to the attached traffic assessment that is supportive of the proposal. It is submitted that the proposed development is acceptable given:

- The proposal will not materially affect the amenity of adjoining properties or the surrounding area through traffic generation or traffic congestion.
- The traffic movements to and from the site will be minimal and will not cause traffic issues within Racecourse Road.
- The traffic movements will be concentrated through the altered crossover between 84 Racecourse Road and 86 Racecourse Road, which will be away from the southern sensitive uses (residential dwellings).
- The proposal provides 16 car parking spaces, including one accessible space, which is sufficient to meet the needs of the veterinary use and is not expected to result in adverse impact on Racecourse Road.

5 WHAT THE PROPOSAL DELIVERS

The proposed development presents a well-considered and contextually appropriate response to the site and the surrounding area. It delivers a modestly scaled veterinary centre and a new car park that complies with statutory requirements, accommodates visitor parking demand, and integrates sensitively with the surrounding residential setting. The proposal aligns with the objectives of Cardinia Planning Scheme for the following reasons:

- It is an expansion of existing veterinary centre on a site fronting a major arterial road, consistent with policy support for local economic development.
- It responds positively to planning objectives relating to urban design, amenity, vegetation protection, and landscape character.
- The proposal only removes trees assessed as invasive or low value, while allowing for meaningful canopy renewal through new planting in the proposed landscaping area.
- The proposal includes the construction of new car parking spaces and the widening of the existing crossover to support the operation of the veterinary clinic, and will not result in any adverse impacts on the surrounding area.
- The layout incorporates on-site parking, landscape buffers, and generous setbacks, supporting a respectful transition to adjoining properties.

Overall, the proposal achieves a balanced and policy-aligned outcome and is considered appropriate and worthy of support.

Bowden Town Planning

APPENDIX 1 – SITE AND SURROUNDS

The subject site is located on the east side of Racecourse Road in Pakenham (refer Figure 5 – Locality Plan).

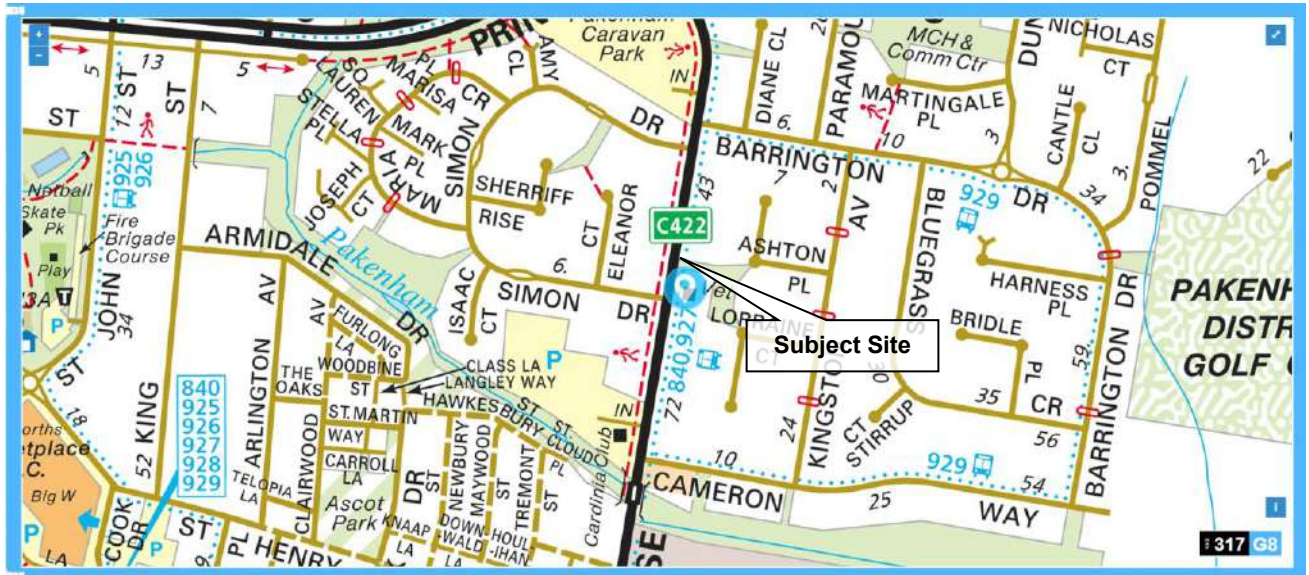


Figure 3 Locality Plan (Melways)

The subject site is a rectangular in shape. It is combined of 84 Racecourse Road and 86 Racecourse Road. Each site has an 18-metre frontage to Racecourse Road and a depth of 43.6 metres, with a total site area of 1570 square metres. Topographically, the land is generally flat.

84 Racecourse Road is occupied by a single-storey brick dwelling with a pitched tiled roof, representative of the original housing stock in the area. The dwelling is positioned slightly west of the centre of the site, with vehicle access provided via an existing crossover to Racecourse Road located along the southern frontage. Vegetation is primarily concentrated along the site boundaries, comprising canopy trees concentrated near the rear.

86 Racecourse Road contains the existing veterinary centre, which operates from a single-storey brick building with a corrugated metal roof. The building is positioned slightly west of the centre of the site, with vehicle access provided via an accessway along the southern frontage and existing car parking located to the east of the building. The existing site has very limited vegetation located in the front setback.

Both 84 and 86 Racecourse Road has a 2m wide drainage and sewerage easement.

To the east of the site is a local park within the Public Park and Recreation Zone. The parkland also extends to the north, beyond which is 88 Racecourse Road, occupied by a single-storey brick dwelling with a pitched tiled roof. To the south is 82 Racecourse Road, similarly developed with a single-storey brick dwelling featuring a pitched tiled roof. To the west, the site fronts Racecourse Road, with 2 Simon Drive located on the opposite side of the road, also occupied by a single-storey brick dwelling with a pitched tiled roof.

RACECOURSE ROAD VETERINARY CLINIC

84 - 86 Racecourse Road, Pakenham

TOWN PLANNING APPLICATION

COVER SHEET

DRG.	DRG. NAME
TP00	DRAWING LIST AND GENERAL NOTES
TP01	SITE SURVEY
TP05	EXISTING SITE PLAN
TP06	PROPOSED SITE PLAN
TP20	PROPOSED GROUND FLOOR PLAN
TP25	PROPOSED LANDSCAPE PLAN

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12	06/03/26	ISSUE FOR PLANNING APPLICATION
6	09/12/25	ISSUE FOR PRE-APP
5	08/12/25	NEW FEASIBILITY OPTIONS
3	27/11/25	FEASIBILITY OPTIONS
2	24/11/25	EXISTING CONDITIONS PACKAGE

REV	DATE	REASON FOR ISSUE
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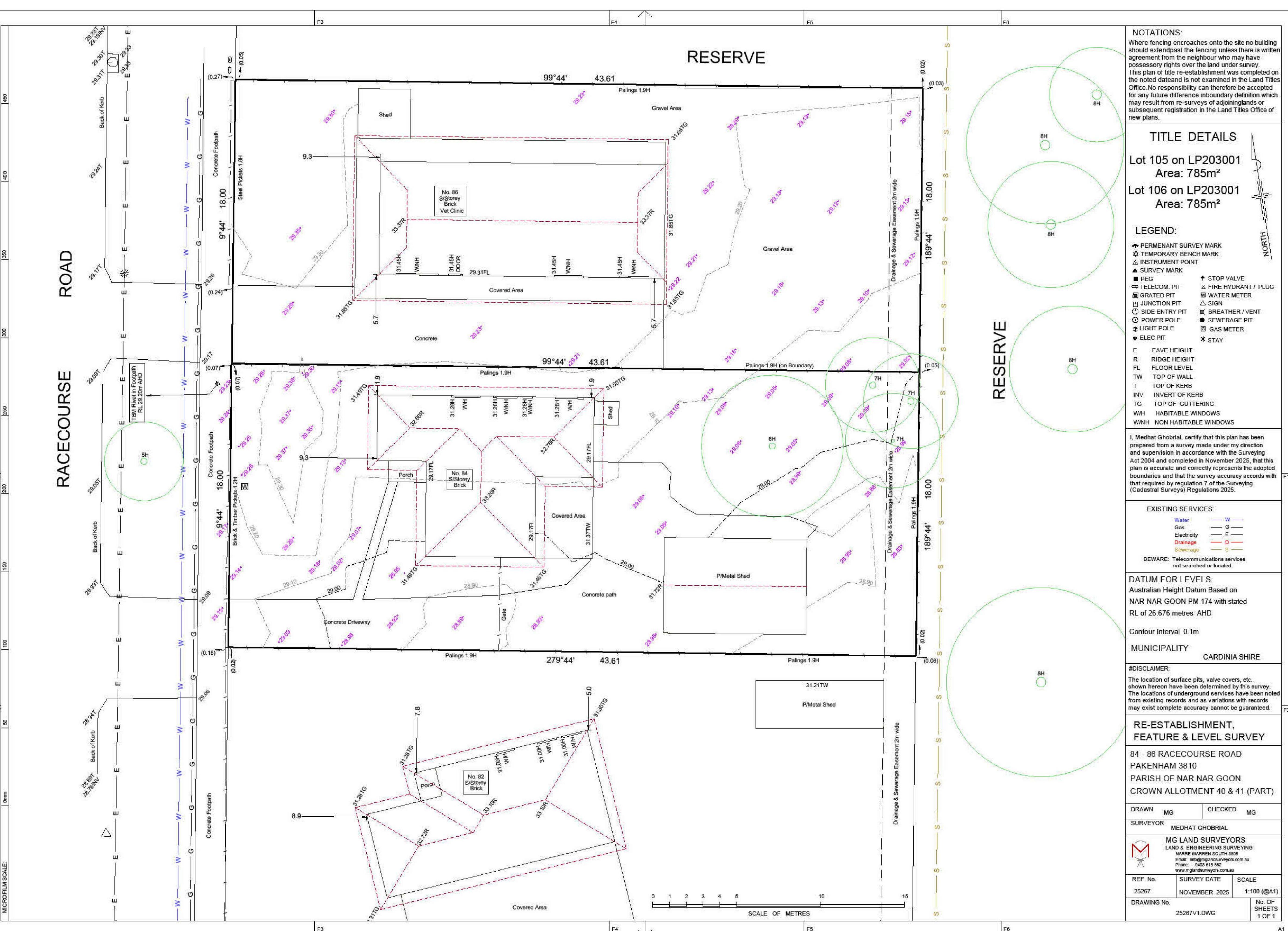
ACN 680 995 313

ABN 33 880 995 313

PROJECT INFORMATION:
VETERINARY CLINIC
84 - 86 RACECOURSE RD, PAKENHAM

DRAWING TITLE:
DRAWING LIST AND GENERAL NOTES

DRAWING SCALE: @ A1	DRAWN BY: IL
SHEET STATUS: TOWN PLANNING	CHECKED BY: FD
DRAWING NUMBER: TP00	REV: 12



NOTATIONS:

Where fencing encroaches onto the site no building should extend past the fencing unless there is written agreement from the neighbour who may have possessory rights over the land under survey. This plan of title re-establishment was completed on the noted date and is not examined in the Land Titles Office. No responsibility can therefore be accepted for any future difference in boundary definition which may result from re-surveys of adjoining lands or subsequent registration in the Land Titles Office of new plans.

TITLE DETAILS

Lot 105 on LP203001
Area: 785m²

Lot 106 on LP203001
Area: 785m²

- LEGEND:**
- PERMANENT SURVEY MARK
 - TEMPORARY BENCH MARK
 - INSTRUMENT POINT
 - SURVEY MARK
 - PEG
 - TELECOM. PIT
 - GRATED PIT
 - JUNCTION PIT
 - SIDE ENTRY PIT
 - POWER POLE
 - LIGHT POLE
 - ELEC PIT
 - STOP VALVE
 - FIRE HYDRANT / PLUG
 - WATER METER
 - SIGN
 - BREATHING / VENT
 - SEWERAGE PIT
 - GAS METER
 - STAY
- E EAVE HEIGHT
R RIDGE HEIGHT
FL FLOOR LEVEL
TW TOP OF WALL
T TOP OF KERB
INV INVERT OF KERB
TG TOP OF GUTTERING
WH HABITABLE WINDOWS
WNH NON HABITABLE WINDOWS

I, Medhat Ghobrial, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed in November 2025, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7 of the Surveying (Cadastral Surveys) Regulations 2025.

EXISTING SERVICES:

Water W
Gas G
Electricity E
Drainage D
Sewerage S

BEWARE: Telecommunications services not searched or located.

DATUM FOR LEVELS:
Australian Height Datum Based on
NAR-NAR-GOON PM 174 with stated
RL of 26.676 metres AHD

Contour Interval 0.1m

MUNICIPALITY
CARDINIA SHIRE

#DISCLAIMER:
The location of surface pits, valve covers, etc. shown hereon have been determined by this survey. The locations of underground services have been noted from existing records and as variations with records may exist complete accuracy cannot be guaranteed.

RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY

84 - 86 RACECOURSE ROAD
PAKENHAM 3810
PARISH OF NAR NAR GOON
CROWN ALLOTMENT 40 & 41 (PART)

DRAWN MG CHECKED MG

SURVEYOR MEDHAT GHOBRIL

MG LAND SURVEYORS
LAND & ENGINEERING SURVEYING
NARRE WARREN SOUTH 3805
Email: info@mglandsurveyors.com.au
Phone: 0403 616 682
www.mglandsurveyors.com.au

REF. No. 25267 SURVEY DATE NOVEMBER 2025 SCALE 1:100 (@A1)

DRAWING No. 25267V1.DWG No. OF SHEETS 1 OF 1

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REV DATE REASON FOR ISSUE

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PROJECT INFORMATION:

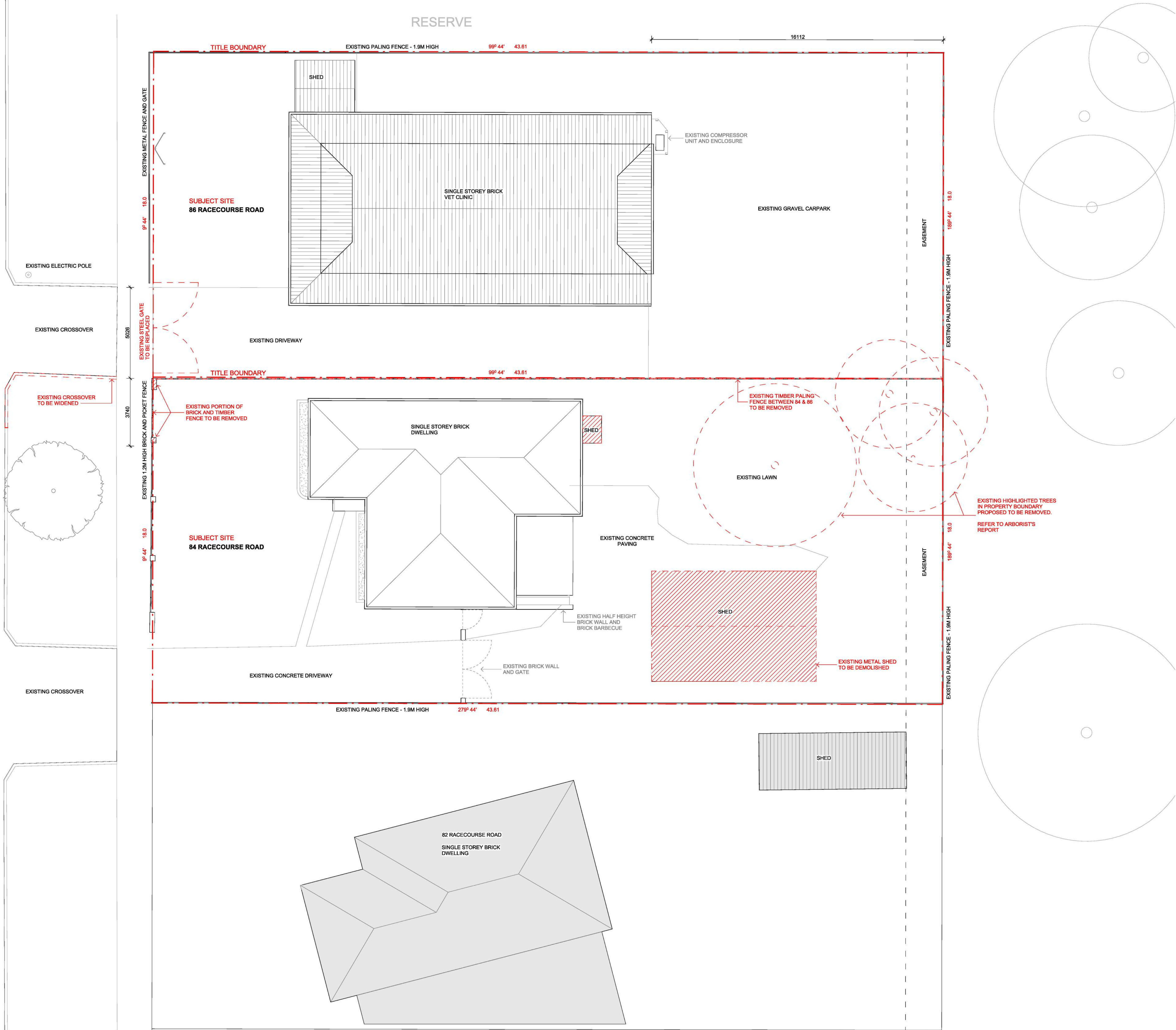
VETERINARY CLINIC

84 - 86 RACECOURSE RD, PAKENHAM

DRAWING TITLE
SITE SURVEY

DRAWING SCALE: @ A1
SHEET STATUS: TOWN PLANNING
DRAWING NUMBER: TP01

DRAWN BY: IL
CHECKED BY: FD
REV: 12



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12	06/03/26	ISSUE FOR PLANNING APPLICATION
6	09/12/25	ISSUE FOR PRE-APP
5	08/12/25	NEW FEASIBILITY OPTIONS
2	24/11/25	EXISTING CONDITIONS PACKAGE

REV DATE REASON FOR ISSUE

ARCHITECT:

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ACN 680 995 313
ABN 33 880 995 313

PROJECT

INFORMATION:

VETERINARY CLINIC

84 - 86 RACECOURSE RD, PAKENHAM

DRAWING

EXISTING SITE PLAN

DRAWING SCALE:
1 : 100 @ A1

SHEET STATUS:
TOWN PLANNING

DRAWING NUMBER:

TP05

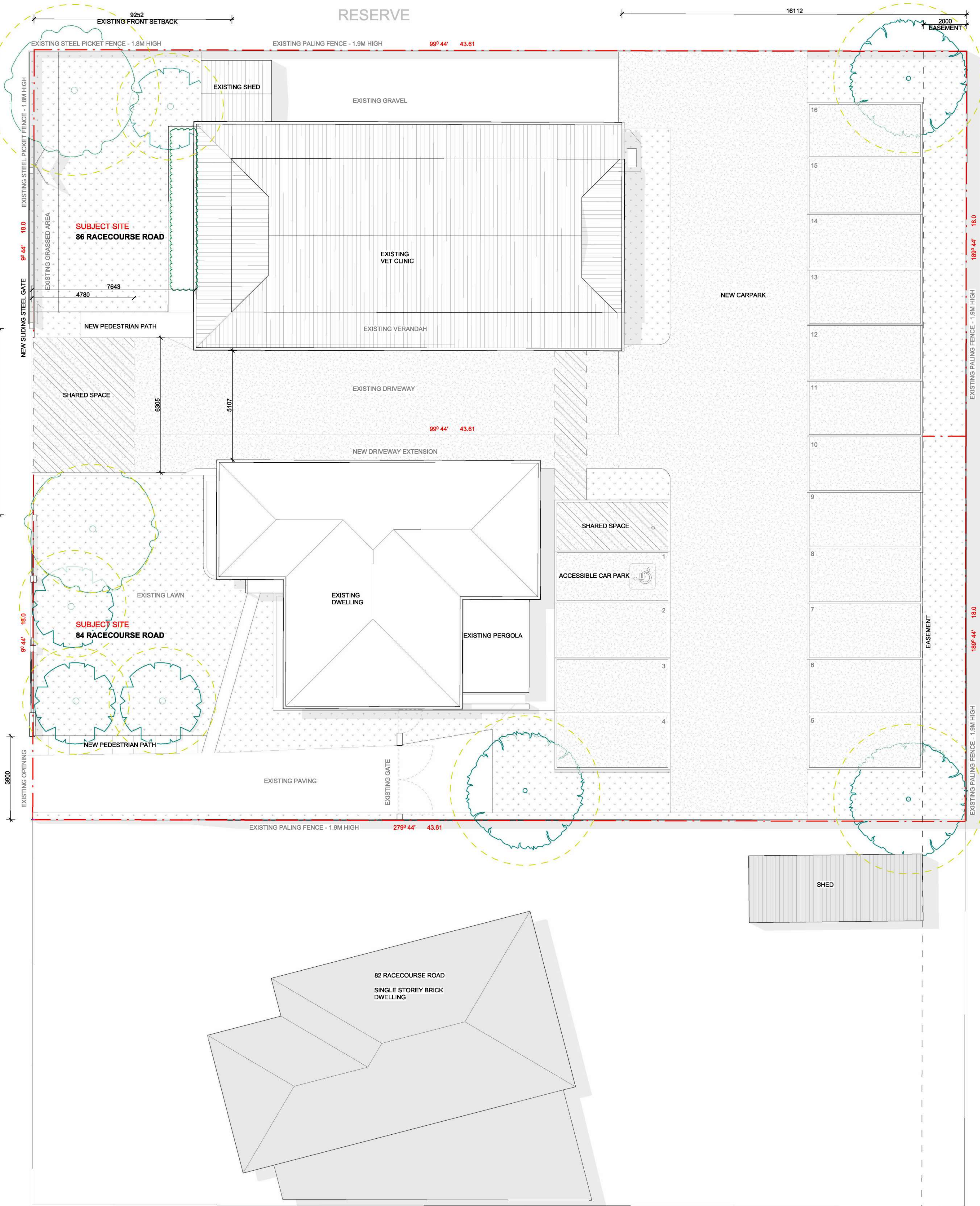
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REV:

12

0 1 2 3 4 5m NORTH



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12 06/03/26 ISSUE FOR PLANNING APPLICATION
7 04/02/26 ISSUE FOR CLIENT REVIEW

REV DATE REASON FOR ISSUE

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PROJECT
INFORMATION:

VETERINARY CLINIC
84 - 86 RACECOURSE RD, PAKENHAM

DRAWING
TITLE:

PROPOSED SITE PLAN

DRAWING SCALE:
1 : 100 @ A1

SHEET STATUS:
TOWN PLANNING

DRAWING NUMBER:

TP06

DRAWN BY:
IL

CHECKED BY:
FD

REV:

12



PRACTITIONERS: 4
REQ. CARPARKS: $(5 \times 1) + (3 \times 3) = 14$
CARPARKS PROVIDED: 16

	EXISTING LANDSCAPE
	PROPOSED LANDSCAPE
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY

SITE AREA

TOTAL SITE AREA X 2 SITES

1569 m²

PROPOSED TOTAL LANDSCAPE COVERAGE

400 m² / 25.4%

LEGEND

EXISTING LANDSCAPE

PROPOSED LANDSCAPE

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

TREE NO.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE CANOPY DIAMETER	CANOPY AREA
T1	ULMUS PARVIFOLIA	CHINESE ELM	7 - 10 m	8 m	50.3 m ²
T2	LAGERSTROEMIA INDICA	CREPE MYRTLE	4 - 6 m	5 - 6 m	UPTO 28 m ²
T3	AGONIS FLEXUOSA	WILLOW MYRTLE	6 - 8 m	6 m	28.3 m ²
T4	MAGNOLIA LILIFLORA 'NIGRA' X MAGNOLIA STELLATA 'WATERLILY'	MAGNOLIA JANE	4.5 m	4 m	20.0 m ²
T5	LAGERSTROEMIA INDICA	CREPE MYRTLE	4 - 6 m	5 - 6 m	28 m ²
T6	LAGERSTROEMIA INDICA	CREPE MYRTLE	4 - 6 m	5 - 6 m	28 m ²
T7	TRISTANIOPSIS LAURINA	WATER GUM	6 - 8 m	7 m	38.5 m ²
T8	TRISTANIOPSIS LAURINA	WATER GUM	6 - 8 m	7 m	38.5 m ²
T9	TRISTANIOPSIS LAURINA	WATER GUM	6 - 8 m	7 m	38.5 m ²

TOTAL CANOPY AREA ~ 299 m²

T1 - CHINESE ELM

T2,5,6 - CREPE MYRTLE

T3 - WILLOW MYRTLE

T4 - MAGNOLIA JANE

T7,8,9 - WATER GUM

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7 04/02/26 ISSUE FOR CLIENT REVIEW

REV DATE REASON FOR ISSUE

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PROJECT INFORMATION:

VETERINARY CLINIC

84 - 86 RACECOURSE RD, PAKENHAM

DRAWING

PROPOSED LANDSCAPE PLAN

DRAWING SCALE:
1 : 100 @ A1

SHEET STATUS:
TOWN PLANNING

DRAWING NUMBER:

TP25

DRAWN BY:
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0 1 2 3 4 5m
NORTH



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Arboricultural Impact Assessment

For ...



Location ...

**84 and 86 Racecourse Road
Pakenham**

Prepared by ...



Diploma of Arboriculture AQF5– Arbortrim Australia
Diploma of Business – Swinburne University
TRAQ Tree Risk Assessment Qualification - ISA
Certificate IV Transport & Distribution – Victoria University
Certificate III Frontline Management – Coyne Didsbury Victoria
Certificate Dispute Resolution – Latrobe University
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Working at Heights certificate
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16th February 2026

Landscapes by Design and Tree Reports Melbourne

Michael Mercer: Consulting Arborist
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Brief

I was contacted by you and asked to provide an Arboricultural Impact Assessment report of the trees to this property, you previously had a council meeting GE251089, and the council have asked for an arborist report in respect to the new canopy tree laws 52.37. I understand there is a proposal planned for the site to develop it, this report includes neighbouring or trees which could be impacted upon by a proposed development.

Method

The trees were inspected visually from the ground; as per Australian standard 4970 – Protection of Trees on Development Sites (AS 4970), as required to facilitate this report. Heights and canopy spreads measured or estimated, Diameter at Standard Height (DSH) and Diameter at Buttress (DAB) measured within subject site only, unless neighbouring trees are accessible; otherwise, their DSH and DAB are estimated. No root excavations were carried out and images were taken as required. Any trees we nominate for removal are an opinion we are expressing only and do not provide any authority for tree removal. Prior to the removal of any trees council or the determining authority must be contacted, and property titles checked to ensure no permits are required and tree removal is legal. Planning laws must be understood as once a development application has been made the tree sizes allowed to be removed as per a planning overlay could be disallowed by a Responsible Authority. Date Visited 11/02/2026.

The Site

The site is two blocks with both with a single storey homes, and a garage on one, it has some trees on surrounds and on site, some smaller shrubs are to be retained in the design.

Planning Controls and or Overlays

We only report on trees that are under the control planning controls or overlays unless otherwise necessary.

The site is under the control of Cardinia Council GRZ1 and has no vegetation protection overlays and is subject to the new State canopy protection laws Clause 52.37.

Clause 52.37 Canopy Trees

Clause 52.37 requires a permit to remove, destroy or lop a canopy tree. A canopy tree means a tree that has:

a height of more than 5 metres above ground level; and a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and a canopy diameter of at least 4 metres

Permit required to remove, destroy or lop a canopy tree in residential zones

A permit is only required in the Mixed-Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone in specific circumstances.

A permit is required to remove, destroy or lop a canopy tree anywhere on the lot where:

The land is vacant, or the land is vacant, and a new single dwelling is proposed (and only a building permit is required)

A permit is required to remove, destroy or lop a canopy tree within 6 metres of the narrowest street frontage and 4.5 metres of the rear boundary where:

The land contains an existing dwelling where no development is proposed.

The land contains an existing dwelling and is proposed to be extended.

The land is vacant, and a planning permit application is being assessed for one or more dwellings.

The land contains an existing dwelling(s), and a planning permit application is being assessed for a one or more dwellings.

- by or on behalf of a utility service provider to maintain or construct a Utility Installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*); or
- to maintain the safe and efficient function of the existing on road public transport network (including tramways) to the satisfaction of the Department of Transport.
- A tree required to be removed, destroyed or lopped in order to construct or carry out buildings or works approved by a Building Permit issued prior to 8 February 2018.
- A tree that may require separate approval to remove, destroy or lop as part of an existing permit condition, a plan endorsed under a planning permit or an agreement under section 173 of the *Planning and Environment Act 1987*.

The Trees

If a development proceeds there must be no excavation or any other works within any Notational (NRZ) unless authorised in writing by the relevant authority and any such works must be supervised by an arborist with minimum level 5 qualifications ...

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Tree / group 1, Row of *Syzygium smithii* on site, in average condition, low retention value, to retain, NRZ 12.566m² it has no encroachment by the proposed building footprint, if retained and a development proceeds it must be protected with Tree Protection Fencing (TPF) to the extent of its Notional Root Zone (NRZ). Alternatively, other protection methods such as mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.



Tree 2, *Casuarina glauca* on council nature strip, in average condition, SP Ausnet Pruning, moderate retention value, to retain, it has no new encroachments all existing, which is all acceptable as per AS 4970-2025. If retained by them and a development proceeds it must be protected with Tree Protection Fencing (TPF) to the extent of its Notional Root Zone (NRZ) running along the back of kerb to the edge of the footpath. Alternatively, other protection methods such as mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.



Tree / group 3, Row of *Pittosporum Silver Sheen* and other shrubs on neighbouring site, in average condition, low retention value, to retain, it has no new encroachments all existing, if the driveway is to be replaced to replace same for same on existing grade, which is all acceptable as per AS 4970-2025 the current fence will act as tree protection fencing.

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Tree 4, *Fraxinus pennsylvanica* on site, in average, low retention value, recommend removal, no permit required under protection laws or clause 52.37.



Tree 5, *Chamaecyparis lawsoniana* on site, in average, low retention value, recommend removal, permit required under clause 52.37, within 4.5m from rear boundary.



Tree 6, *Chamaecyparis lawsoniana* on site, in average, low retention value, recommend removal, permit required under clause 52.37, within 4.5m from rear boundary.

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Tree 7, *Malus sylvestris* on site, in average condition, low retention value, recommend removal, permit required under clause 52.37, within 4.5m from rear boundary.



Tree 8, *Eucalyptus cinerea* on council nature pathway, in average condition, moderate retention value, to retain, it has a minor encroachment on site, however it is existing which is all acceptable as per AS 4970-2025. If retained by them and a development proceeds the current fence will act as tree protection fencing.



Tree 9, *Eucalyptus crebra* on council parkland, neighbouring the rear of the site, in average condition, moderate retention value, co dominate stems, some deadwood, and epicormic growth, to retain, NRZ 275.234m² it has a minor encroachment **10.235m² / 3.7%** by the proposed site cut, which is all acceptable as per AS 4970-2025. If retained by them and a development proceeds it must be protected with Tree Protection Fencing (TPF) to the extent of its Notional Root Zone (NRZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.

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Tree 10, Eucalyptus crebra on council parkland, neighbouring the rear of the site, in average condition, moderate retention value, co dominate stems, some deadwood, and epicormic growth, to retain, NRZ 261.300m2 it has a minor encroachment **4.774m2 /1.8%** by the proposed site cut, which is all acceptable as per AS 4970-2025. If retained by them and a development proceeds it must be protected with Tree Protection Fencing (TPF) to the extent of its Notional Root Zone (NRZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.



Small tree / shrub on rear council parkland no encroachment by the proposal, to be protected by existing fence.



Tree 11, Eucalyptus viminalis subsp. pryoriana on council parkland, neighbouring the rear of the site, in poor condition, low retention value, fruiting bodies, in decline, large cankers kino ooze, to retain, no encroachment by the proposed site cut, which is all acceptable as per AS 4970-2025. If retained by them and a development proceeds the current fence will act as tree protection fencing.



Fruiting body on trunk.

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Tree 12, *Eucalyptus viminalis* subsp *pyroriana* on council parkland, neighbouring the rear of the site, in average condition, moderate retention value, to retain, NRZ 567.477m² it has a minor encroachment **8.481m² /1.4%** by the proposed concrete carparks, it has a minor encroachment **24.409m² /4.3%** by the proposed site cut, the tree has a compensatory area contiguous to NRZ for future root expansion, which is all acceptable as per AS 4970-2025. If retained by them and a development proceeds it must be protected with Tree Protection Fencing (TPF) to the extent of its Notional Root Zone (NRZ). Alternatively, other protection methods such as mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.

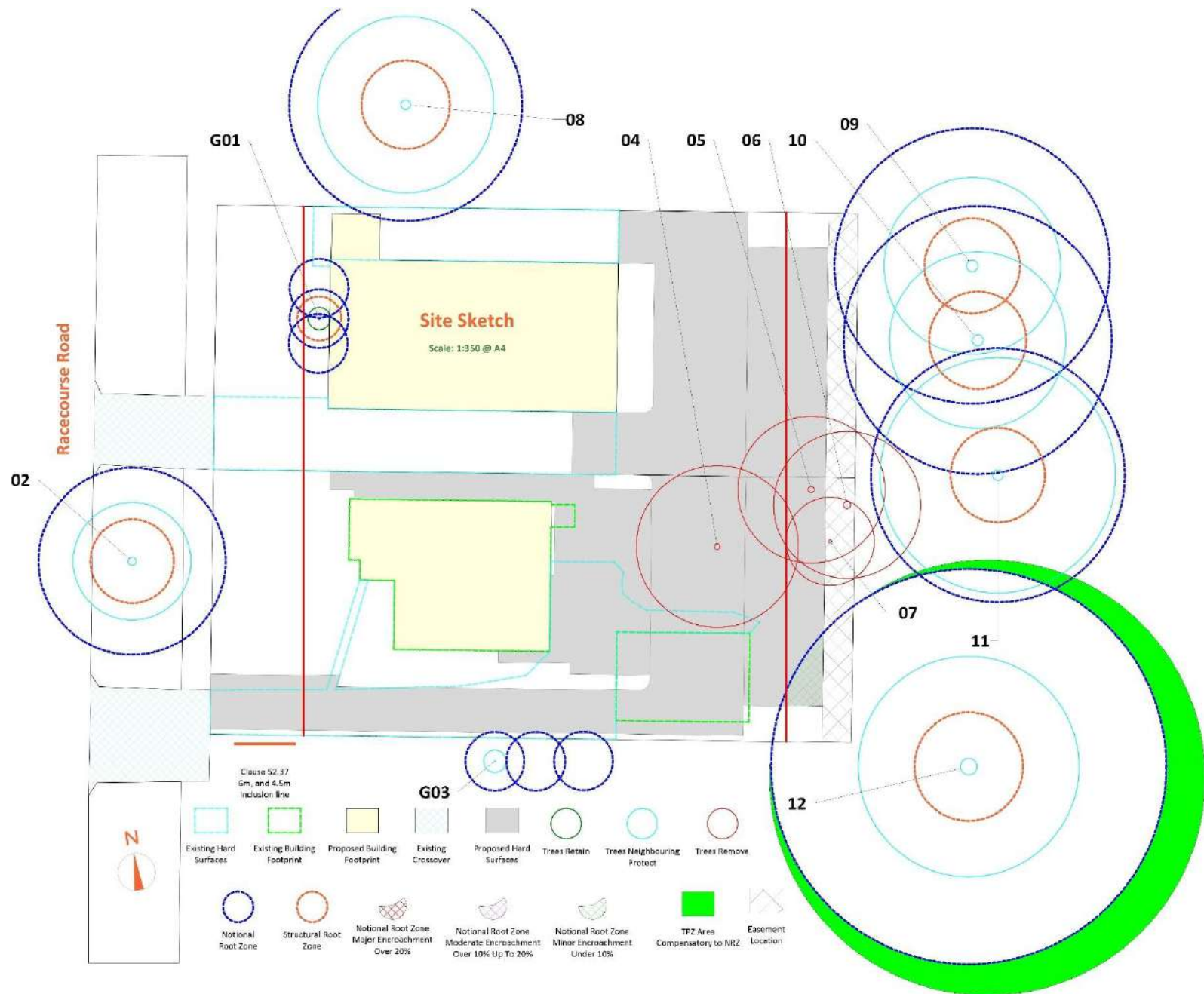
If the fences are to be replaced, to construct the fences within a Notional Root Zone (NRZ) all footings must be excavated for by hand using Non-Destructive methods as per AS 4970 Protection of Trees on Development Sites and such works supervised by an arborist. If roots with a diameter greater than 45 mm or a mass of fibrous roots are discovered ... if a post ... its location must be moved to ensure it is clear of such roots by at least 100 mm ... if a footing an engineered solution using methods such as galvanised steel lintels to span over and be clear of such roots must be used. Any footing hole located within a NRZ must be lined with an impervious membrane to ensure no toxic substances leach into the roots system within the any NRZ. Such works must not be carried out without approval of the relevant authority if required.

Site Sketch Tree Legend Definitions Etc follow ...



16 February 2020

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Tree Legend

Notional Root Zones (NRZ) and Structural Root Zones (SRZ) are mm radius from Centre of Trunk - Minimum NRZ is 2000 mm (2 metres) - Minimum SRZ is 1500 mm (1.5 metres) even for Groups

No	Botanical Name	Common Name	Origin	Height	Canopy	DSH @ 1.4 m	NRZ	DAB	SRZ	Condition	SULE	Significance	Form	Structure	Vigour	Ret Value	Age
02	Casuarina glauca	Swamp She oak	Native	6500	8000	530	6360	700	2849	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Poor	Council	Over Mature
04	Fraxinus pennsylvanica	Red Ash	Exotic	9000	11000	390	4680	500	2474	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Average	Low	Over Mature
05	Chamaecyparis lawsoniana	Lawsons Cypress	Exotic	12000	10000	392	4704	500	2474	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Poor	Low	Over Mature
06	Chamaecyparis lawsoniana	Lawsons Cypress	Exotic	12000	10000	500	6000	550	2575	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Poor	Low	Over Mature
07	Malus sylvestris	European Crabapple	Exotic	10000	6000	230	2760	350	2129	Poor	Short (5-15 yrs)	Least Significant	Poor	Poor	Poor	Low	Mature
08	Eucalyptus cinerea	Mealy Stringbark	Native	16000	12000	660	7920	800	3013	Average	Medium (16-39 yrs)	Highly Significant	Average	Average	Average	Council	Over Mature
09	Eucalyptus crebra	Narrow leaved Ironbark	Native	16000	12000	780	9360	950	3239	Average	Medium (16-39 yrs)	Highly Significant	Average	Average	Average	Council	Over Mature
10	Eucalyptus crebra	Narrow leaved Ironbark	Native	16000	12000	760	9120	1000	3309	Average	Medium (16-39 yrs)	Highly Significant	Average	Average	Average	Council	Over Mature
11	Eucalyptus viminalis subsp pryoriana	Gippsland Manna Gum	Native	18000	16000	720	8640	930	3210	Poor	Short (5-15 yrs)	Hazardous	Average	Poor	Poor	Council	Over Mature
12	Eucalyptus viminalis subsp pryoriana	Gippsland Manna Gum	Native	20000	15000	1120	13440	1300	3695	Average	Medium (16-39 yrs)	Highly Significant	Average	Average	Average	Council	Over Mature
G01	Syzygium smithii	Lilly Pilly	Exotic	3000	1500	100	2000	150	1500	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Low	Semi Mature
G03	Pittosporum Silver Sheen	Silver Sheen	Exotic	3000	1500	80	2000	90	1500	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring	Semi Mature

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Definitions - As per Australian Standard 4970 – 2025 – Protection of Trees on Development Sites (AS 4970):

AS 4970 Defines a Trees as ...

1.4.6 Tree Long lived woody perennial plant greater than (or usually greater than) 3 m in height with one or relatively few main stems or trunks (or as defined by the determining authority).

Therefore, unless otherwise required by the determining authority or if it is neighbouring and could be impacted upon, we do not include any plants under this size.

3.1 Tree Protection Zone (TPZ)

Establishing and maintaining a TPZ is the most important part of protecting trees during the onsite stages of work (e.g. site establishment, demolition, construction). The TPZ is the zone determined by the project arborist using the process set out below. It shall be shown on the TPP to be isolated or managed so that the tree remains viable.

The NRZ is the starting point for determining the TPZ, along with the considerations in Clause 3.3.2

Alternatively, the TPZ may be specified by the consent authority.

3.2 Calculating the Notational Root Zone (NRZ)

The radius of the NRZ is calculated for each tree by multiplying its DSH x 12. $NRZ = DSH \times 12$

Where - DSH = trunk diameter measured at 1.4 metres above ground; radius is measured from the centre of the stem at ground level.

A NRZ should not be less than 2 metres and no greater than 15 metres except where crown protection is required. Some instances may require variations to the TPZ.

The NRZ of palms, other monocots, cycads and tree ferns should not be less than 1 metre outside the crown projection.

This area is an estimate of the space required to maintain the health of a tree long term. It is entirely possible to work inside this Zone providing due care is exercised according to AS 4970.

3.3 Determining a Tree Protection Zone (TPZ)

3.3.1 General

The NRZ is the starting point for determining the TPZ. The TPZ should be determined using the considerations and encroachments discussed below.

3.3.2 Considerations in determining the TPZ

When determining a TPZ the following factors should be considered where relevant:

- Location and distribution of the roots.
- Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots).
- Tree species and tolerance to root disturbance.
- If the works will result in a temporary (e.g. service trench) or permanent (e.g. basement carpark) loss of available soil volume.
- Age, health, current size and projected size of the tree.
- Presence of other trees with overlapping NRZ or grafted roots.
- Proposed staging and timing of excavation or root cutting.
- Proposed tree maintenance and tree care activities.
- Lean and stability of the tree.
- Soil characteristics and volume, topography and drainage.
- Presence of existing or past structures, obstacles affecting root growth or recent encroachments.
- Proposed construction measures that reduce the impact on trees.
- Whether a root investigation is required. The location and distribution of the roots should be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.

NOTE 1 Construction measures such as pier and beam, suspended slabs, cantilevered building sections and screw piles can reduce the impact of encroachment.

NOTE 2 Root damage should be minimized during this process. The roots should only be exposed for as long as required to meet the purposes of the investigation.

3.3.3 Crown management

Tree crowns can be injured by machinery such as excavators, drilling rigs, cranes, trucks, hoarding installation and scaffolding. Where the crown is at risk of being damaged, its protection shall be addressed in the TPP and TPS.

Crown protection can include the following measures:

- Locating the tree protection fence outside of the crown in the affected area, as shown in Figure 3.
- Pruning of individual or specific branches.
- Tying back of branches.
- Use of flagging to make the branch more visible.
- Branch protection (wrapping of branches).

If pruning is required, this shall be specified in accordance with AS 4373. Pruning may be undertaken before the TPZ fence is installed.

NOTE It is possible that pruning will require approval from the relevant authority.



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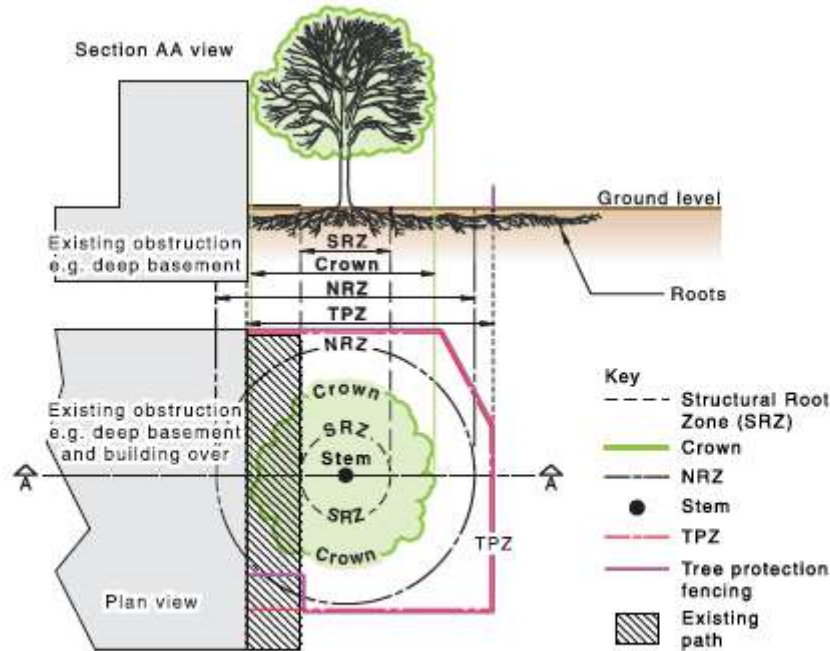
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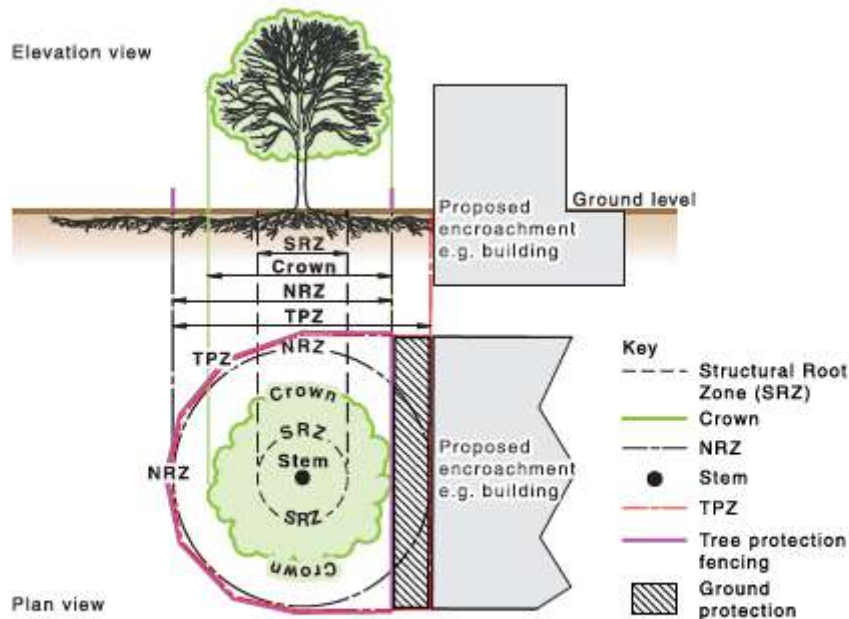
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NOTE The project arborist has determined a suitable location for the tree protection fence. They have included a portion of the path as ground protection.

(c) TPZ compensatory area shown for existing structures



(d) TPZ compensatory area shown for proposed development

Figure 3 — Protection areas

NRZ and SRZ Encroachment

Any encroachment into NRZ should be advised and supervised by an Arborist with minimum level 5 qualifications.

AS 4970 says:

3.3.4 Minor NRZ Encroachment

The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent NRZ encroachments and is outside the SRZ. Generally, it is unlikely that there will be a significant impact to tree health, longevity or structure. Tree

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protection should be implemented during site works. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

NOTE Figure 1 Provides illustrations of 10% encroachments into an example NRZ, the TPZ and the compensatory protection areas.

3.3.5 Moderate NRZ Encroachment

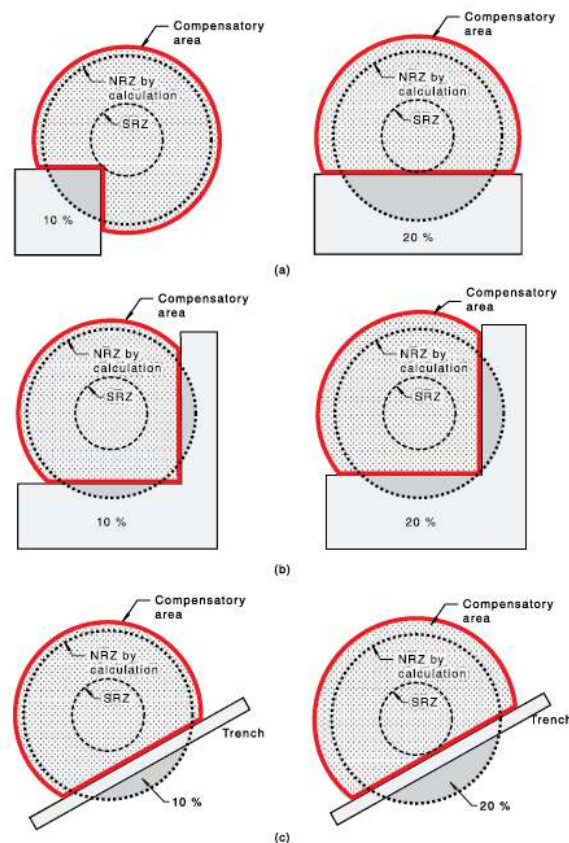
The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20% of the area of the NRZ and is outside SRZ. A project arborist shall be engaged to review the proposed impact and undertake any other necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process as part of a TPS and TPP. To avoid a net loss of soil area and volume, an

area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

3.3.6 Major NRZ Encroachment

The proposed encroachment is considered major if it is greater than 20 % of the area of the NRZ or inside the SRZ. The project arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable. Relevant factors listed in should also be considered.

For assessment of major encroachment, a more detailed investigation is necessary. This can include research such as root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments. A TPS and TPP should be prepared to support the retention of the tree. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.



NOTE These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see [Clause 3.4](#)). The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ (see [Clause 3.4](#)).

Figure 1 — Sample minor and moderate encroachments



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When siting a structure near to a tree, the future growth of the tree, both above and below ground should be taken into account. Precautions should be taken at the planning and design stage to minimize potential conflict between trees and new structures. When the root zone is reactive clay, techniques such as localized pier and beam (bridged), screw pile footings or root and soil moisture control barriers may be appropriate to minimize effects on structures.

NOTE: Collaboration may be required between the project arborist and the geotechnical or structural engineer.

Landscapes by Design believes it is vital to ensure that construction is strong enough to withstand any encroachment by the tree as it grows. Pro-active measure like root control barriers and moisture barriers before trees grow to maximum size may be considered.

3.4 Structural Root Zone (SRZ)

The SRZ is a notational area required for tree stability. A larger area is required to maintain a viable tree. The SRZ shall be calculated when major encroachment (greater than 20% into an NRZ) is proposed.

Many factors affect the size of the SRZ, (e.g. tree height, crown area, soil type, soil moisture.) Natural or built structures, such as rocks and footings can also influence the SRZ. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress using the following formula:

$$SRZ \text{ radius} = (D \times 50) 0.42 \times 0.64$$

D = trunk diameter, in m, measured above the root buttress flare.

The SRZ for trees with trunk diameters less than 0.15m will be 1.5m.

Where the tree is multi-stemmed, the project arborist should determine if they will measure around all stems or work out the cross-sectional area and provide their reasons for the method selected.

NOTE The SRZ calculation does not apply to palms, cycads, tree ferns and the like.

Section 4 Tree Protection Measures

4.1 General

Tree protection measures include a range of activities, structures and devices used to identify and isolate the TPZ. These measures are documented in the AIA, the TPS and the TPP.

The TPZ is a restricted zone usually delineated by protective fences (or using an existing structure such as a fence or wall) or other physical protection methods. The management of the TPZ shall commence prior to site establishment and continue until completion of the works. This management can require the TPS to define critical stages that require the attendance of the project arborist.

Before any additional TPZ encroachment occurs, the encroachment shall be reviewed and confirmed to be acceptable to the project arborist and, if required, the relevant authority. Some works and activities within the TPZ may require the Consent of the relevant authority.

Tree removal and pruning approved by the relevant authority should be carried out before the installation of tree protection measures.

4.2 Activities generally excluded from the TPZ

These include but are not limited to the following:

- (a) Excavation, cultivation or disturbance of the soil, including scraping of the surface.
- (b) Equipment and material storage.
- (c) Preparation of chemicals, including preparation of cement products
- (d) Movement or parking of vehicles and plant.
- (e) Dumping of waste
- (f) Spreading or stockpiling of fill.
- (g) Refuelling.
- (h) Washing down and cleaning of equipment or hard surfaces.
- (i) Fires.
- (j) Physical damage to the tree.

Activities specified in items (a) to (e) may be permitted with appropriate protection measures, as detailed in the TPS and TPP.

4.3 Protective fences

Fences should be erected before any machinery or materials are brought onto the site and before the commencement of works, including demolition, or in accordance with the TPS and as shown on the TPP. Once erected, protective fencing shall not be removed or altered without approval by the project arborist except in accordance with the TPS.

The fence should restrict access to the enclosed portion of the TPZ. Semi-permanent fences or options that make it difficult to move the fence should be considered where appropriate.

AS 4687.2 specifies applicable requirements where temporary fence panels are used. Where semi-permanent fences are used, the posts should be driven into the soil 600 mm (1000 mm in sand), and top rails should be used as required.

Existing perimeter fences and other structures may be used as part of the protective fence if suitable.



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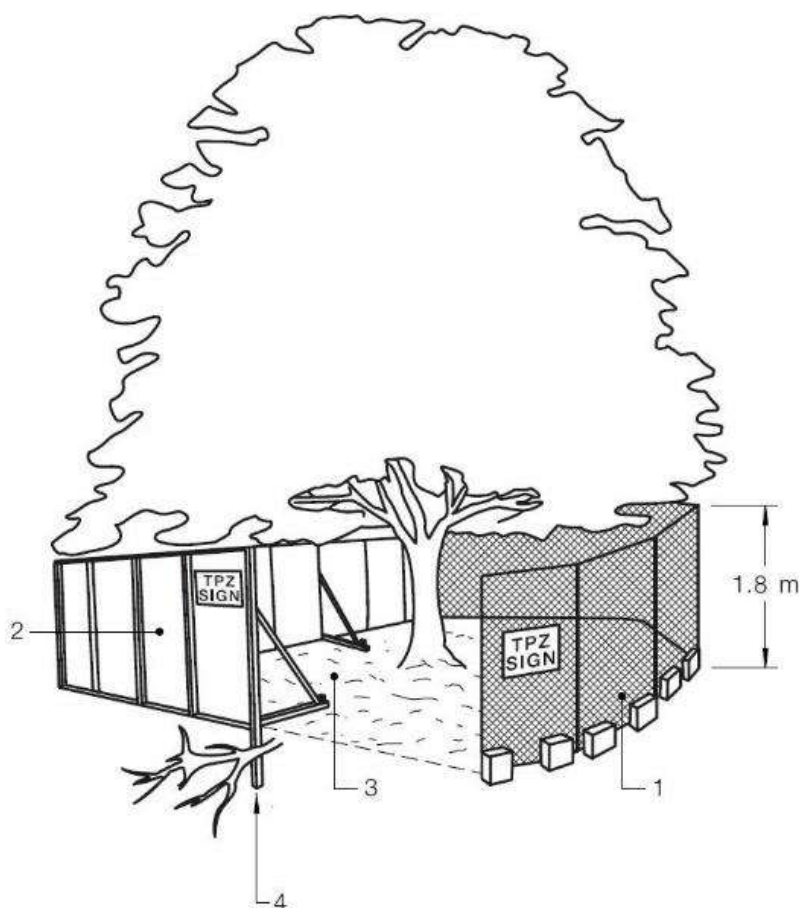
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Legend:

1. Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2. Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3. Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4. Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.



4.5 Other tree protection measures

4.5.1 General

When tree protection fences cannot be installed or require temporary removal, other tree protection measures should be used and are set out as follows.

4.5.2 Trunk and branch protection

Trunk and branch protection shall be installed where specified in the or conditions of consent, as shown on the TPP and image following. Temporary powerlines, stays, guys, structures and the like shall not be attached to the tree (unless specifically permitted in the TPS).

4.5.3 Ground protection

Ground protection measures shall be implemented if regular pedestrian access or temporary access for machinery is required within the TPZ. Ground protection aims to prevent root damage and soil compaction within the TPZ.

These measures may be applied to root zones beyond the TPZ.

NOTE Existing hard surfaces, such as driveways or concrete slabs, can be considered suitable ground protection.



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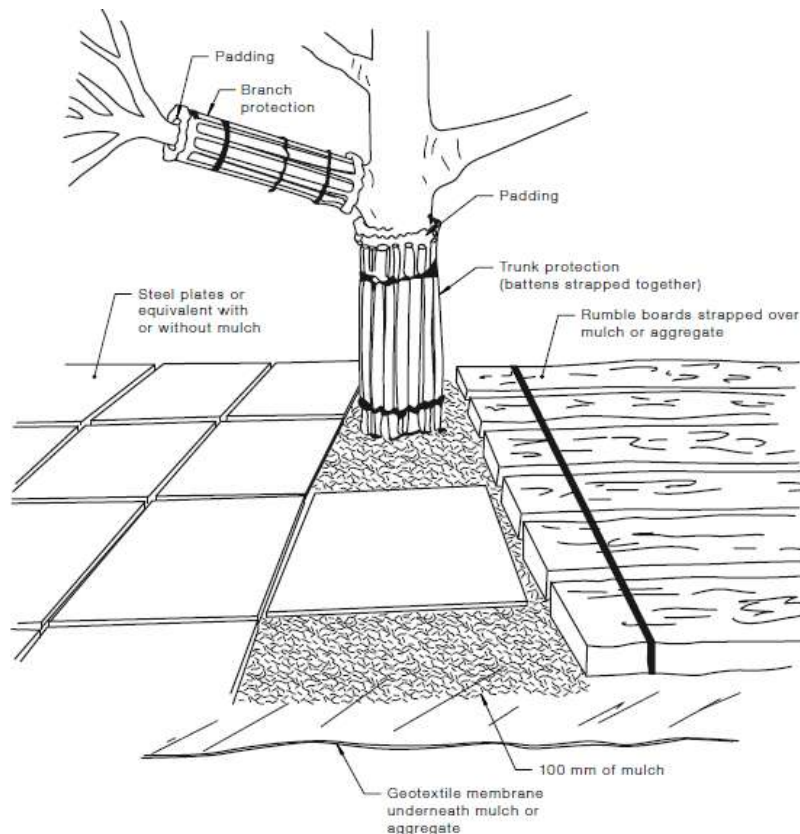
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NOTE 1 For trunk and branch protection boards and padding may be used to prevent damage to bark. Boards shall be joined to each other using hoop straps and screws or similar. They shall not be screwed or nailed to the tree.

to

NOTE 2 Wide wooden boards or plastic or metal plates should be of a suitable thickness to spread the load and prevent soil compaction and root damage.

4.5.4 Root protection during work within the TPZ

Some approved works within the TPZ, such as scalping, excavation, installation of piers, or landscaping, can damage roots.

If the grade is to be raised, the material should be coarser or more porous than the underlying material. Depth and compaction should be minimized. The details should be specified by a soil specialist if necessary.

Manual excavation should be carried out under the supervision of the project arborist, who will identify and document roots, considering the impact of potential root pruning or tree stability and ongoing health. It is possible that relocation or redesign of works or actions to minimize the impact will be necessary.

Where roots are to be pruned within or in close proximity to the TPZ, they shall be pruned as outlined in AS 4373 unless otherwise directed by the project arborist.

Where roots within or along the margins of the TPZ are exposed by excavation, the trench should be backfilled as quickly as possible. This backfill may be temporarily managed using plywood or similar to retain a suitable backfill material. Appropriate soil moisture should be maintained, as stated in the TPS.

Other excavation work near trees, including landscape work such as paving, irrigation and planting, can adversely affect root systems. These should be considered and addressed in the TPS.

4.5.5 Installing underground services within the TPZ

All services should be routed outside the TPZ. If underground services need to be routed within the TPZ, they should be installed by directional drilling, hand-excavated pits and trenches, or as specified by the project arborist.

The upper surface of the directional drilling bore should be at least 0.6 m deep and preferably outside the SRZ. Assessment of the likely impacts of boring, launch pits and exit pits on retained trees should be undertaken.

For manual excavation of trenches, the project arborist should advise on roots to be retained and should monitor the works. Manual excavation may include using hand tools and other minimally destructive equipment.

4.5.6 Scaffolding

Where scaffolding is required, it should be erected outside the TPZ. When this is not possible, branch removal should be minimized. This may be achieved by designing or narrowing the scaffolding to avoid branches or tying branches back. Where the relevant authority provides consent, pruning shall be performed as specified and following the process outlined in AS 4373.

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The ground below the scaffolding should be protected by boarding (e.g. scaffold board or plywood sheeting), as shown to collect falling contaminants such as mortar, render, etc. Where access is required, ground protection should be installed to minimize soil compaction. The ground protection should be left in place until the scaffolding is removed.

Excavation for sole plates or footings of the scaffold should be minimised or otherwise specified by the project arborist where within NRZ.

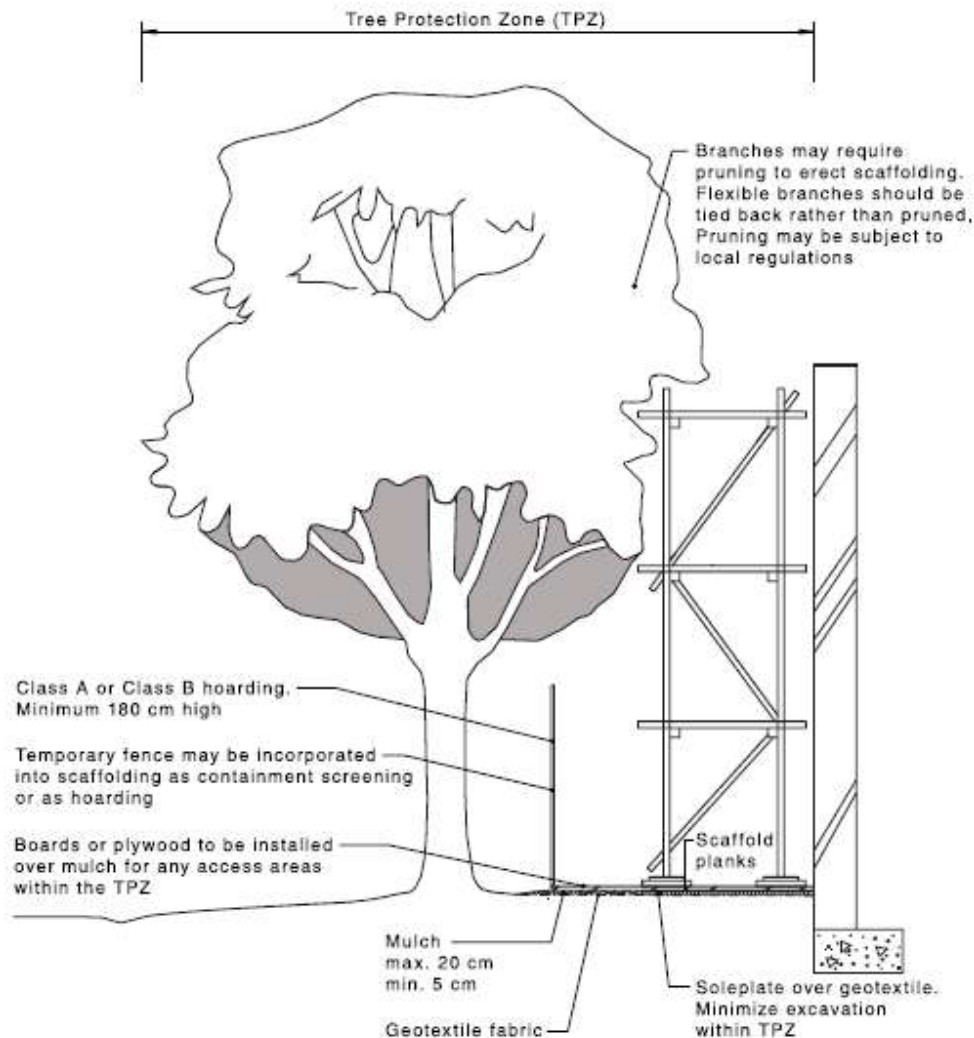


Figure 6 — Indicative scaffolding within a TPZ

4.6 Maintaining the Tree Protection Zone

The TPS should document the necessary maintenance activities for the TPZ throughout the duration of the project. Maintenance may include mulching temporary irrigation and appropriate weed control.

Section 5 Monitoring and certification

5.1 General

The project arborist should monitor and certify the implementation of the TPS and TPP and provide a written statement of compliance.

5.2 Tree Protection specifications (TPS) and Tree Protection Plan (TPP)

The currently approved TPS and TPP shall be available onsite prior to the commencement and for the duration of the development works. The TPS shall identify key stages where monitoring and certification by the project arborist are required.

Tree protection requirements should form part of the site induction process. Participants should be made aware of the prohibited activities for the

5.3 Pre-construction

5.3.1 Tree removal and pruning



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Trees approved for pruning, removal or transplanting shall be identified prior to works. The conditions of consent, including the approved plans, shall be consulted to confirm correct identification of the trees, before any works commence.

To minimize damage to trees that are to be retained or transplanted, any pruning or tree removal adjacent to these trees should be carried out by an arborist. Measures to minimize damage to trees should be detailed in the TPS.

Stump removal within a TPZ shall minimize damage to the roots of trees that are to be retained. The TPP may state how a stump is to be removed or prohibit its removal where its removal could cause unacceptable damage. Stump grinding will generally be preferable to digging cut stumps within the TPZ.

Any approved pruning should be done at this Stage. Pruning Should be specified to conform to AS 4373.

NOTE 1 The project arborist Should oversee tree removal, transplanting and pruning, and should certify the works on completion.

NOTE 2 These works may take place prior to tree protection as stated in the TPS.

53.2 Installing tree protection fences and other protection measures

Fences and other protection measures shall be installed to conform with one of the following as relevant.

- (a) Section 4.
- (b) The TPS and TPP.
- Both (a) and (b)

NOTE Protection measures should be certified by the project arborist.

5.4 Construction Stage

54.1 General

To ensure that protection measures are adhered to during the pre-construction and construction stages, there should be a minimum number or frequency of site inspections carried out by the project arborist. Matters to be monitored and reported should include any changes to the tree's condition, tree protection measures, and the impact of site works that can arise from changes to the approved development documentation.

If there is non-compliance with the TPS, the TPP or consent conditions, the project arborist shall specify the remedial works where required and a timeframe for rectification works. Where stipulated in the consent conditions, the relevant authority shall be notified of non-compliance issues. Monitoring, reporting and certification should be carried out as detailed in the TPS, TPP and consent conditions, as relevant.

5.4.2 Site establishment

During this stage, the project arborist should monitor the site for compliance with the TPS, TPP and consent conditions, as relevant. Attention should be given to the impacts of proposed demolition, bulk earthworks, and installation of temporary infrastructure, including bunding, sediment control works, and drainage works.

The construction, environment and vegetation management plans should be consistent with the TPS, TPP and consent conditions, as relevant. Construction plans and environment plans commonly include the location of site sheds, stockpile and storage areas, temporary access roads and sediment control devices. A vegetation management plan is often prepared by an ecologist and addresses how site clearing is to proceed. Monitoring reports and certification should be prepared by the project arborist. These documents should be provided to the project manager and, where so conditioned, to the relevant authority. These certifications should be benchmarked against the TPS, TPP and consent conditions, as relevant.

5.4.3 Demolition and construction work

The project arborist should monitor the impacts of demolition and general construction works for compliance with the TPS and TPP and any relevant consent conditions at the specified intervals and the critical stages. Monitoring should be recorded and provided to the project manager and, where required, to the relevant authority.

Any demolition and construction operations being undertaken within or adjacent to a TPZ shall be carried out in such a way as to minimize the impact on the health of the trees that are to be retained.

The consent conditions and the TPS should be checked to compile a list of the critical stages. Critical stages typically include the installation of services, footings and slabs, scaffolding works within the TPZ and the completion of building works.

5.4.4 Landscape work

The landscape documentation should conform to the TPS, TPP and consent conditions, as relevant. Towards the end of the building works, the staged removal of protection measures may require approval from the project arborist in order for landscape works to begin. Approved works within the TPZ should be supervised as specified in the TPS, the consent conditions, or both. Monitoring should be recorded and provided to the project manager and, where required, to the relevant authority.

5.4.5 Practical completion

Practical completion assumes that all construction and landscaping works are finished. At practical completion, all remaining tree protection measures should be removed. The project arborist should assess the condition of the tree(s), document the extent of compliance with the tree protection requirements and, if required, specify ongoing care or remedial works. This documentation shall be recorded and provided to the project manager and, where required, to the relevant authority.

5.5 post-construction

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5.5.1 Defects liability period

Any rectification works within the defect's liability period shall be assessed by the project arborist to assess their impact on retained trees. If required, the project arborist should specify any tree protection measures to be implemented during the works.

5.5.2 Final certification

An assessment of the condition of the trees and the impact of the development should be conducted. Following the final inspection and the completion of any remedial works, the project arborist may certify (as appropriate) that the completed works have been carried out in conformance with the approved TPS, TPP and consent conditions, as relevant.

Certification should include a statement on the condition of the retained trees, as well as details of any deviations from the approved TPS, TPP or consent conditions, and their impacts on trees. Copies of monitoring documentation should be available upon request.

NOTE If the project arborist is engaged after work commences, they should seek access to inspection reports by others and should review construction drawings to determine likely impacts on trees.

Irrigation

During warmer periods the Tree Protection Zones should be irrigated with 1 litre of clean water for every 1 cm of trunk girth measured at the soil / trunk interface on a weekly basis.

No persons, vehicles or machinery are to enter the Tree Protection Zones unless authorised to do so, preferably with permission from the Determining Authority.

No fuel, oil dumps or chemicals are allowed to be used or stored within the Tree Protection Zones; the servicing and refuelling of equipment and vehicles must be carried out away from the TPZ; no storage of material or equipment is to take place within them; nothing whatsoever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.

Non-Destructive Root Investigation (NDRI)

A (NDRI) according may be conducted to provide more information on the extent of a trees SRZ or encroachment over 20% into NRZ. The SRZ is an indicative measure, and the actual positions and extent of the roots can only be determined by an investigation. A trench is carefully excavated along a pre-determined line (for example, the edge of a proposed slab or decking posts) to a depth of at least 650 mm and no more than 300mm wide. If roots are located, they must be carefully exposed without any damage to the root. The position and size of any roots found can be photographed, recorded and mapped. If there are too many large roots or root mats found the Arborist may decide to move the trench further out from centre of trunk. A NDRI may indicate that a building can or cannot be placed in the proposed location, or that piers/stumps can be placed between roots, or that roots are not extending far enough to directly damage a building/path/pipe. The NDRI map may lead to design and engineering changes to enable a building, extensions, or earthworks that encroach into the TPZ, to proceed or be moved. Where possible the trenching is done by hand but there are times when machinery or water pressure excavation can be used under the supervision of an Arborist.

Pruning and Removal of Trees

If pruning is required, it should be carried out in accordance with Australian Standard 4373 - Pruning of Amenity Trees (AS4373) and any root pruning also as per AS 4973 – Specialist advice from a person with a minimum AQF Level 4 in Arboriculture should be sought before any root pruning occurs.

Prior to the pruning of or removal of any tree the Relevant Authority, usually the local council must be consulted to be certain the pruning or removal is allowed by them and is lawful.

In any development seek approval for tree removal and encroachment into the TPZ of trees from the Relevant Authority; before planning or building preparation and drawings are completed. This is to ensure that building or other drawings are not prepared based on this report, when a Relevant Authority does not allow the trees nominated in our report to be removed, or their TPZ's encroached into.



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Our Definitions:

Origin	Where the species originates from.
Category	Description
Not Set	Not reported
Endemic	A native to Australia that occurs naturally but only to that local area.
Native	Occurs naturally within Australia and its territories.
Exotic	Occurs naturally outside of Australia and its territories.
Indigenous	A native to Australia that occurs naturally in the local area and other places.
SULE	Safe Useful Life Expectancy
Category	Description
Not Set	Not reported.
Long (40+ yrs)	Expected to live over 40 years.
Medium (16-39 yrs)	Expected to between 16 and 39 years.
Short (5-15 yrs)	Expected to between 5 and 15 years.
Removal	We recommend removal of this tree.
Significance	The landscape value of the tree
Category	Description
Not Set	Not reported.
Most Significant	The most significant tree within the tree data collection area. Does not mean "Significant" as determined by the Relevant Authority.
Highly Significant	A tree deemed to be a good representative of its species and advantageous to the tree data collection area.
Less Significant	Not deemed to share the values of Most or Highly but may be suitable for retention determined by tree data collection area requirements.
Least Significant	Old in poor condition declining and really not suitable for retention.
Hazardous	A tree that may fail, is likely to fail and dependent upon report type may trigger a Hazard Tree Assessment.

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Condition	The overall condition or health of the tree.
Form	The general shape of the tree as usually exhibited by this species
Structure	Is the tree sound and well-formed for the species?
Vigour	Is the tree growing well with good leaf cover if not deciduous during winter?
Category	Description
Not Set	Not reported.
Excellent	Excellent example of the species pertaining to that criteria.
Good	Good example of the species pertaining to that criteria. It could be better.
Average	Canopy that is not full of some pathogen damage, visible amounts of deadwood, may contain epicormic growth and may require arboricultural work, feeding and the like.
Poor	Poor example of the species pertaining to that criteria and may be better removed.
Retention Value	Is the tree suitable for retention?
Category	Description
Not Set	Not reported.
High	The tree should be retained, if possible, even if that means project modification or room retained for tree to grow into the future.
Moderate	The tree is suitable for retention, but other factors may mean it can be removed.
Low	The tree can be considered for removal. It has low intrinsic value and or not suitable for retention.
Neighbouring	The tree is neighbouring or external to the tree data collection site but must be considered if it could be impacted upon as per AS 4970 protection of Development Sites criteria for protection.
Council	Same as neighbouring but the responsibility of the Relevant Authority.
Hazardous	A tree that may fail, is likely to fail and dependent upon report type may trigger a Hazard Tree Assessment.
Age	The age of the tree
Category	Description
Not Set	Not reported.
Young	Tree is still small or juvenile.
Semi Mature	The tree has not reached it full mature or expected maximum size for its species.
Mature	The tree has not reached it full mature or expected maximum size for its species.
Over Mature	Old in poor condition declining and really not suitable for retention.

Generally Neighbouring Trees must be retained and protected unless suitable arrangements can be made for their removal with the owner, and that removal is legal.

Council trees to streets or neighbouring parks are that Council's responsibility but must be protected.

After a tree report is submitted that includes Council trees, it is suggested that council should inspect their trees to ensure they are safe and worthy of retention.

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Definitions - Terms:

Acute Branch Crotch – Angle on the inner side of the branch crotch is less than 90 degrees.

Apical Dominance - the main central stem of the plant is dominant over the other branches.

Bacterial Wet Wood or Slime Flux - While Slime Flux is typically not considered a serious disease, in chronically affected trees it can contribute to a gradual decline in vigour over time.

Branch Union – point where a branch originates from the trunk or another branch; may be referred to as a crotch.

Bracket Fungi or Shelf Fungi - are the fruiting structures of many different fungi that cause heartwood decay in standing trees.

Co-dominant Stems – Co-dominant stems are two stems or trunks of equal size that develop from 2 apical buds at the tip of the same stem.

Each co-dominant stem is a direct extension of the stem below its origin. There are no branch collars or trunk collars at the base of co-dominant stems' (Dr Alex Shigo) – Similar to Bi-furcated meaning two, Tri-furcated meaning three and Quadrifurcated meaning four.

Compartmentalise – (CODIT: Compartmentalization of Decay in Trees. Dr Alex Shigo) natural process of defence in trees by which they wall off decay in wood and heal wounds.

Crown Gall - plant disease probably caused by the bacteria or invasion of some sort into the tree

Dead Wooding - Removal of dead, dying and diseased branches throughout the crown.

De-current – growth habit developing a more rounded form with multiple scaffold branches

Determining / Relevant Authority – Usually refers to the Council responsible for the property being assessed but includes any government or semi-governmental authority that has control or liability under common law, and the role to encourage and enforce the developmental process including legislation relating to trees and plants.

Epicormic Shoots - An epicormic shoot is a shoot growing from an epicormic bud which lies underneath the bark of a trunk, stem, or branch of a plant. In older wood, epicormic shoots can result from severe defoliation or radical pruning.

Etiolation - is a process in plants grown in partial or complete absence of light. It is characterized by long, weak stems; smaller, sparser leaves due to longer internodes; and a pale-yellow colour (chlorosis).

Ex-current - growth habit with pyramidal crown and a central leader

Fall Zone – area under a tree or adjacent to it where if it failed it could impact upon.

Frass – Granular wood particles produced by borer insects that can be fine, medium, or coarse depending on the type of insect.

Flush Cut - Pruning technique in which both branch and stem tissue are removed; generally considered poor practice. Flush cuts can allow decay to enter back into the main trunk or branch.

Gall - abnormal outgrowth of tissues and can be caused by various parasites, from fungi and bacteria to insects and mites. Sometimes called a burl.

Ground Heaving – ground lifting or heaving as the root plate of a trees moves.

Hedges – Have a minimum TPZ and SRZ respectively of 2 and 1.5 metres from centre of trunk and neighbouring that could be impacted are assessed.

Included Bark - bark that becomes embedded in a crotch between branch and trunk or Co-Dominant Stems and causes a weak structure.

Indigenous – a plant occurring naturally in the area or region of the subject site.

Kino - Sap oozing from a tree caused by structural damage and / or disease or pests.

Later Growth – growth formed later in a tree's life cycle with perhaps poor attachment.

Obtuse Branch Crotch – where the angle on the inner side of the union is greater than 90 degrees.

Phototropism or Phototropic Lean - is the phenomenon in which plants follow or grow towards a light source, most commonly the sun.

Picus Tomograph - used for tree risk assessments in order to measure the thickness of the residual wall of trees with internal defects such as cavities or decay non-invasively with sound waves sent through the tree.

Reaction Wood - tree wood formed because of mechanical stress helping to provide strength to affected areas as in leaning trees, wind exposure, over weighting, compartmentalisation of decay etc. A sign a tree could fail.

Scaffold Branch – the permanent or structural branches of a tree

Senescence / Senescent – the condition or process of growing old especially the condition resulting from the transitions and accumulations of the deleterious aging process.

Significant Roots – Generally those greater than 50 mm diameter or a mass of fibrous roots but depends on tree size, species and distance from tree.

Torsional Loading – When a tree generally by the wind has had part of its structure twisted as it grows.

?? – After a tree's name means identity of species may not be exact.

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Disclaimer etc

Given factors like environmental, vegetative, and other overlays and local or other planning controls it is difficult to accommodate or satisfy all parties when assessing trees and other vegetation. It is very difficult to establish clear outcomes and impossible to determine that a tree can be deemed safe under all circumstances. No guarantee can be given that a tree is totally safe or will remain healthy given short-term adverse weather conditions or long-term climatic conditions or other environmental and physical factors. No guarantees can be given for any part of a trees current or future stability. The writer and Landscapes by Design Pty Ltd does not accept any responsibility for any tree or part of it assessed, with regard to its ongoing stability and safety, or its capacity to damage property, other assets, or people.

References

AS 4970 – Protection of Trees on Development Sites

As 4373 – Pruning of Amenity Trees

AS 2870 Residential Slab and Footing Design – Pertaining to Trees

The Body Language of Trees – Mattheck and Breloer

Dictionary of Managing Trees in Urban Environments – Danny D Draper and Peter A Richards

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Field Guide to Eucalypts – Brooker and Kleinig

Arborists Certification Study Guide – International Society of Arboriculture

Flora of Melbourne - Marilyn Bull

Native Trees and Shrubs of Southeastern Australia - Leon Costermans

Eucalypts and Illustrate Guide to Identification - Brooker and Kleinig

A Field Guide to Australian Trees – Ivan Holliday

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84 - 86 Racecourse Road, Pakenham

Parking Impact Assessment Report

Client:

Prepared by

Director

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

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12 March 2026
Rev B

1. INTRODUCTION

1.1 Purpose of this report

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

- the existing conditions;
- a description of the proposal;
- an assessment of the development's car and bicycle parking requirements;
- adequacy of the on-site and on-street car parking supply to accommodate the statutory car parking requirements of the Cardinia Planning Scheme;
- adequacy of the on-site car park layout; and
- the traffic impact of the proposed development.

1.2 Referenced documents

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

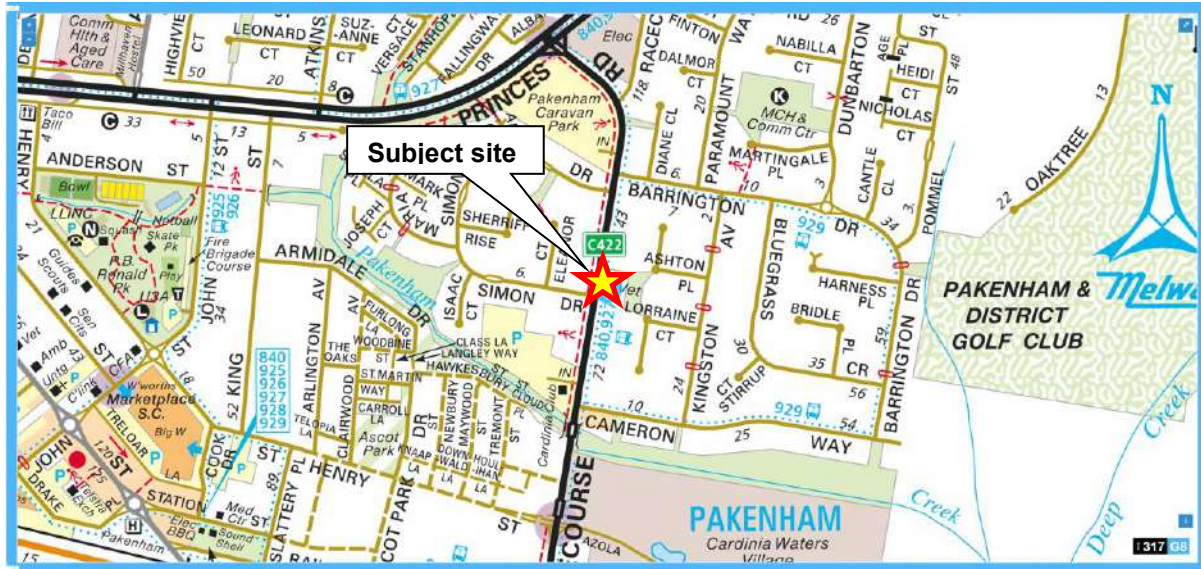
- Site observations;
Discussions with and information provided by the applicant;
- Melways maps, Nearmap and Google Maps, AnyTrip Interactive Public Transport Map, Uber RideShare Map and VicPlan web site;
- Cardinia Planning Scheme (Clause 52.06), Australian Standards AS 2890.1:2004, AS 2890.6:2022 and AS 2890.3:2015;
- Cardinia Public Transport, TravelSmart and Victoria Planning – Car Parking Requirements Maps (mapshare.vic.gov.au); and
- Layout plans of the proposed development prepared by ilhaam architecture, Rev. 12, Dwg TP20, dated 12 March 2026

2. EXISTING CONDITIONS

2.1 Location and Land use

The existing site is located on the east side of Racecourse Road approximately 200m south of Barrington Drive, and between Simon Drive. The site is currently occupied by a single storey brick dwelling (veterinary centre).

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



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

Figure 2.1: Location of the subject site

The surrounding area is typically residential in nature, comprising of both arterial and local roads, public parks and recreational areas, and a local activity centre. It is typical for residential areas to yield passenger vehicle and light truck motorists, with concessions for refuse truck services during the week.

The nature of the subject site and surrounds is shown in **Figure 2.2**.



Source: Nearmap (image taken on 23rd January 2026)

Figure 2.2 Nature of the subject site and the immediately surrounding area

2.2 Road Network

Racecourse Road is a local road which contains an undivided cross section with a traffic lane in each direction. No on-street car parking opportunity exists within this portion of the roadway. The speed limit is 60km/hr.

The cross section of Racecourse Road is demonstrated through photos taken looking to the north and south as shown in **Figures 2.3 and 2.4**, respectively.



Source: Google Maps StreetView

Figure 2.3: Racecourse Road looking north



Source: Google Maps StreetView

Figure 2.4: Racecourse Road looking south

2.3 Sustainable Transport Modes

2.3.1 Public Transport

There is a good provision of public transport services, which operate adjacent to or in close proximity to the site. The subject site is located within a convenient walking distance to these services.

The services are summarised as follows:

- Pakenham Railway Station is located 1.3km south of the site, or an 18-minute walking distance;
- Bus route 840 operates between Gembrook and Pakenham Station via Pakenham Upper; and

- Bus route 927 operates between Pakenham Station and Pakenham North via Meadowvale.

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

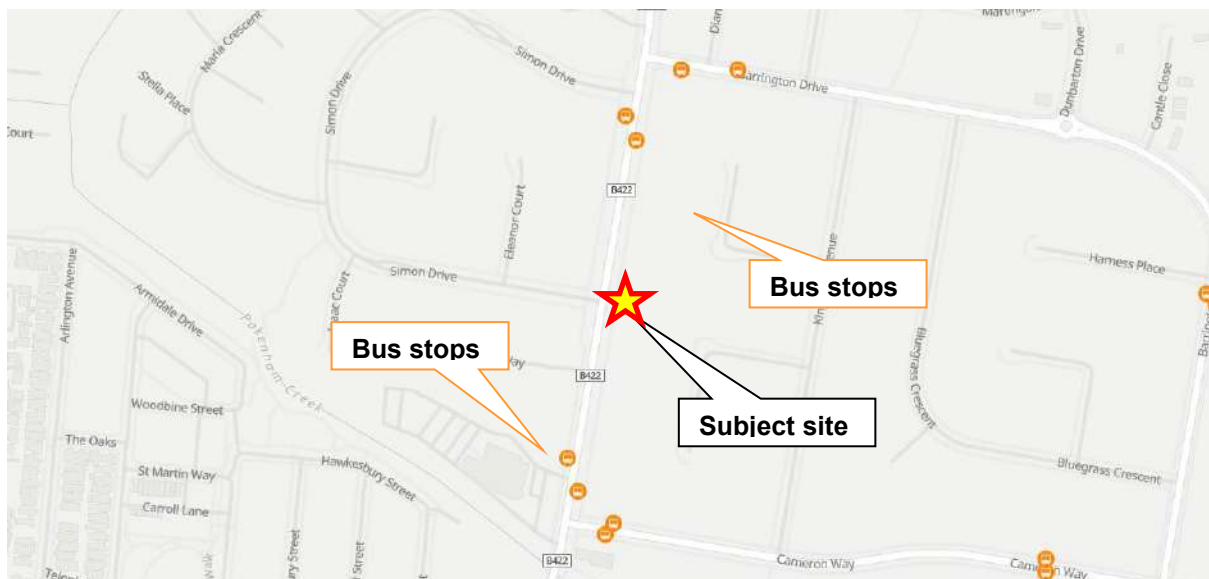


Source: Cardinia City Council Public Transport map (June 2023)

Figure 2.6: Public transport services in vicinity of subject site

An assessment of the timetables of the various public transport services indicate that each service operates during the weekday and weekend time periods within frequent time intervals.

Bus stops are located along Racecourse Road in close proximity to the site as shown in **Figure 2.7**.



Source: AnyTrip Interactive Trip Planning and Stop Finder Map

Figure 2.7: Public transport services in vicinity of subject site

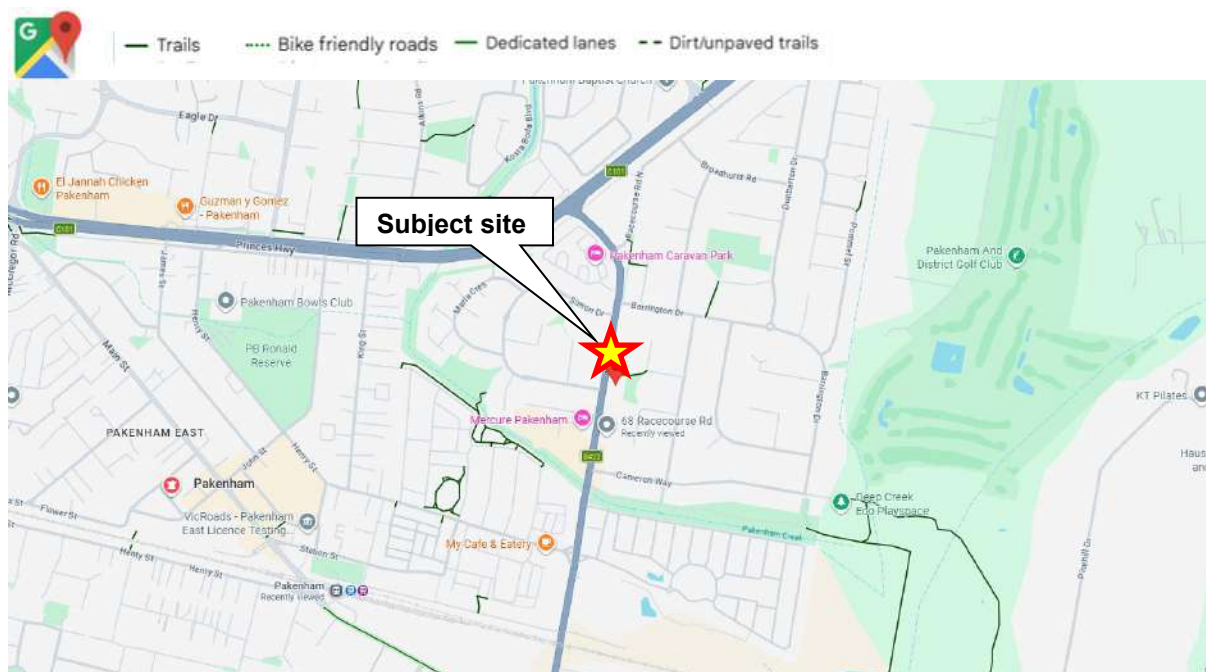
2.3.2 Bicycle Facilities

The Shire of Cardinia is well serviced by an extensive network of on- and off-road bicycle network linking the municipality with the surrounding municipalities.

These include the following cycling facilities:

- *Off Road Shared paths* exist along the alignment of the Pakenham Creek Trail to the east and west;
- *On Road Cycling lanes* exist along portions of Bald Hill Road to the south;

The bicycle network in close proximity to the site is shown in **Figure 2.8**.



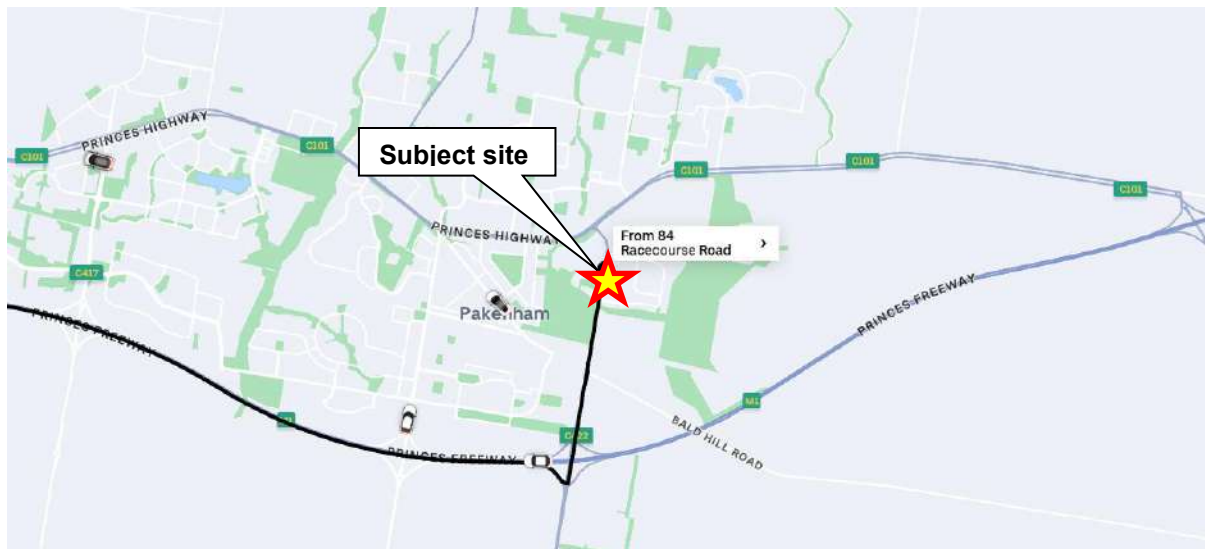
Source: Google Maps Cycling Routes

Figure 2.8: Bicycle routes in the vicinity of the subject site

2.3.3 On-demand ride facilities

Car sharing schemes and on-demand ride services have been operating in Melbourne since 2003 with a number of inner metropolitan Councils (including City of Port Phillip, Yarra, Melbourne, Moreland and Darebin) actively supporting their use by allocating on-street spaces throughout their municipalities for the purposes of accommodating 'car share' cars and taxi services.

Commercially and privately operated car share cars and rides are available in close proximity to the subject site, as shown in **Figure 2.9**.



Source: Uber Trip Map

Figure 2.9: On-demand ride opportunity in the vicinity of the site



Available rides nearby site

3. THE PROPOSAL

It is proposed to retain the vet clinic at #86 and refurbish the residence at #84 to accommodate the offices associated with the vet clinic. The applicant has advised that the vet clinic has a net floor area of 124 sqm and the residence (offices) will have a net floor area of 90.8 sqm or a total net floor area of 214.8 sqm.

The proposed operating hours will be on weekdays from 9 am-5 pm on weekdays and between 8.30am-12.30 pm On Saturdays, with all visits strictly by appointment only.

Discussions with the applicant indicates that the proposed medical centre will accommodate a maximum of up to four practitioners at any one time.

The on-site car park is proposed to contain a total of 16 spaces, inclusive of one disabled bay. Access to the on-site parking area will be via a modified existing crossover to Racecourse Road.

There is an existing crossover and a driveway located adjacent to the site's southern boundary. The applicant has advised that the existing driveway will be closed off with a gate and therefore will not be accessed by staff or visitors of the development.

The car parking areas for the proposed development is shown in **Attachment A**.

4. CAR PARKING CONSIDERATIONS

4.1 Statutory Car Parking Requirements

Consideration needs to be given to Amendment VC277 which was gazetted December 2025 and, amongst other changes, reduces car parking requirements for uses in residential and commercial areas, and for land within walking distance of high-quality public transport.

The Clause 52.06 **Table 1** parking rates now apply automatically to a site, and Categories 1 – 4 are applicable to land as per the Car Parking Requirement Maps (Department of Transport and Planning, 2025 – CPR Maps).

Specifically, the Clause 52.06-5 **Table 1** car parking requirements is calculated as either:

- *A number of car parking spaces; or*
- *A percentage of the total site area that must be set aside for car parking.*

The Car Parking Requirement Maps (CPR) reflects the categories for car parking rate calculation, based upon the land category.

An extract of the CPR map for the Cardinia municipality is shown in **Figure 4.1**.



Source: Victorian Planning Maps

Figure 4.1: PPTN routes in vicinity of the proposed development

Reference to **Figure 4.1** indicates that the proposed development is located within the boundary of the Metro - Category 1 zone.

Having regard to the above, reference to Clause 52.06-5 (Table 1) indicates that the **Category 1** car parking rates for a proposed medical centre corresponds to *5 spaces per 100 sqm of net floor area*.

Application of the car parking requirements to the proposed development results in a statutory car parking requirement of 10 spaces.

Therefore, the on-site provision of 16 spaces satisfies the development's Statutory Car Parking requirements of 10 spaces.

4.2 Statutory Bicycle Parking Requirements

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

The statutory bicycle parking requirements (Clause 52.34 of the Cardinia Planning Scheme) of the proposal are set out in **Table 4.1**.

Table 4.1: Assessment of Statutory Bicycle Parking Requirements

Description	Size	Bicycle Parking Rate		Bicycle Parking Requirement	
		staff	patients	staff	patients
Medical	4 practitioners	1 space per 8 practitioners	1 space per 4 practitioners	1 space	1 space

Application of the statutory parking rates to the proposed development results in a statutory requirement to provide two bicycle spaces.

On the basis of the above, it is recommended that two bicycle spaces are provided for both staff and patients to travel sustainably.

5. CAR PARK LAYOUT

5.1 Dimensions of car accommodation

The parking bays have been provided with the dimensions of 2.6 m in width and a length varying between 4.9 m and 5.4 m with an adjacent minimum aisle width in excess of 6.4 m.

The dimensions of the parking bays comply with Clause 52.06-9 of the Cardinia Planning Scheme.

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

The disabled bay has been provided at a width of 2.4 m, with associated shared space at 2.4 m in width, and 5.4 m in length, which accords with Clause 52.06-9 of the Cardinia Planning Scheme and AS 2890.6:2022.

5.2 Width of access

Clause 52.06-9 of the Cardinia Planning Scheme (design standard 1) states that:

"Accessways must provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces (applies here) and is either more than 50 metres long (applies here) or connects to a road in a Transport Zone 2 or Transport Zone 3 (applies here)."

Reference to the layout plans indicate that a minimum width of 6m which accords with Clause 3.2.2 of AS 2890.1:2004 and Clause 52.06-9 of the Cardinia Planning Scheme (design standard 1).

It is noted that there is an existing driveway and crossover adjacent to the site's southern boundary. Then applicant has advised that this is redundant and will not be used as part of the development.

There is an existing driveway and crossover adjacent to the site's southern boundary, however given that the respective widths do not comply with the Casey Planning Scheme, the applicant has advised that the existing driveway will be closed off with a gate and therefore will not be accessed by staff or visitors of the development.

5.3 Accessibility

Reference to Clause 52.06-9 (design standard 1) of the Cardinia Planning Scheme states, amongst other things that:

"if the accessway serves four or more spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction."

The swept paths of vehicles entering and exiting the on-site car spaces have been assessed with the use of the AutoTURN computer software for a B85 motor car.

The swept path analysis undertaken on the layout plan is shown in **Attachment B**, which shows that motorists are able to safely enter the on-site spaces, manoeuvre on-site to then exit from the site in a forward manner to Racecourse Road, consistent with the requirements of the Cardinia Planning Scheme.

5.4 Sight lines for exiting motorists

Clause 52.06-9 (design standard 1) of the Cardinia Planning Scheme specifies that the development is required to:

"Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height."

Reference to the layout plan indicates that sight line triangles have been provided on each side of the car park access to Racecourse Road.

It is recommended that any vegetation or obstructions placed in this area not exceed a mature height of 900 mm.

6. OTHER

6.1 Refuse

The refuse bins are currently stored in the basement level car park. The bins would be serviced by a private contractor in a 6.4 m Single Rigid Vehicle (SRV).

The swept paths of a 6.4 m SRV entering and exiting the under-croft and basement level car parking areas have been assessed with the use of the AutoTURN computer software, the analysis of which is shown in **Attachment C**.

The analysis indicates that a 6.4 m SRV truck can enter the site's access, manoeuvre within the car parking areas to then exit from the site in a forward manner to Racecourse Road.

It is recommended that the refuse bins are serviced outside of the operating hours of the medical centre, that is, between 7am – 9am, when the use is not operating to minimise the potential for conflict between a truck manoeuvring in the area and motorists entering/exiting the on-site spaces.

6.2 Deliveries

Deliveries associated with the proposed medical centre are anticipated to be minimal and will be predominantly undertaken by small courier vehicles, which could be accommodated within the on-site car parking area.

6.3 Traffic Impact

The anticipated traffic generated by the proposal is minimal and will not represent an adverse impact upon the surrounding road network during the peak daytime and evening periods.

7. CONCLUSIONS AND RECOMMENDATIONS

Having regard to the above, it is considered that:

- The assessment indicates that the statutory car parking requirements correspond to 10 spaces, which is satisfied by the on-site provision of 16 spaces (inclusive of one disabled bay); and
- The anticipated traffic generated by the proposal is considered minimal and will not represent an adverse impact upon the surrounding road network during the peak daytime and evening periods.

Further, it is recommended that:

- The existing driveway be closed with a gate to ensure staff and visitors do not access this driveway adjacent to the site's southern boundary;
- two bicycle spaces are provided for both staff and patients to travel sustainably; and
- It is recommended that any vegetation or obstructions placed in this area not exceed a mature height of 900 mm.


Director
EB Traffic Solutions Pty Ltd

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

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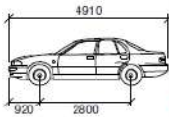
ATTACHMENT A
LAYOUT PLANS OF THE DEVELOPMENT



ATTACHMENT B

SWEPT PATH ANALYSIS (B85/B99 CARS)

Design Vehicle



B85 mm
Width : 1870
Track : 1770
Lock to Lock : 6.0
Steering Angle : 34.1

A3.01

05/03/2026

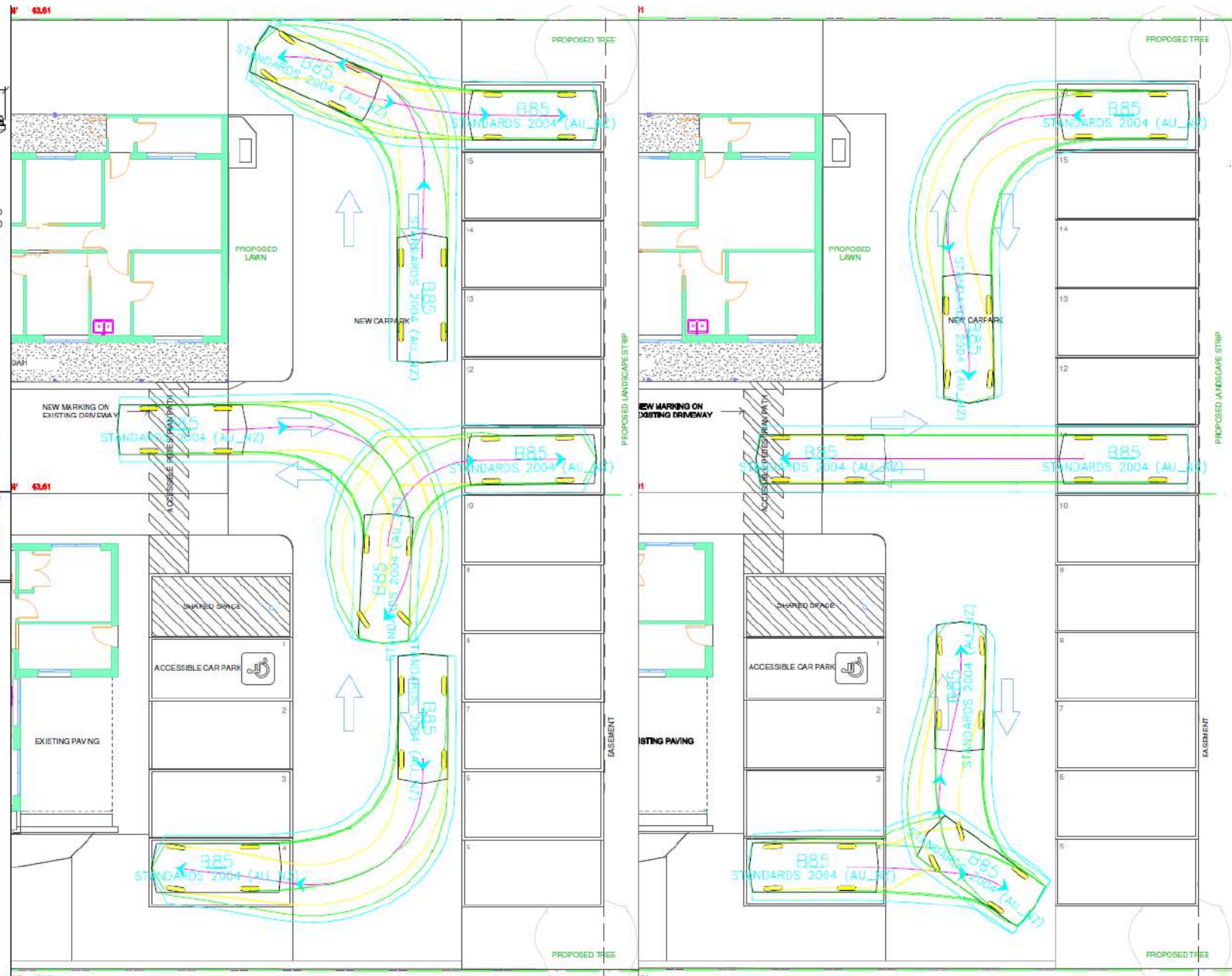


84 - 86 Racecourse Road, Pakenham

Scale 1:125 @ A3

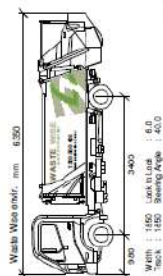
Swept Path Analysis (B85 Car)

Plan prepared by EB Traffic Solutions Pty Ltd



ATTACHMENT C

SWEPT PATH ANALYSIS (6.4 m REFUSE TRUCK)



A3.02

05/03/2026



84 - 86 Racecourse Road, Pakenham

Scale 1:125 @ A3

Scale 1: 123 @ A3
Swept Path Analysis (Refuse Truck)

Swept Path Analysis (Refuse Truck)
Plan prepared by EB Traffic Solutions Pty Ltd

