
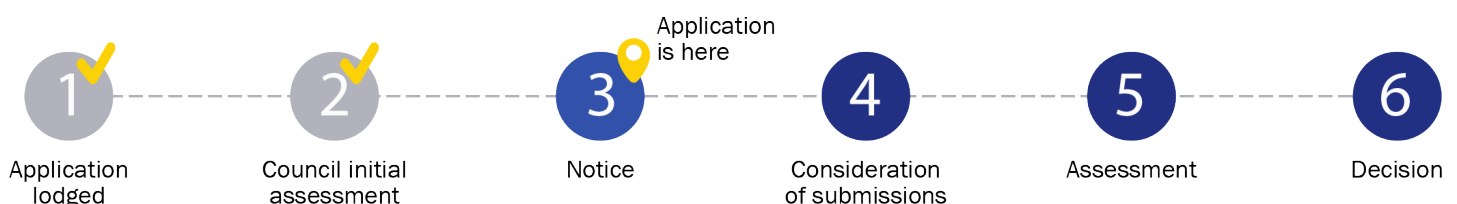


Notice of Application for a Planning Permit

The land affected by the application is located at:	L147 PS840629 2 Innovation Way, Pakenham VIC 3810	
The application is for a permit to:	Construct or put up for Display Business Identification Signage	
A permit is required under the following clauses of the planning scheme:		
52.05-2	Construct or put up for display Business Identification Signage.	
APPLICATION DETAILS		
The applicant for the permit is:	Stephen D'Andrea Pty Ltd	
Application number:	T260224	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>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:</p>		29 May 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>





ADVERTISED MATERIAL

Planning Application: T260224
Date Prepared: 13 May 2026

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Application Summary

Portal Reference A22624KA

Basic Information

Proposed Use Business Identification Signage
 Current Use warehouse/industrial building
 Cost of Works \$40,000
 Site Address 2 Innovation Way 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.

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Contacts

Type	Name	Address	Contact Details
Applicant	Stephen D'Andrea Pty Ltd	9/84-90 Lakewood Boulevard, Braeside VIC 3195	W: 03-9587-5000 E: design@stephendandrea.com.au
Owner	AC Industrial & BM Industrial P/L	145 Greenhills Road, Pakenham VIC 3810	W: 03-9587-5000 E: adam@campbellconstructions.com
Preferred Contact	Stephen D'Andrea Pty Ltd	9/84-90 Lakewood Boulevard, Braeside VIC 3195	W: 03-9587-5000 E: design@stephendandrea.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 11 Not more than \$100,000	\$1,302.80	100%	\$1,302.80
Total			\$1,302.80



Civic Centre
 20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
01-04-2026	A Copy of Title	Title.pdf
01-04-2026	Site plans	6273 - Innovation Way Site Plan - Signage.pdf
01-04-2026	A Copy of Title	PS840629N.pdf
01-04-2026	Additional Document	No 2 Innovation Way - Signage Report.pdf
01-04-2026	A Copy of Title	AX460731T.pdf
01-04-2026	Site plans	6273 - Innovation Way Elevation - Signage.pdf
01-04-2026	A Copy of Title	AW609604K.pdf
01-04-2026	Additional Document	2 Innovation Developer Approval.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	Stephen D'Andrea Pty Ltd	9/84-90 Lakewood Boulevard, Braeside VIC 3195	W: 9587-5000 E: design@stephendandrea.com.au
Submission Date	01 April 2026 - 05:45:PM		

Declaration

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
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Monday to Friday
8.30amâ€”5pm
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12454 FOLIO 923

Security no : 124133484991W
Produced 01/04/2026 04:57 PM

LAND DESCRIPTION

Lot 144 on Plan of Subdivision 840629N.
PARENT TITLE Volume 12296 Folio 705
Created by instrument PS840629N 17/02/2023

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
AC INDUSTRIAL PTY LTD of 145 GREENHILLS ROAD PAKENHAM VIC 3810
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
BM INDUSTRIAL PTY LTD of 145 GREENHILLS ROAD PAKENHAM VIC 3810
AW609604K 06/03/2023



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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX460731T 17/11/2023
NATIONAL AUSTRALIA BANK LTD

COVENANT PS840629N 17/02/2023
Expiry Date 31/12/2037

COVENANT AW609604K 06/03/2023

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

DIAGRAM LOCATION

SEE PS840629N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 2 INNOVATION WAY PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 17/11/2023

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

DOCUMENT END



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Document Type	Plan
Document Identification	PS840629N
Number of Pages (excluding this cover sheet)	8
Document Assembled	01/04/2026 16:57

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PLAN OF SUBDIVISION	EDITION 1	PS 840629N
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: NAR NAR GOON</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: 49 & 50 (PARTS)</p> <p>CROWN PORTION: -</p> <p>TITLE REFERENCE: VOL 12296 FOL 705</p> <p>LAST PLAN REFERENCE: LOT B ON PS827498B</p> <p>POSTAL ADDRESS (at time of subdivision): INNOVATION WAY PAKENHAM 3810</p> <p>MGA 94 CO-ORDINATES: E 366 270 ZONE: 55 (approx. centre of land in plan) N 5 782 070</p>		<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S20-116 Planning Permit Reference: T170658 SPEAR Reference Number: S164522M</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 28/07/2022</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Sonia Higgins for Cardinia Shire Council on 16/01/2023</p> <p>Statement of Compliance issued: 06/02/2023</p> <p style="text-align: center;">WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958</p>



VESTING OF ROADS AND/OR RESERVES	NOTATIONS																												
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD R1</td> <td>CARDINIA SHIRE COUNCIL</td> </tr> <tr> <td>RESERVE No.1</td> <td>CARDINIA SHIRE COUNCIL</td> </tr> <tr> <td>RESERVE No.2</td> <td>CARDINIA SHIRE COUNCIL</td> </tr> <tr> <td>RESERVE No.3</td> <td>CARDINIA SHIRE COUNCIL</td> </tr> <tr> <td>RESERVE No.4</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)</td> </tr> <tr> <td>RESERVE No.5</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)</td> </tr> <tr> <td>RESERVE No.6</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)</td> </tr> <tr> <td>RESERVE No.7</td> <td>CARDINIA SHIRE COUNCIL</td> </tr> <tr> <td>RESERVE No.8</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)</td> </tr> <tr> <td>RESERVE No.9</td> <td>CARDINIA SHIRE COUNCIL</td> </tr> <tr> <td>RESERVE No.10</td> <td>CARDINIA SHIRE COUNCIL</td> </tr> <tr> <td>RESERVE No.11</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)</td> </tr> <tr> <td>RESERVE No.12</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)</td> </tr> </tbody> </table> <p>LOTS 1 TO 89, 105 TO 119, 131, 133 TO 135, 143, 145 TO 147, 153, 155 TO 157 (ALL INCLUSIVE) AND LOTS A & B HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>EASEMENTS E-1 TO E-18 (BOTH INCLUSIVE), E-21, E-23 AND E-26 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>AREA OF LAND SUBDIVIDED (EXCLUDING LOTS C & D) - 24.42ha</p> <p>TANGENT POINTS ARE SHOWN THUS: </p> <p>EASEMENT E-20 ON PS827498B NO LONGER AFFECTS VIDE SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004.</p>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	CARDINIA SHIRE COUNCIL	RESERVE No.1	CARDINIA SHIRE COUNCIL	RESERVE No.2	CARDINIA SHIRE COUNCIL	RESERVE No.3	CARDINIA SHIRE COUNCIL	RESERVE No.4	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	RESERVE No.5	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	RESERVE No.6	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	RESERVE No.7	CARDINIA SHIRE COUNCIL	RESERVE No.8	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	RESERVE No.9	CARDINIA SHIRE COUNCIL	RESERVE No.10	CARDINIA SHIRE COUNCIL	RESERVE No.11	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	RESERVE No.12	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	<p>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. T170658</p> <p>SURVEY THIS PLAN IS NOT BASED ON SURVEY</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 144, 147, 512, 519, 605, 606, 607 IN PROCLAIMED SURVEY AREA NO. 71</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>OTHER PURPOSE OF PLAN</p> <p>TO REMOVE THE WHOLE OF DRAINAGE & SEWERAGE EASEMENT E-16 ON PS827498B (NOW CONTAINED IN ROAD ON THIS PLAN).</p> <p>TO REMOVE THOSE PARTS OF SEWERAGE EASEMENT E-19 ON PS827498B NOW CONTAINED IN INNOVATION WAY, PRECISION DRIVE, ROAD, RESERVE No.2, RESERVE No.7, LOTS D, 124, 125 & 144 ON THIS PLAN.</p> <p>TO REMOVE THOSE PARTS OF DRAINAGE EASEMENT E-22 ON PS827498B NOW CONTAINED IN INNOVATION WAY, ROAD & RESERVE No.8 ON THIS PLAN.</p> <p>TO REMOVE THE WHOLE OF SEWERAGE EASEMENT E-23 ON PS827498B (NOW CONTAINED IN ROAD ON THIS PLAN).</p> <p>TO REMOVE THOSE PARTS OF DRAINAGE & SEWERAGE EASEMENT E-24 ON PS827498B NOW CONTAINED IN LINK ROAD & ROAD ON THIS PLAN.</p> <p>TO REMOVE THOSE PARTS OF DRAINAGE & SEWERAGE EASEMENT E-25 ON PS827498B NOW CONTAINED IN INNOVATION WAY & ROAD ON THIS PLAN.</p> <p>GROUNDINGS FOR REMOVAL OF EASEMENTS</p> <p>BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.</p>
IDENTIFIER	COUNCIL/BODY/PERSON																												
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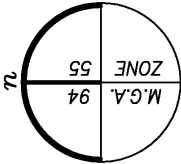
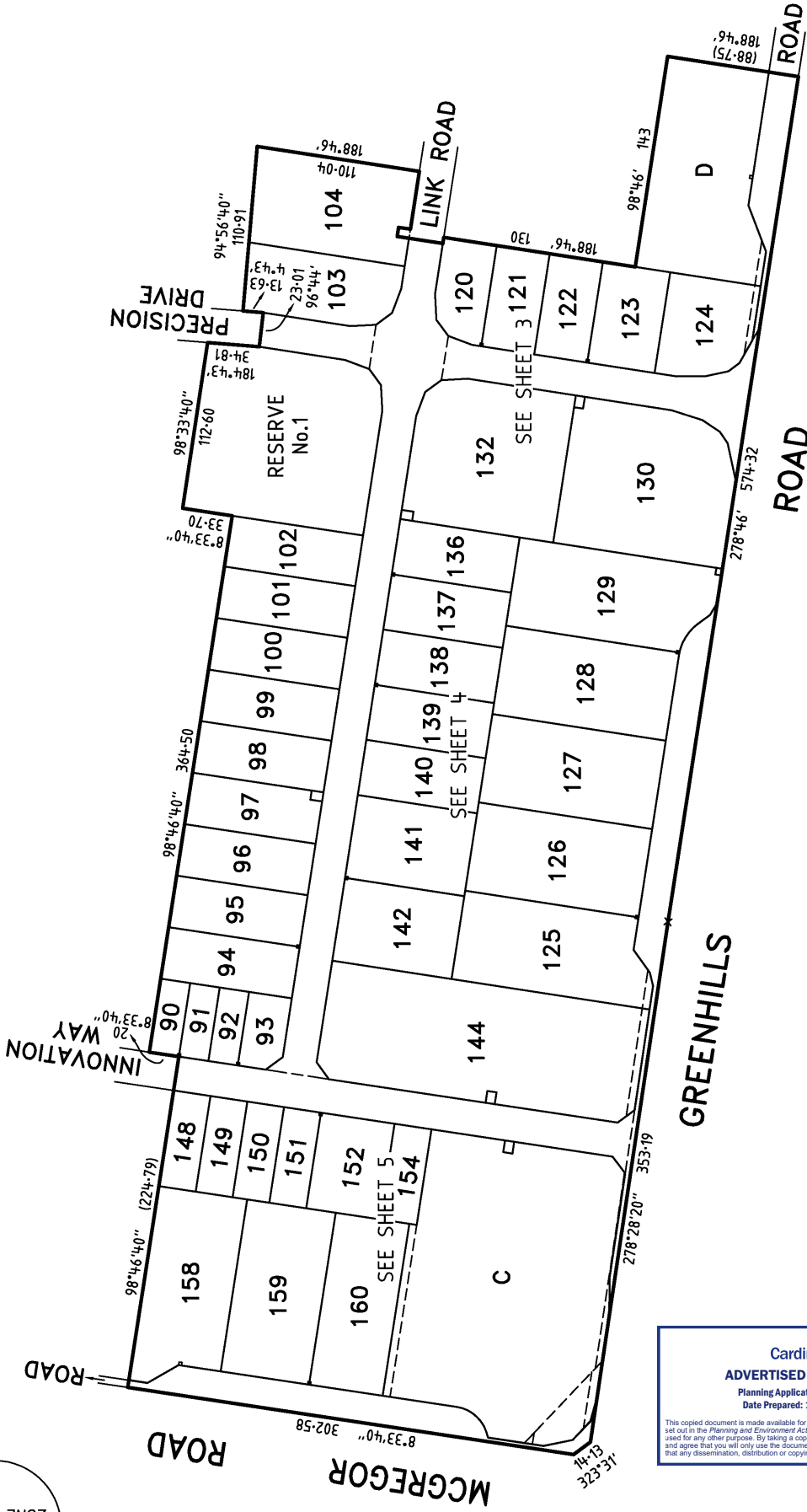
EASEMENT INFORMATION

LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT				
SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-19	SEWERAGE	SEE DIAG.	PS823245E	SOUTH EAST WATER CORPORATION
E-20	DRAINAGE	SEE DIAG.	PS823245E	CARDINIA SHIRE COUNCIL
E-20	SEWERAGE	SEE DIAG.	PS823245E	SOUTH EAST WATER CORPORATION
E-20	TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE	SEE DIAG.	PS823245E	LOTS ON PS823245E
E-22	DRAINAGE	SEE DIAG.	PS827498B	CARDINIA SHIRE COUNCIL
E-24	DRAINAGE	SEE DIAG.	PS827498B	CARDINIA SHIRE COUNCIL
E-24	SEWERAGE	SEE DIAG.	PS827498B	SOUTH EAST WATER CORPORATION
E-25	SEWERAGE	SEE DIAG.	PS823245E	SOUTH EAST WATER CORPORATION
E-25	DRAINAGE	SEE DIAG.	PS827498B	CARDINIA SHIRE COUNCIL
E-27	POWERLINE	SEE DIAG.	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)
E-28	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION

<p>SOUTHEAST BUSINESS PARK - 2 44 LOTS AND BALANCE LOTS C & D</p> <p>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</p> <p>DEVELOP WITH CONFIDENCE™ <i>Bosco Jonson</i></p>	<p style="text-align: center;">LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 28/10/22 REFERENCE 331900-ST02 VERSION J DRAWING 331900-ST02-AJ</p> <p>Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 31/10/2022, SPEAR Ref: S164522M</p>	<p style="text-align: center;">ORIGINAL SHEET SIZE A3 SHEET 1 OF 8 SHEETS</p> <p style="text-align: center;">PLAN REGISTERED TIME: 3:05pm DATE: 17/02/2023 K. NGUYEN Assistant Registrar of Titles</p>
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PS 840629N

PLAN OF SUBDIVISION



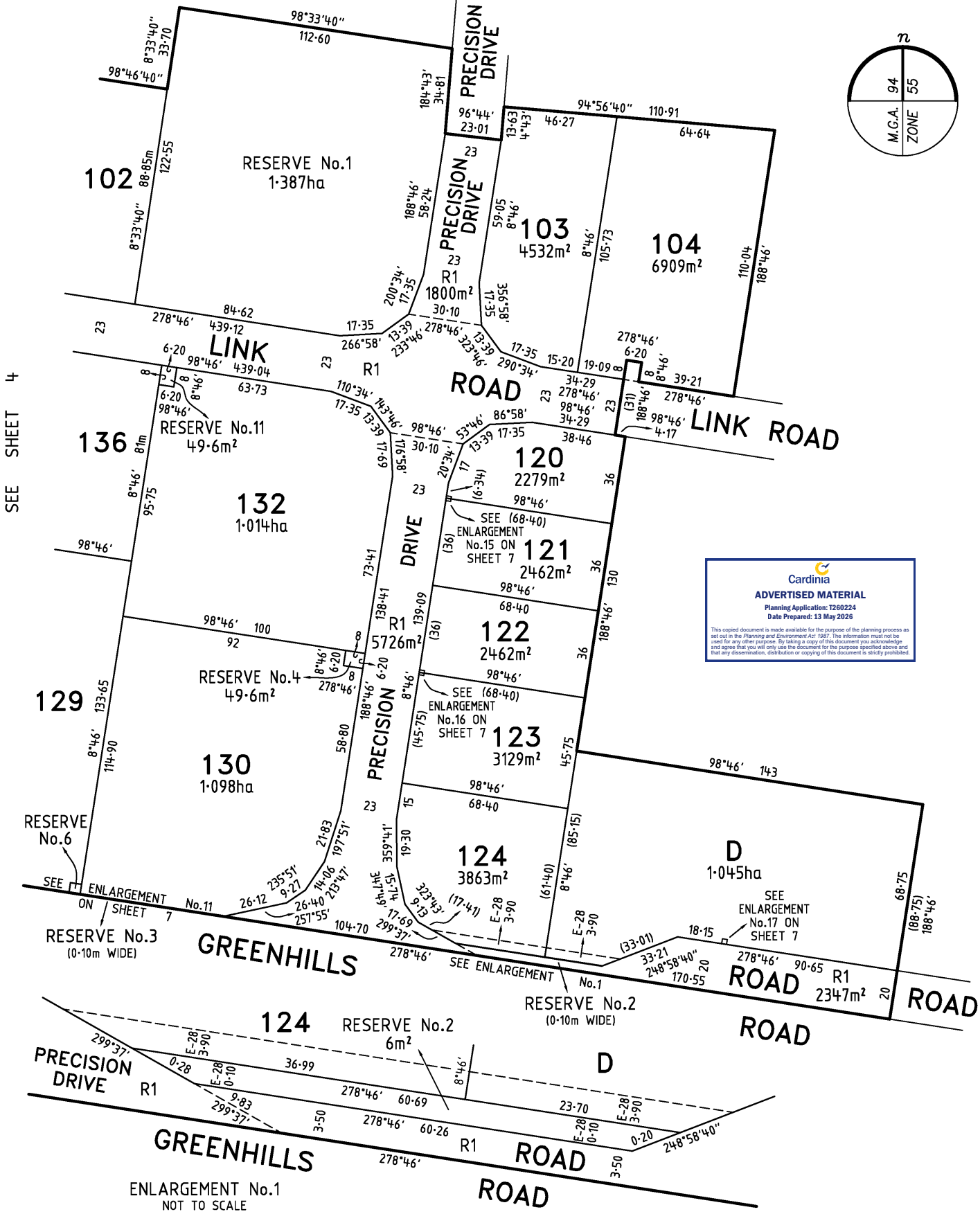
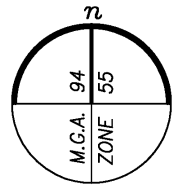

ADVERTISED MATERIAL
 Planning Application: T260224
 Date Prepared: 13 May 2026

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SOUTHEAST BUSINESS PARK - 2		SCALE 1:3000	ORIGINAL SHEET SIZE A3 SHEET 2
LICENSED SURVEYOR ADRIAN A. THOMAS DATE 28/10/22 VERSION J		LENGTHS ARE IN METRES 30 0 60 120	Digitally signed by: Cardinia Shire Council, 16/01/2023, SPEAR Ref: S164522M
REFERENCE 331900-ST02 DRAWING 331900-ST02-AJ		Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 31/10/2022, SPEAR Ref: S164522M	
		DEVELOP WITH CONFIDENCE™ Bosco Jonson Formerly	
Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au			

PLAN OF SUBDIVISION

PS 840629N



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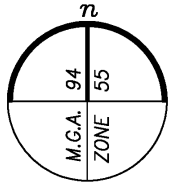
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ENLARGEMENT No.1
NOT TO SCALE

SOUTHEAST BUSINESS PARK - 2 Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au Formerly Bosco Jonson	LICENSED SURVEYOR ADRIAN A. THOMAS	SCALE 1:1500	15 0 30 60 LENGTHS ARE IN METRES
	DATE 28/10/22 REFERENCE 331900-ST02 VERSION J DRAWING 331900-ST02-AJ	ORIGINAL SHEET SIZE A3 SHEET 3	
Digitally signed by: Adrian A Thomas, Licensed Surveyor, Surveyor's Plan Version (J), 31/10/2022, SPEAR Ref: S164522M	Digitally signed by: Cardinia Shire Council, 16/01/2023, SPEAR Ref: S164522M		

PLAN OF SUBDIVISION

PS 840629N



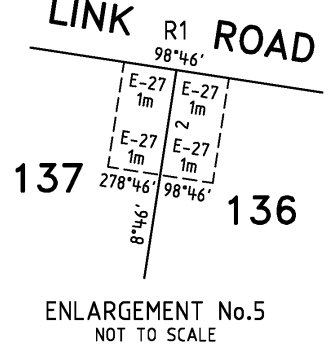
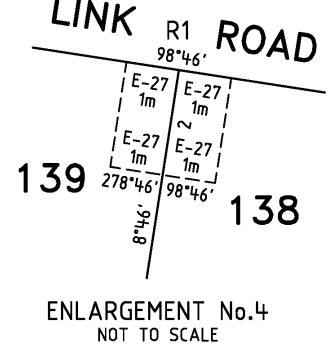
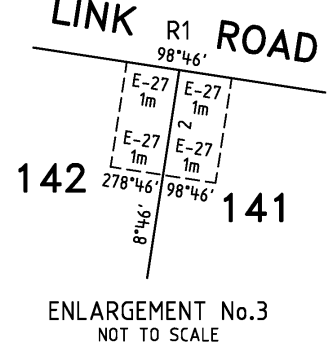
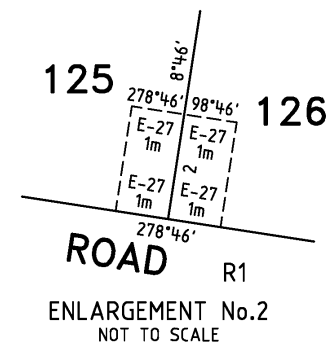
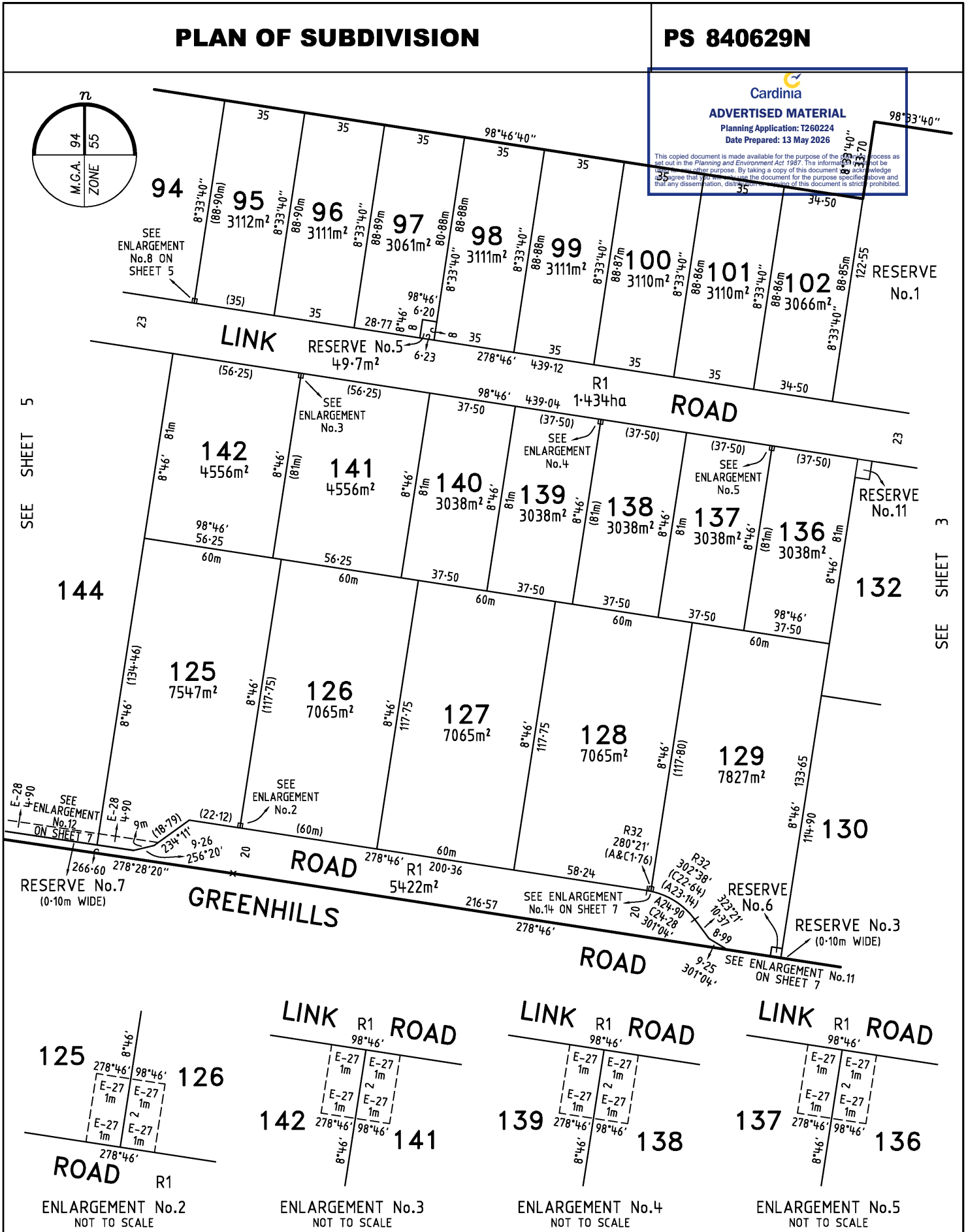
Cardinia

ADVERTISED MATERIAL

Planning Application: T260224

Date Prepared: 13 May 2026

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SOUTHEAST BUSINESS PARK - 2

Level 3, 1 Southbank Boulevard
Southbank, Victoria 3006
03) 7019 8400

DEVELOP WITH CONFIDENCE™ **Bosco Jonson**

www.veris.com.au
Formerly **veris**

LICENSED SURVEYOR **ADRIAN A. THOMAS**

DATE 28/10/22 REFERENCE 331900-ST02
VERSION J DRAWING 331900-ST02-AJ

Digitally signed by: Adrian A Thomas, Licensed Surveyor,
Surveyor's Plan Version (J),
31/10/2022, SPEAR Ref: S164522M

SCALE 1:1500

15 0 30 60
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3
SHEET 4

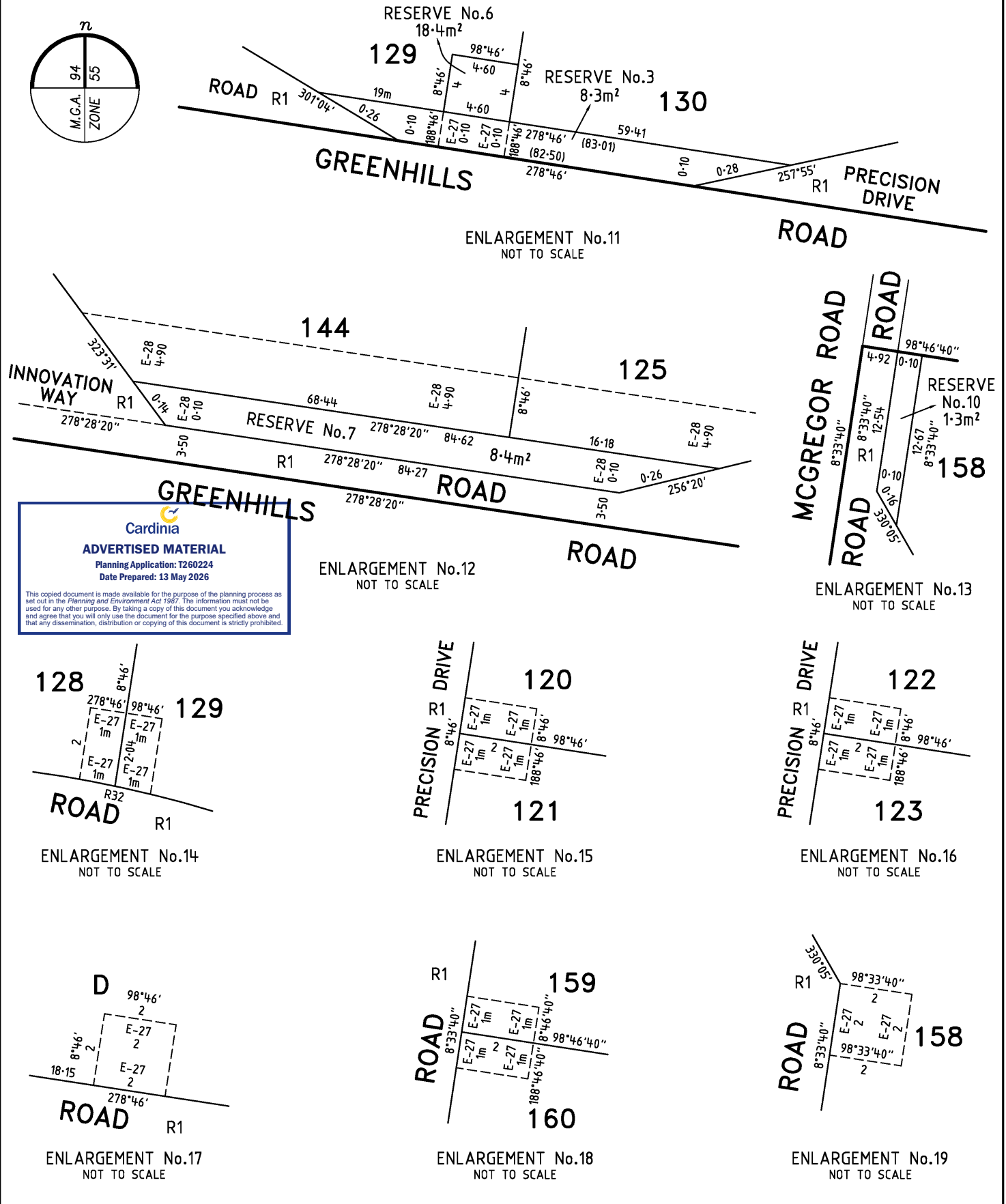
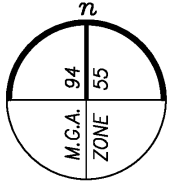
Digitally signed by:
Cardinia Shire Council,
16/01/2023,
SPEAR Ref: S164522M

SEE SHEET 5

SEE SHEET 3

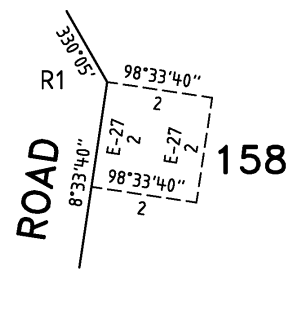
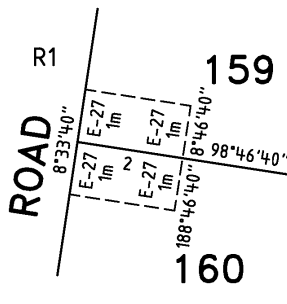
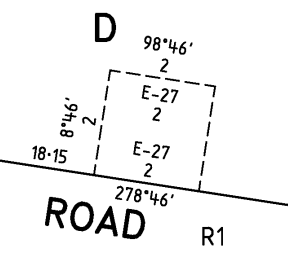
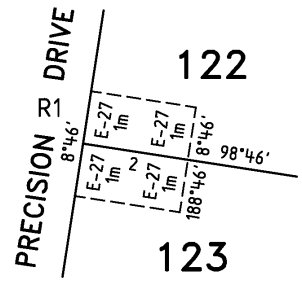
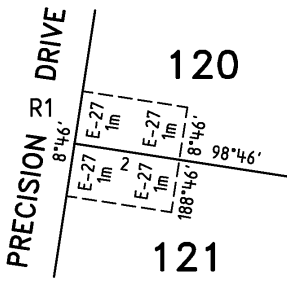
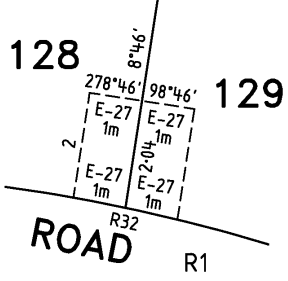
PLAN OF SUBDIVISION

PS 840629N



Cardinia
ADVERTISED MATERIAL
 Planning Application: T260224
 Date Prepared: 13 May 2026

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SOUTHEAST BUSINESS PARK - 2

LICENSED SURVEYOR **ADRIAN A. THOMAS**

SCALE



Level 3, 1 Southbank Boulevard
 Southbank, Victoria 3006
 03) 7019 8400
 www.veris.com.au
 DEVELOP WITH CONFIDENCE™ **Bosco Jonson**



DATE 28/10/22
 VERSION J

REFERENCE 331900-ST02
 DRAWING 331900-ST02-AJ

ORIGINAL SHEET SIZE A3

SHEET 7

Digitally signed by: Adrian A Thomas, Licensed Surveyor,
 Surveyor's Plan Version (J),
 31/10/2022, SPEAR Ref: S164522M

Digitally signed by:
 Cardinia Shire Council,
 16/01/2023,
 SPEAR Ref: S164522M

PLAN OF SUBDIVISION

PS 840629N

CREATION OF RESTRICTION

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
90	91, 94
91	90, 92, 94
92	91, 93, 94
93	92, 94
94	90, 91, 92, 93, 95
95	94, 96
96	95, 97
97	96, 98
98	97, 99
99	98, 100
100	99, 101
101	100, 102
102	101
103	104
104	103
120	121
121	120, 122
122	121, 123
123	122, 124
124	123
125	126, 141, 142, 144
126	125, 127, 140, 141
127	126, 128, 139, 140

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
128	127, 129, 137, 138, 139
129	128, 130, 132, 136, 137
130	129, 132
132	129, 130, 136
136	129, 132, 137
137	128, 129, 136, 138
138	128, 137, 139
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140	126, 127, 139, 141
141	125, 126, 140, 142
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148	149, 158
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152	151, 154, 159, 160
154	152, 160
158	148, 149, 150, 159
159	150, 151, 152, 158, 160
160	152, 154, 159


ADVERTISED MATERIAL
Planning Application: T260224
Date Prepared: 13 May 2026

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RESTRICTION:

- THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT CONSTRUCT A BUILDING OR ALLOW A BUILDING TO BE CONSTRUCTED THAT DOES NOT COMPLY WITH THE OBJECTIVES OF THE ENDORSED SOUTHEAST BUSINESS PARK BUILDING DESIGN GUIDELINES AS APPROVED BY CARDINIA SHIRE COUNCIL UNDER PLANNING PERMIT T170658.
- THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT CONSTRUCT OR EXTERNALLY ALTER A BUILDING OR ALLOW A BUILDING TO BE CONSTRUCTED OR EXTERNALLY ALTERED UNLESS APPROVAL FOR THE PROPOSED DEVELOPMENT HAS BEEN GRANTED IN WRITING BY A REPRESENTATIVE OF SOUTHEAST BUSINESS DEVELOPMENTS PTY LTD.

EXPIRY DATE: 31/12/2037

SOUTHEAST BUSINESS PARK - 2

Level 3, 1 Southbank Boulevard
Southbank, Victoria 3006
03) 7019 8400
www.veris.com.au
DEVELOP WITH CONFIDENCE™
Formerly **Bosco Jonson**



LICENSED SURVEYOR **ADRIAN A. THOMAS**

SCALE



DATE 28/10/22
VERSION J

REFERENCE 331900-ST02
DRAWING 331900-ST02-AJ

ORIGINAL SHEET SIZE A3
SHEET 8

Digitally signed by: Adrian A Thomas, Licensed Surveyor,
Surveyor's Plan Version (J),
31/10/2022, SPEAR Ref: S164522M

Digitally signed by:
Cardinia Shire Council,
16/01/2023,
SPEAR Ref: S164522M



Department of Transport and Planning

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Produced 01/04/2026 04:57:22 PM

Status	Registered	Dealing Number	AW609604K
Date and Time Lodged	06/03/2023 04:16:03 PM		

Lodger Details

Lodger Code	20065F
Name	SHARROCK PITMAN LEGAL PTY. LTD.
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
--------------	----------

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Land Title Reference

12454/923

Transferor(s)

Name	SOUTHEAST BUSINESS DEVELOPMENTS PTY LTD
ACN	617834027

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 5007420.00

Transferee(s)

Tenancy (inc. share)	TENANTS IN COMMON 1 / 2
----------------------	-------------------------

Name	AC INDUSTRIAL PTY LTD
ACN	639397354
Address	
Street Number	145
Street Name	GREENHILLS
Street Type	ROAD





Department of Transport and Planning

Electronic Instrument Statement

Locality PAKENHAM
State VIC
Postcode 3810

Tenancy (inc. share) TENANTS IN COMMON 1 / 2
Name BM INDUSTRIAL PTY LTD
ACN 639397649
Address
Street Number 145
Street Name GREENHILLS
Street Type ROAD
Locality PAKENHAM
State VIC
Postcode 3810


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Planning Application: T260224
Date Prepared: 13 May 2026

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Covenants

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land the Land
Benefited land MCP: AA8272
Restrictive covenant MCP: AA8272
Expiry Date

Duty Transaction ID 5652925

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

Execution

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

Executed on behalf of	SOUTHEAST BUSINESS DEVELOPMENTS PTY LTD
Signer Name	[REDACTED]
Signer Organisation	SHARROCK PITMAN LEGAL PTY. LTD.
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	06 MARCH 2023



Department of Transport and Planning

Electronic Instrument Statement

Execution

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

Executed on behalf of	AC INDUSTRIAL PTY LTD BM INDUSTRIAL PTY LTD
Signer Name	[REDACTED]
Signer Organisation	SHARROCK PITMAN LEGAL PTY. LTD.
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	06 MARCH 2023

File Notes:
NIL

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Statement End.





Department of Transport and Planning

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Mortgage Form version 1.5

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Produced 01/04/2026 04:57:22 PM

Status	Registered	Dealing Number	AX460731T
Date and Time Lodged	17/11/2023 01:10:54 PM		

Lodger Details

Lodger Code	16089P
Name	NATIONAL AUSTRALIA BANK LTD
Address	
Lodger Box	
Phone	
Email	
Reference	CN 469008189 Bus St

MORTGAGE

Jurisdiction	VICTORIA
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Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

12454/923

Mortgagor

Name	AC INDUSTRIAL PTY LTD
ACN	639397354
Name	BM INDUSTRIAL PTY LTD
ACN	639397649



Mortgagee

Name	NATIONAL AUSTRALIA BANK LIMITED
ACN	004044937
Australian Credit Licence	230686
Address	
Floor Type	LEVEL
Floor Number	28



Department of Transport and Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Street Number 395
Street Name BOURKE
Street Type STREET
Locality MELBOURNE
State VIC
Postcode 3000

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference AA9555
(b) Additional terms and conditions
Nil

Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
 - (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and
 - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

Executed on behalf of	NATIONAL AUSTRALIA BANK LIMITED
Signer Name	[REDACTED]
Signer Organisation	NATIONAL AUSTRALIA BANK LIMITED
Signer Role	AUTHORISED SIGNATORY
Execution Date	17 NOVEMBER 2023

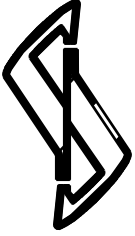
File Notes:

NIL

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Statement End.





Stephen D'Andrea Pty. Ltd.

ARCHITECTURAL AND STRUCTURAL CONSULTANTS

A.B.N. 60 005 676 568

Suite 9 / 84 – 90 Lakewood Boulevard, Braeside Vic. 3195

Telephone (03) 9587 5000

Fax: (03) 9588 2020

Mobile 0418 314 021

Email: design@stephendandrea.com.au

Planning Permit Application Report Signage at No. 2 Innovation Way, Pakenham

Accompanying this report are the following documents:

- Online Planning Permit Application Form;
- A copy of the Certificate of Title;
- Town Planning drawings; and
- Developer Approval Plans;



Introduction

Approval is sought for the Business Identification Signage for the Warehouse development at No 2 (Lot 144) Innovation Way, Pakenham.

The application is supported by State and local policy objectives applicable to industrial land. It is also consistent with the provisions of the Urban Growth Zone applicable to the site.

The application therefore warrants Council support for approval.

A summary of the proposal, applicable permit triggers and site details is outlined below:

Land/Address	No. 10 PS 840629N (Lot 144) Innovation Way, Pakenham
Application description	Business Identification Signage
Zoning	Industrial 1 Zone
Advertising	No
Restrictive covenants	No
Current use and development:	Warehouse/Industrial Development



Proposed Site and Surroundings

The subject site is situated in the Southeast Business Park. The site is formally known No. 2 (Lot 144 PS 840629N) Innovation Way, Pakenham, located on the corner of Innovation Way and Greenhills Road.

The site is occupied by a company called Austsing Enterprise Pty Ltd.

Proposal

The proposal includes the provision of 3 x Business Identification Sigs that trigger a planning permit under Clause 52.05. The signage is in keeping with the branding of 'Austsing Enterprises' and fits well within the surrounding Industrial Estate.

The signage proposed is:

- 3 x Acrylic Signs to the warehouse façade (non illuminated)

The dimensions of the proposed signs are appropriate and relative to the site. It will provide a suitably integrated appearance and seeks to act as wayfinding signage to direct visitors and delivery personnel.

The attached plans provide size, materials and placement of the proposed signs. All proposed signage is non-illuminated.



Fig. 1 – Signage to northern elevation



Fig. 2 – Signage to eastern elevation


Cardinia

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Planning Application: T260224
Date Prepared: 13 May 2026

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Planning Considerations

The site falls within an Industrial 1 Zone. In which applications for signage need to meet the requirements of Clause 52.05.

Clause 52.05 – Signs, sets out the requirements of planning permit for proposed signage.

The purpose of this clause is to;

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

The proposed signage falls within the Category 2 – Office & Industrial . In which a permit is required, due to the Business Identification Signage being over 8m².

The proposed signage is consistent with the overarching relevant decision guidelines of Clause 52.05, in that:

- *It is sensitive to the character of the area and will not undermine or impact upon that character. It is not repetitive or generating a cluttered appearance.*
- *It will have no impact upon any views or vistas.*
- *It is appropriate in terms of streetscape and is in no way domineering.*
- *It is of suitable proportions to provide the necessary information provided while being at an appropriate human scale.*
- *It is essential for the quick and easy identification of the business itself and location of entry for visitors and deliveries the like.*
- *It will not impact upon road safety, and in fact will contribute to improving it, in light of the wayfinding intentions. This will assist drivers to approach the appropriate entry points to the site and will allow them to recognise the facility from a distance and approach the site at appropriate speeds*

For the reasons outlined above, the proposed signage is consistent with the purpose and decision guidelines of Clause 52.05 and responds appropriately to the character, function and future employment role of the entire estate.

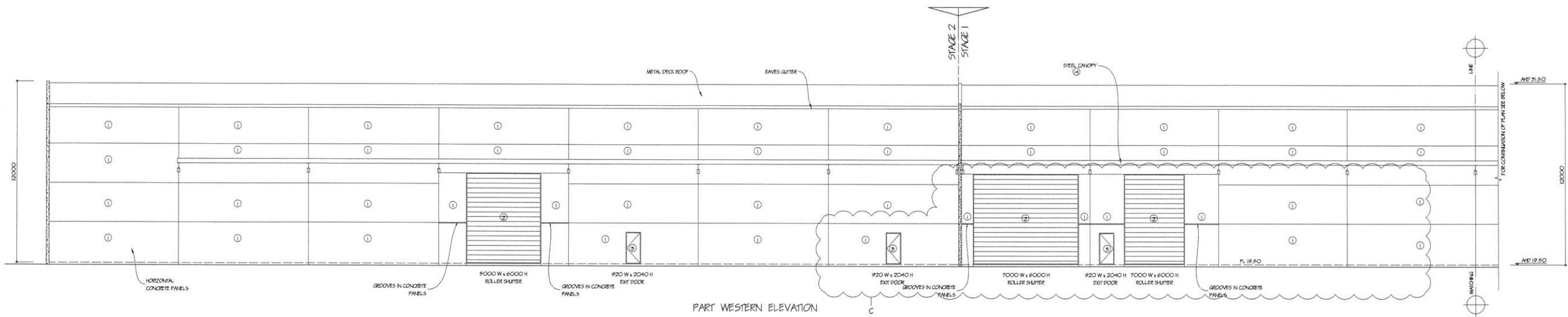
The signage is modest in scale, well sited and designed to provide necessary business identification and wayfinding without creating visual clutter or amenity impacts.

Accordingly, it is submitted that the proposal represents an appropriate form of development within the Urban Growth Zone – Schedule 6 and we respectfully request that Council support the application and grant a planning permit.

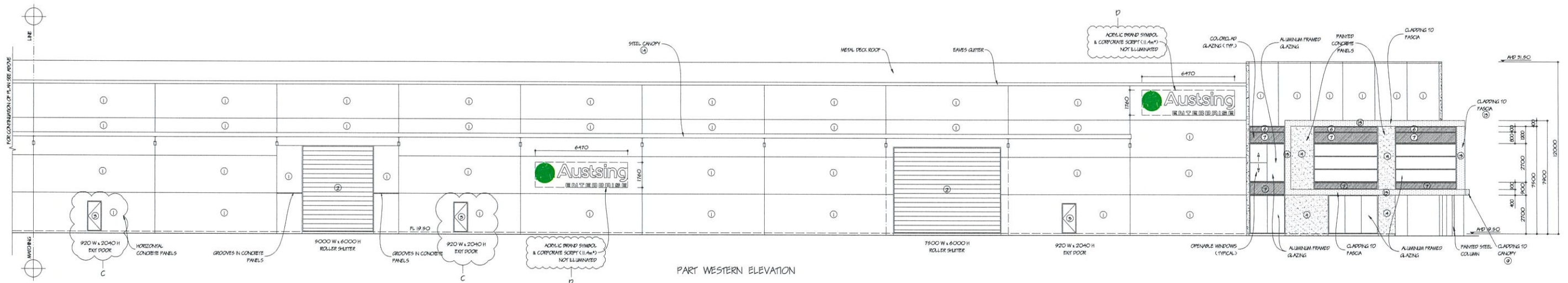
Should you require any further information, please do not hesitate to contact our office.

Kind Regards



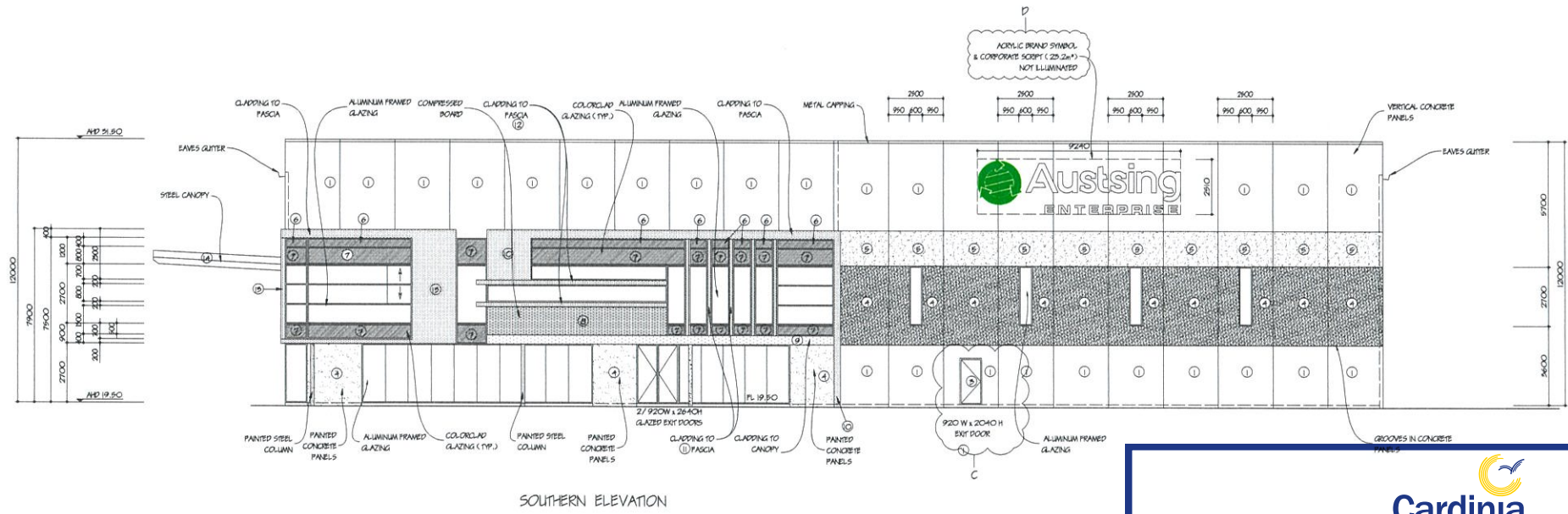


PART WESTERN ELEVATION



PART WESTERN ELEVATION

APPROVED BY:
SOUTHEAST BUSINESS
DEVELOPMENTS PTY LTD
ABN 56 912 627 881



SOUTHERN ELEVATION

COLOUR SCHEDULE

MARK	LOCATION	SCHEME
1	PAINTED CONCRETE PANELS	INDY ISSUE (COLLOID)
2	ROLLER SHUTTER DOORS	EVENING HAZE (COLORBOND)
3	EXIT DOORS	SLM BRANCH (COLLOID)
4	PAINTED CONCRETE PANELS	COUNTRY HAVEN (COLLOID)
5	PAINTED CONCRETE PANELS	WHEN NATURE (COLLOID)
6	COLORCLAD GLAZING	CHOCOLATE SOUFFLE (COLLOID)
7	COLORCLAD GLAZING	BEIGE ROYAL HALL (COLLOID)
8	COMPRESSED BOARD	TAVERN (COLLOID)
9	CLADDING	SUNSET ORANGE (VITRACORE)
10	CLADDING	ELEGANT TEAK (VITRACORE)
11	CLADDING	PEARL WHITE LOZES (VITRACORE)
12	CLADDING	ORANGE BROWN (VITRACORE)
13	CLADDING	AMERICAN PINE (VITRACORE)
14	STEEL CANOPY	SURFWAY (COLORBOND)
15	ALUMINUM WINDOW/DOOR FRAMES/ LOUVE	BLACK MATT (COLLOID POWDERCOATING)
16	WAREHOUSE ROOF SHEETING	ZINCALUME
17	OFFICE ROOF SHEETING	TO BE DETERMINED BY ENERGY REPORT

PLANNING ISSUE

16/03/2024	D	ADD SURFACE
1/11/2023	C	CLARIFY REQUIREMENTS
02/08/2023	B	UPDATED PLAN
09/12/2022	A	RFI QUESTIONS

REVISION

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 BRAESIDE 3195
 TELEPHONE 9587 5000
 MOBILE (0418) 314 021
 EMAIL design@stephendandrea.com.au
 WEB SITE www.stephendandrea.com.au

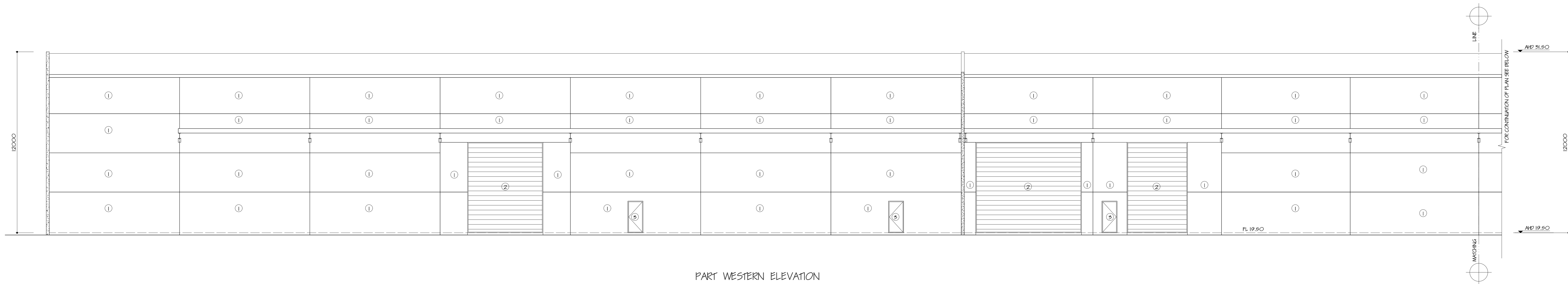
PROJECT
 PROPOSED WAREHOUSE AND OFFICE
 AT LOT 144 GREENHILLS ROAD,
 PAKENHAM.

CLIENT

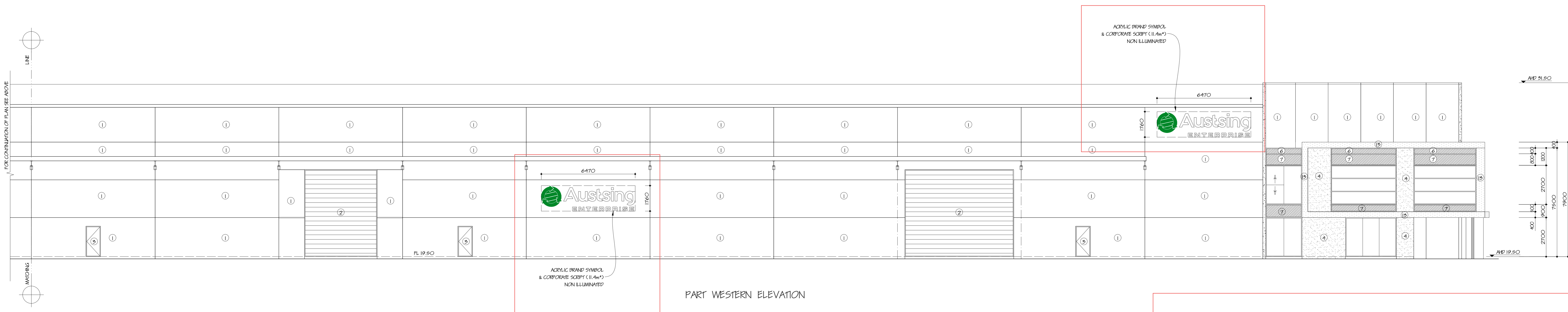
DATE	MAY '21	SCALE	1:100
DRAWN	1N	SHEET	1P2
DRG No	6273/22	AO	ISSUE D


Cardinia
ADVERTISED MATERIAL
 Planning Application: T260224
 Date Prepared: 13 May 2026

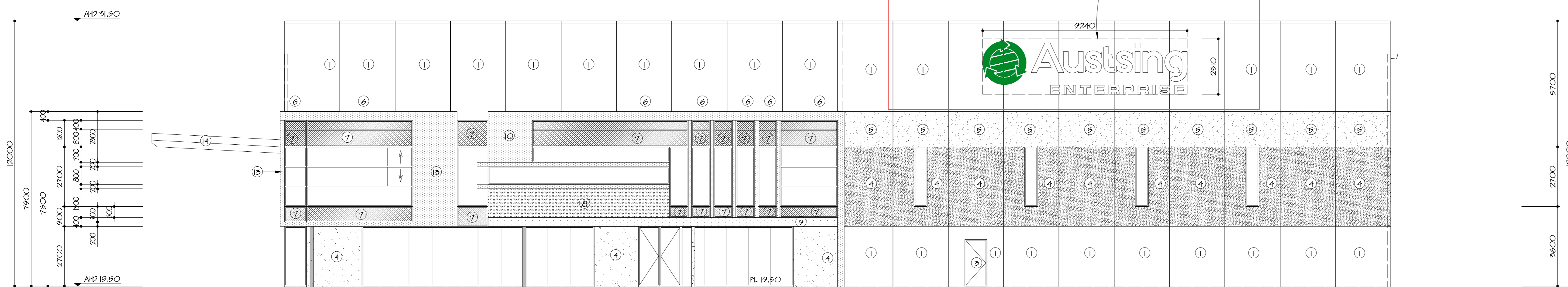
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PART WESTERN ELEVATION



PART WESTERN ELEVATION



SOUTHERN ELEVATION

PLANNING ISSUE

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 BRAESIDE 3195
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 MOBILE (0418) 314 021
 EMAIL design@stephendandrea.com.au
 WEB SITE www.stephendandrea.com.au

PROJECT

PROPOSED SIGNAGE AT NO. 2 (LOT 144)
 INNOVATION WAY, PAKENHAM.

CLIENT

COLOUR SCHEDULE		
MARK	LOCATION	SCHEME
1	PAINTED CONCRETE PANELS	ARMY ISSUE (CULLIO)
2	ROLLER SHUTTER DOORS	EVENING HAZE (COLOREBOND)
3	EXIT DOORS	ELM BRANCH (CULLIO)
4	PAINTED CONCRETE PANELS	COUNTRY HAVEN (CULLIO)
5	PAINTED CONCRETE PANELS	WARM NATURAL (CULLIO)
6	COLORGLAZ GLAZING	CHOCOLATE SOUFFLE (CULLIO)
7	COLORGLAZ GLAZING	BEIGE ROYAL HALL (CULLIO)
8	COMPRESSED BOARD	TAVERN (CULLIO)
9	GLAZING	SUNSET ORANGE (VITRACORE)
10	GLAZING	ELEGANT BEAK (VITRACORE)
11	GLAZING	PEARL WHITE 1029 (VITRACORE)
12	GLAZING	ORNAVE BROWN (VITRACORE)
13	GLAZING	AMERICAN FINE (VITRACORE)
14	STEEL CANOPY	SURFWEET (COLOREBOND)
15	ALUMINIUM WINDOW/DOOR FRAMES/ LOUVE	BLACK, MATT (CULLIX POWDERCOATING)
16	WAREHOUSE ROOF SHEETING	ZINCALUME
17	OFFICE ROOF SHEETING	TO BE DETERMINED BY ENERGY REPORT

DATE MARCH '26 SCALE 1:100

DRAWN 1N SHEET 1P2

DRG No 6273/22 AO ISSUE

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 Planning Application: T260224
 Date Prepared: 13 May 2026

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