Town Planning Committee Meeting

Agenda

Monday 7 April 2025

Commencing 7:00 PM

Council Chambers
20 Siding Avenue, Officer
Victoria

Town Planning Committee Meeting

Monday 7 April 2025 at 7:00 PM.

Members:	Cr Jack Kowarzik	Mayor
	Cr Liz Roberts	
	Cr Samantha-Jane Potter	
	Cr Casey Thomsen	
	Cr David Nickell	
	Cr Collin Ross	
	Cr Brett Owen	
	Cr Trudi Paton	

Officers:	Carol Jeffs	Chief Executive Officer
	Peter Benazic	General Manager Infrastructure and Environment
	Debbie Tyson	General Manager Community & Planning Services
	Wayne Mack	General Manager Corporate Services
	Peter Harris	Manager Governance, Safety & Property
	Natasha Berry	Senior Governance Officer

Dear Councillor,

You are advised that a meeting will be held in the **Council Chambers**, **Cardinia Shire Council Civic Centre**, **20 Siding Avenue, Officer** on **Monday 7 April 2025** commencing at **7:00 PM**.

Carol Jeffs
CHIEF EXECUTIVE OFFICER

Order of Business

1 Opening and Reflection

I would ask those gathered to join us now for a few moments of silence as we reflect on our roles in this chamber. Please use this opportunity for reflection, Prayer or thought, to focus on our shared intention to work respectfully together for the well-being of our whole community.

2 Acknowledgements

Cardinia Shire Council acknowledges that we are on the traditional land of the Bunurong and Wurundjeri people and pay our respects to their elders past, present and emerging.

3 Apologies

Cr Alanna Pomeroy, Deputy Mayor

4 Declaration of Interests

5 Ordinary Business

5.1 PLANNING APPLICATION T240573 - 130 GREENHILLS ROAD PAKENHAM

Responsible GM:	Debbie Tyson
Author:	Lisa Hall
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	**4.1 We support our productive land and employment land to grow local industries** 4.1.2 Plan for sustainable employment precincts to entice new industries to the region and support new business.

Recommendation

That Council resolve to issue a Permit for Planning Permit Application T240573 at Lot 2 PS904617S (Proposed Lot B) 130 Greenhills Road, Pakenham for development of the land for warehouses, works within the Land Subject to Inundation Overlay, reduction in car-parking and advertising signs (illuminated business identification signs) in accordance with the endorsed plans, subject to the following conditions:

1. Before the commencement of any buildings and works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with the plans submitted with the application prepared by Concept Y drawing no. 2411-136-DA-000, but modified to show:

   a. Sight distances for access driveways in accordance with AS2890.1 (Clause 3.2.4(a)).

2. Before the development starts, an amended landscape plan, prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and one electronic copy in an approved format must be provided. The landscaping plan must be generally in accordance with the landscape concept plans prepared by KLM (Ref 12328.00 LP01) dated 15/1/25 but modified to show:

   a. Removal of all landscaping works from the streetscapes.

   b. Identify that Macrolaena stipoides is to be mowed or removal of Macrolaena stipoides from frontages visible to the street.

   All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact sight lines for vehicles or pedestrians.

3. Before the development starts, an amended Sustainability Management Plan must be submitted to an approved by the Responsible Authority. The plan must be generally in accordance with the Sustainability Management Plan prepared by Sustainable Development Consultants dated January 2025 but modified to account for the amended layout/development as per the approved plans. When approved, the plan will form part of the permit and all works/development/use must be in accordance with the plan.

4. Before the development starts a stormwater management plan showing the site specific stormwater works to the nominated point of discharge must be submitted for the approval of the Responsible Authority. Once approved, the stormwater management plan will be endorsed and will then form part of the permit. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (including trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc.). All works must be undertaken in accordance with the approved stormwater management plan.

5. Before the development starts, proposed Lot B as shown on PS918148 must be titled and all roads and streetscapes providing access to Lot B must be designed and constructed to the satisfaction of the Responsible Authority, including Meadow Parade, roundabout at Greenhills Road/Meadow Parade, Waddell Loop and roundabout at Waddell Loop/Meadow Parade/Kitchen Drive.

6. Before the development starts, easement E-1 on Lot 2 PS904617S must be removed from the land.

7. All concrete and steel structures and associated below ground drainage infrastructure must be designed for a non-aggressive to mild aggressive soil exposure classification in accordance with AS2159-2009 to the satisfaction of the Responsible Authority.

8. At least 14 days before any works start, a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP. The CEMP must address all environmental risks and include:
    a. Temporary stormwater management including sedimentation control,
    b. Provision of pollution and contamination controls including noise and dust,
    c. Location of stockpiles and stockpile management,
    d. Location of site office and facilities,
    e. Equipment, materials and goods management, and
    f. Tree protection zones, trees to be retained and trees to be removed.

Prior to Occupation

9. Before the development is occupied or by such later date as is approved by the Responsible Authority in writing, the landscaping works on the endorsed landscape plan, must be carried out and completed to the satisfaction of the Responsible Authority.
10. Before the development is occupied, outfall drainage for the development must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority.
11. Before the development is occupied, all proposed areas set aside on the approved plan/s for accessways, crossovers, circulation, car parking and bicycle parking as shown on the endorsed plans must be constructed, properly formed to such levels that they can be used in accordance with the plans, drained, line-marked to indicate each car space and all access lanes and clearly show the direction of traffic along access lanes and driveways. The vehicle crossovers must be designed and constructed generally in accordance with AS2890.2 and pavement composition must be to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.

General

12. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
13. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
14. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
15. The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be carried out entirely within the site and must not interfere with other traffic.
16. Vehicles using the site must not exceed 26m in length and vehicles longer than 8.8m must enter and exit the site in a forward direction.
17. Access gates for truck entry must remain open during delivery times, unless with the prior written consent of the Responsible Authority.
18. Carparking spaces are to be shared for:
    a. Warehouse 1A, 1B, 1C and 1D;
    b. Warehouse 2A and 2C; and
    c. Warehouse 2B and 2E.
19. The development must be provided with reticulated water and sewerage, underground power and telecommunications connections to the satisfaction of the Responsible Authority.
20. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties to the satisfaction of the Responsible Authority.
21. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
22. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
23. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development of the subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
24. At all times, external lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
25. The development must not detrimentally affect the amenity of the area, through the:
    a. Transport of materials, goods or commodities to or from the land.
    b. Appearance of any building, works or materials.
    c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
    d. Presence of vermin.

26. All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes shall be kept in a storage area screened from view to the satisfaction of the Responsible Authority.
27. The areas set aside for car parking as shown on the endorsed plans must not be used for any other purposes.
28. All pipes, fixtures, fittings and vents servicing any building on the subject land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
29. The premises must not be used for a purpose shown in the table to Clause 53.10 if no threshold distance is specified or if the threshold distance is not met.
30. The premises must not require a notification under the Occupational Health and Safety Regulations 2017, a licence under the *Dangerous Goods Act 1985*, or exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.

Signs

31. The location and details of the signs, including those on supporting structures, as shown on the endorsed plan/s, must not be altered without the written consent of the Responsible Authority.
32. Sign/s must be displayed and maintained to the satisfaction of the Responsible Authority.
33. The sign/s lighting must be designed, baffled and located to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
34. The sign/s must not contain any flashing light.

Melbourne Water

35. Before the commencement of works, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
36. Before the issue of a Certificate of Occupancy under the Building Act 1993, a certified survey plan (CSP) to Melbourne Water's satisfaction, prepared by or under the supervision of a licensed land surveyor, must be provided. The CSP is to demonstrate the finished levels reduced to the Australian Height Datum, the 1% AEP flood levels associated with any existing or proposed Melbourne water asset and demonstrate that the required 600mm freeboard has been achieved for each warehouse.
37. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses.
38. Before the issue of a Certificate of Occupancy under the Building Act 1993, any temporary outfall works required to service the warehouse development must be completed to the satisfaction of Melbourne Water and Council. Council acceptance of any temporary drainage infrastructure should be forwarded to Melbourne Water.

Expiry

39. This permit will expire if:

    a. The development does not start within two (2) years of the date of this permit; or
    b. The development is not completed within four (4) years after the issue of the permit.

c. The permit for the signage will expire fifteen (15) years from the date of the permit being issued. On expiry the sign and structures specifically to support and illuminate the signage must be removed.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with section 69 of the *Planning and Environment Act 1987*.

Notes

1. Please be advised that the land falls within the Growth Areas Infrastructure Contribution area. The Growth Areas Infrastructure Contribution is a one-off contribution payable for certain "events" usually associated with urban property development. This levy is payable to the State Revenue Office not Cardinia Shire Council. It is recommended that advice be sought from the State Revenue Office, the Metropolitan Planning Authority or an independent legal expert.
2. Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development complies with the Building Act and Building Regulations.
3. Prior to commencement of the proposed use a Building Permit must be obtained for any retaining wall exceeding 1.0 metres in height.
4. A Vehicle Crossing Permit must be obtained from Cardinia Shire Council before the any works associated with any proposed vehicle crossing start.

Application Details

APPLICATION NO.:	T240573
APPLICANT:	KLM Spatial
LAND:	Lot 2 PS904617S (Proposed Lot B) 130 Greenhills Road, Pakenham
PROPOSAL:	Development of the land for warehouses, works within the Land Subject to Inundation Overlay, reduction in car-parking and advertising signs (illuminated business identification signs)
PLANNING CONTROLS:	Urban Growth Zone Schedule 6 Industrial 1 Zone Land Subject to Inundation Overlay Infrastructure Contributions Plan Overlay Schedule 2 Signs Car parking
NOTIFICATION & OBJECTIONS:	Exempt from notification under Clause 37.07-13 of the Urban Growth Zone.
KEY PLANNING CONSIDERATIONS:	Pakenham South Employment Precinct Structure Plan State significant industrial land Car parking

REASON FOR MEETING:	Reduction in car parking rates to those listed at Clause 52.06
RECOMMENDATION:	Permit

Executive Summary

The purpose of this report is to consider an application to develop land within the Pakenham South Employment Precinct Structure Plan area for nine warehouses, with associated car parking and advertising signage. The application has been brought to the Town Planning Committee Meeting as the application proposes a reduction in car parking rates to those listed at Clause 52.06 of the Planning Scheme. Please refer to Attachment 1 for the full delegates report and Attachment 2 for the proposed development plans.

A total of 517 car spaces are proposed, which equates to 0.8 spaces per 100sqm floor area. The planning scheme sets a standard rate of 1.5 spaces per 100sqm floor area for warehouses. The application contains a Traffic Impact Assessment (please refer to Attachment 3) which includes a parking demand analysis of 83 existing warehouses across metropolitan Melbourne, including 14 warehouses within Southeast Business Park directly north of the precinct. The analysis found that smaller warehouses had a higher demand than larger warehouses and the demand for each warehouse was lower than the rates listed in planning scheme. Based upon the analysis, the anticipated demand for the development is 301 spaces or 0.47 spaces per 100sqm floor area. The 517 spaces as proposed is well above this anticipated demand.

Council's Traffic team have reviewed the proposed carparking and advised that whilst it does not meet the standard rate in the planning scheme, the parking demand analysis is satisfactory and what Council have previously supported based upon the anticipated demand analysis. It should be noted that the site is bounded by four road frontages allowing for significant on-street parking.

The planning officer recommendation is for approval on the basis that the proposed warehouses are an appropriate development for this state significant industrial land and the car parking as proposed will exceed anticipated demand based upon car parking analysis of similar existing warehouse developments.

Background

The site is located within the Pakenham South Employment Precinct Structure Plan (PSP) area. The PSP was approved 1 August 2024 and development including industrial subdivision within the precinct is now under construction.

Title/Registered Restrictions

The subject land is Lot 2 PS904617S (Proposed Lot B) 130 Greenhills Road, Pakenham. Registered restrictions on title include Covenant J770826 which relates to the gas easement located south of the development site, Notice AH336996N Section 201 of the Planning and Enviornment Act (land subject to GAIC) and Notice AT390537M Section 45 Melbourne Strategic Assessment (enviromental mitigation levy).

Policy Implications

The proposal suitably aligns with the Liveability Plan in regards to Employment.

Response to Objections

No objections. The proposal is exempt from notification under Clause 37.07-13 (Urban Growth Zone) of the Cardinia Planning Scheme.

Climate Emergency Consideration

The application includes a Sustainability Management Plan (refer Attachment 4) to assist with the design, construction and operation of the warehouses to ensure the proposal exceeds best practice in environmentally sustainably design in relation to building energy management, water-sensitive urban design, construction materials, indoor environmental quality, waste management and transport.

Consultation/Communication

Pursuant to Clause 66.03 of the Cardinia Planning Scheme the application was referred to Melbourne Water under Section 55 of the Planning and Environment Act 1897.
The application was referred internally to Council's Traffic, Development Engineering, Landscape and Urban Design teams.

Financial and Resource Implications

Not applicable.

Attachments

1. Attachment 1 - T240573 PA - Delegates report [**5.1.1** - 16 pages]
2. Attachment 2 - T240573 PA - Development Plans (plans current) [**5.1.2** - 21 pages]
3. Attachment 3 - T240573 PA - Traffic Impact Assessment [**5.1.3** - 37 pages]
4. Attachment 4 - T240573 PA - Sustainable Management Plan - January 2025 [**5.1.4** - 64 pages]

APPLICATION FOR CONSIDERATION
PLANNING PERMIT
DELEGATE REPORT

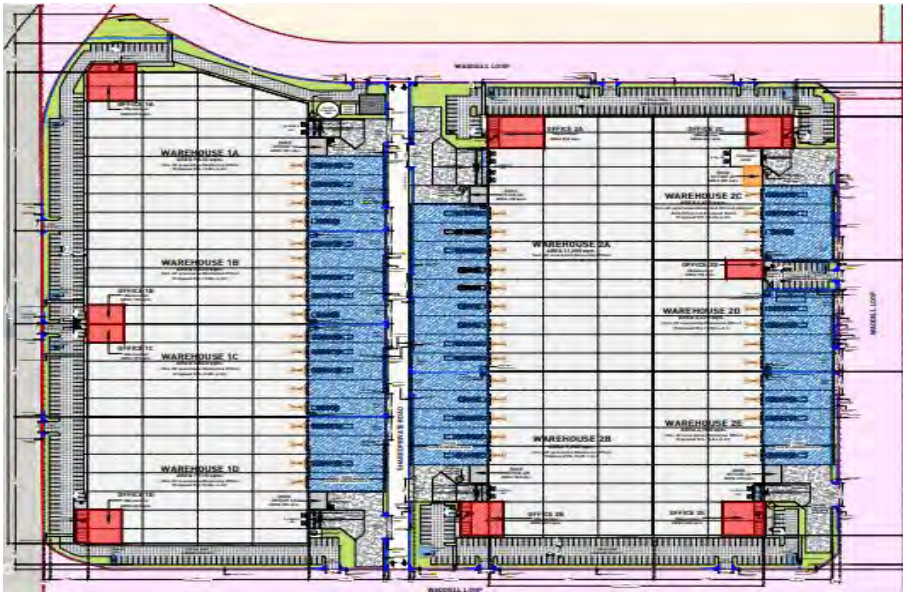
Application Details:

Proposal	Development of the land for warehouses, reduction in car-parking, advertising signs and works within the Land Subject to Innundation Overlay.	
Applicant	Applicant –Emily Russell, KLM Spatial Owner – Kyanite 130 Greenhills Landowner Pty Ltd	
Date Received:	1st November 2024	
Statutory Days:	< 60 Days	
Section 50/50A/57A Amendment	☐ **None**	☒ **Yes, date: 17th January 2025**
Application Number	T240573	
Planner	Lisa Hall	
Land/Address	Lot 2 PS904617S (Proposed Lot B) 130 Greenhills Road, Pakenham	
Property No.	5000033564	
Zoning	Urban Growth Zone Schedule 6 Applied Zone: Industrial 1 Zone	
Overlay/s	Land Subject to Inundation Overlay Infrastructure Contributions Plan Overlay Schedule 2	
Permit Trigger(s)	Clause 31.04-1 a permit is required to construct a building or to construct or carry out works. Clause 44.04-2 a permit is required to construct a building or to construct or carry out works. Clause 52.05-12 a permit is required for illuminated business identification signs. Clause 52.06-3 a permit is required to reduce the number of car parking spaces required under Clause 52.06.	
Aboriginal Cultural Sensitivity	☒ **No** CHMP 10517 has been prepared for the Pakenham South Employment Precinct.	☐ **Yes; a CHMP is:** ☐ **Not required** ☐ **Required**
Section 55 Referrals	☐ **None**	☒ **Yes, list below:**
	Melbourne Water - Clause 66.03 an application for building and works within LSIO (determining).	

Registered restrictions on Title	☐ **None**	☒ **Yes, list below:** Covenant – part J770826 relates to the gas easement (located south of the development site). Notice – AH336996N Section 201 Planning and Enviornment Act (Land subject to GAIC) Notice – AT390537M Section 45 Melbourne Strategic Assessment (Enviromental mitigation levy).
Recommendation	☒ **Permit** ☐ **NOD** ☐ **Refusal**	
Ward Councillor communications	☒ **None**	☐ **Yes**, item in Councillor Portal
Documents relied on	Development plans prepared by Concept Y. Landscape Plan prepared by KLM dated 15 January 2025. Planning letter/report prepared by KLM Spatial. Traffic Impact Assessment prepared by One Mile Grid dated 17 January 2025. Sustainability Management Plan prepared by Sustainable Design Consultants dated January 2025. Hydrological Assessment prepared by Geoquitards Environmental dated 18 February 2021. Stormwater Management Strategy prepared by Stormy Water Solutions dated 27 January 2023. Interim Stormwater Memorandum prepared by Stormy Water Solutions dated 6 September 2023. MPL Certificate. Copy of Title.	
Full plans and documents	T240573 PA - Planning Permit Application	
Plans to be endorsed?	☐ **Yes,**	
	☒ **No,** amended plans required	

Proposal

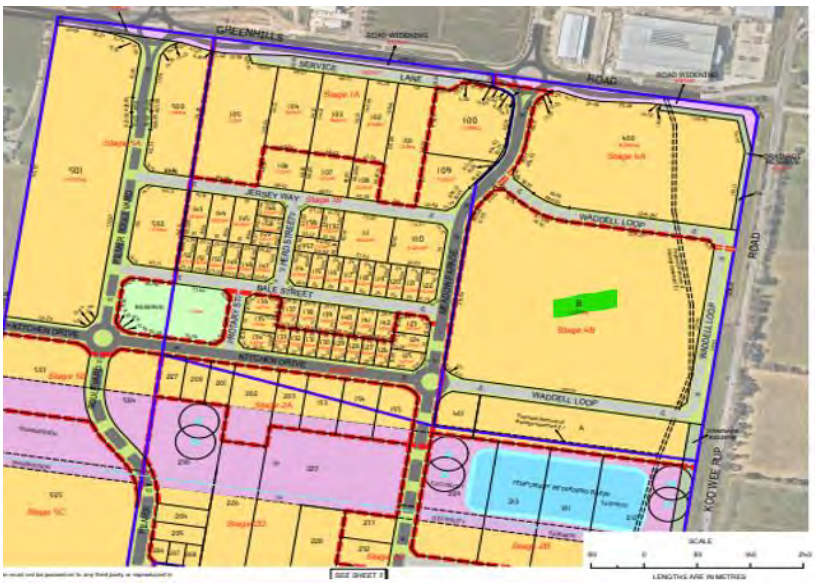
The application proposes the development of 9 warehouses, over two separate buildings. One building will contain warehouses 1A, 1B, 1C and 1D and one building will contain warehouses 2A, 2B, 2C, 2D & 2F. A central north-south accessway is proposed within the middle of the site between the two buildings for vehicle access (trucks). The warehouses include office space and undercover truck loading areas.



Warehouse	Floor Area	Carparking	Signage	Location
1A	Warehouse 9,430sqm Offices 650sqm Net Floor Area: 9,942sqm	223 shared parking spaces for warehouses 1A-1D.	2 illuminated signs on building (6mx2m) 2 signs one within the front landscaping and one near truck entry point (1.9mx1m)	North-west corner of Waddell Loop and Meadow Parade
1B	Warehouse 5,820sqm Office 195sqm Net floor area: 5,850sqm	223 shared parking spaces for warehouses 1A-1D.	1 illuminated signs on building (6mx2m) 1 sign near truck entry point (1.9mx1m)	Eastern side of Meadow Parade
1C	Warehouse 5,820sqm Office 195sqm Net Floor Area: 5,850sqm	223 shared parking spaces for warehouses 1A-1D.	1 illuminated signs on building (6mx2m) 1 sign near truck entry point (1.9mx1m)	Eastern side of Meadow Parade
1D	Warehouse 7,910sqm Offices 540sqm Net Floor Area: 8,312sqm	223 shared parking spaces for warehouses 1A-1D.	2 illuminated signs on building (6mx2m)	South-west corner of Waddell Loop and Meadow Parade
2A	Warehouse 11800sqm Offices 640sqm Net Floor Area: 12440sqm	135 shared parking spaces for warehouses 2A and 2C.	2 illuminated signs on building (6mx2m) 2 signs one within the front landscaping and one near truck entry point (1.9mx1m)	North-west corner of internal accessway and Waddell Loop
2B	Warehouse 7,800sqm Offices 540sqm Net Floor Area: 8,175sqm	138 shared spaces for warehouses 2B and 2E.	2 illuminated signs on building (6mx2m) 2 signs one within the front landscaping and 1 near truck entry point (1.9mx1m)	South-west corner of internal accessway and Waddell Loop
2C	Warehouse 4,630sqm Offices 440sqm Net Floor Area: 4,932sqm	135 shared parking spaces for warehouses 2A and 2C.	1 illuminated sign on building (6mx2m) 2 signs within the front landscaping (1.9mx1m)	North-east corner of Waddell Loop and Meadow Parade

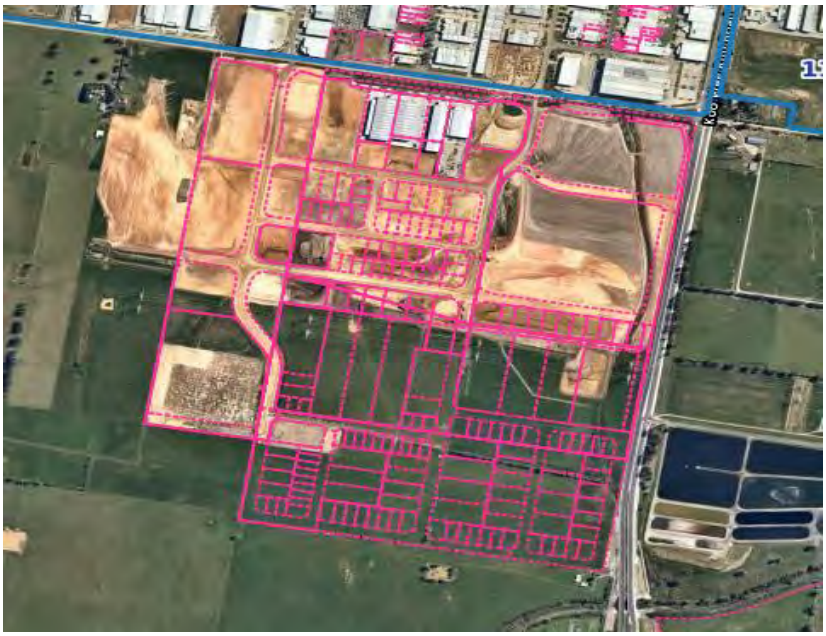
2D	Warehouse 3,470sqm Office 195sqm Net Floor Area: 3,527sqm	21 spaces including two employee only spaces.	1 illuminated sign on the building (6mx2m) 1 sign one within the front landscaping near the truck entry point (1.9mx1m)	Western side of Waddell Loop
2E	Warehouse 4,960sqm Offices 540sqm Net Floor Area: 5,335sqm	138 shared spaces for warehouses 2B and 2E.	2 illuminated signs on building (6mx2m) 2 signs within the front landscaping (1.9mx1m)	South-east corner of Waddell Loop and Meadow Parade

Planning Permit T230179 for industrial subdivision which is currently under construction will create the subject lot (Lot B) and associated road network.



Subject site & locality

An inspection of the land and the surrounding area has been undertaken. The land is located on the southern side of Greenhills Road and western side of KooWeeRup Road within Pakenham South Employment Precinct Structure Plan (PSP) area. Access to the land is available via existing accesses onto Greenhills Road.
The land has undergone bulk earthworks under Planning Permit T220727 and is being developed for industrial subdivision under Planning Permit T230179. A drainage easement (with approval to be removed under Planning Permit T230179) runs through the subject lot.



The main characteristics of the surrounding area are:

North	Greenhills Road runs east-west along the northern boundary of the land. Land north of Greenhills Road contains Southeast Business Park.
South	Land to the south of the subject title is vacant farmland located outside the urban growth zone.
East	KooWeeRup Road runs north-south along the eastern boundary of the land. Land to the east of KooWeeRup Road is outside the PSP area.
West	Land to the west of the subject title has undergone earthworks under Planning Permit T220727. 09. T220727 PA - Planning Permit Application - Bulk Earthworks (Spread) Land to the west forms part of the subdivision approval under Planning Permit T230179.

	12. T230179 PA - Planning Permit Application - Industrial Subdivision

Permit/Site History

Site history

- Planning Permit T220727 was issued on 21 April 2023 for buildings and works (bulk earthworks) across lots L1 TP678120, L1 LP139971, L1 PS843342 & L2 PS843342.

09. T220727 PA - Planning Permit Application - Bulk Earthworks (Spread)

- Planning Permit T230179 was issued 11 December 2024 across lots L1 TP678120T, L1 PS904617S, L2 PS904617S, L2 PS843342T, L3 PS843342T for the subdivision of land in stages, removal of easement and associated works. The proposed lot is in accordance with the approved subdivision.

12. T230179 PA - Planning Permit Application - Industrial Subdivision

- There are a number of applications, predominately warehouses currently being assessed within the PSP area.

Pakenham South Employment Precinct Structure Plan covers the subject land. The PSP was approved 1st August 2024.

Permit history

The original application was amended (amended application plans) in response to concerns raised by planning officers following the initial assessment of the application.

Planning Scheme Provisions

Zone

The land is subject to the following zones:

- Urban Growth Zone (Schedule 6)
- Applied Zone: Industrial 1 Zone

Overlay

The land is subject to the following overlays:

- Land Subject to Inundation Overlay
- Infrastructure Contributions Plan Overlay Schedule 2

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 11.01-1R Settlement Metropolitan Melbourne
- Clause 11.02-2S Structure Planning
- Clause 11.02-3S Sequencing of Development
- Clause 11.03-2S Growth Areas
- Clause 13.02-1S Bushfire Planning
- Clause 13.04-1 Contaminated and Potentially Contaminated Land

- Clause 13.07-1S Land Use Compatibility
- Clause 15.01-2S Building Design
- Clause 15.03-2S Aboriginal Cultural Heritage
- Clause 17.03-1S Industrial Land Supply
- Clause 17.03-2S Sustainable Industry
- Clause 17.03-3S State Significant Industrial Land
- Clause 18.01-1S Land use and transport planning
- Clause 18.02-4S Car Parking
- Clause 19.03 Development infrastructure

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.02-2 Landscape
- Clause 21.02-4 Bushfire Management
- Clause 21.02-8 Resource Conservation
- Clause 21.02-7 Aboriginal and Cultural Heritage
- Clause 21.03-3 Urban Growth Area
- Clause 21.04-1 Employment
- Clause 21.04-4 Industry
- Clause 21.05-1 Infrastructure Provision
- Clause 21.06-1 Urban Design
- Clause 22.09 Signs

Relevant Particular/General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.06 Car Parking
- Clause 52.05 Signs
- Clause 52.34 Bicycle Facilities
- Clause 53.10 Uses with Adverse Amenity Potential
- Clause 65 Decision Guidelines
- Pakenham South Employment Precinct Structure Plan (July 2021)
- Pakenham South Infrastructure Contributions Plan

Planning Permit Triggers

The proposal requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Clause 33.01-4 a permit is required to construct a building or to construct or carry out works.
- Clause 44.04-2 a permit is required to construct a building or to construct or carry out works.
- Clause 52.05-12 a permit is required to display Illuminated Business Identification Signs.
- Clause 52.06-3 a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

Public Notification

Pursuant to Clause 37.07-13 of the Cardinia Planning Scheme the proposal is exempt from the notice requirements of Section 52(1)(a), (b) and (d) of the *Planning and Environment Act 1987*.
Clause 37.07-13 states that:

> *"An application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act., unless the schedule to this zone specifies otherwise".*

The application is generally in accordance with the Pakenham South Employment Precinct Structure Plan (PSP) which applies to the subject site. Clause 6 of the UGZ6 does not include any specific requirement for notice to be given. The proposal is therefore considered to meet the exemption of Clause 37.07-13 and is not required to be advertised.

Referrals

External Referrals/Notices Required by the Planning Scheme:

Referrals/Notice	Referral Authority	Brief summary of response
Section 55 Referrals	Melbourne Water (Clause 66.03)	Initially requested additional information. Following re-referral with additional information no objection subject to conditions.

Internal Referrals

Internal Council Referral	Advice/ Response/ Conditions
▪ *Traffic*	Reviewed the Traffic Impact Assessment and provided commentary and requirements from a traffic engineering perspective. Advised that whilst the statutory car parking rate was not met, the parking demand analysis indicates anticipated demand in the order of 301 spaces, with a total of 517 spaces proposed which exceeds the anticipated demand.
▪ *Engineering*	Requested standard engineering conditions be included on any permit that should issue.
▪ *Landscape*	Requested standard landscape conditions be included on any permit that should issue.
▪ *Urban Design*	Provided initial commentary to the proposal including landscaping, communal amenity for workers and pedestrian access considerations. The proposal was subsequently amended in response to Council officers initial comments.

Assessment

Planning Policy Framework

The proposal generally accords with the Planning Policy Framework. The development of the land for warehouses is consistent with policy directions for the south-east growth corridor and will provide employment opportunities within this state significant industrial precinct.

Zone

The proposal is considered to accord with the Urban Growth Zone Schedule 6 (UGZ6). The proposed development of the land for warehouses suitably accords with the Pakenham South Employment Precinct Structure Plan and the subdivision of the land currently under construction as approved under Planning Permit T230179. The subdivision approval includes the construction of roads as required by the PSP which will provide access to the development.

The UGZ6 applies the Industrial 1 Zone (IN1Z) to the development site and surrounding titles to the west. The development as proposed accords with the provisions of the IN1Z, noting the surrounding

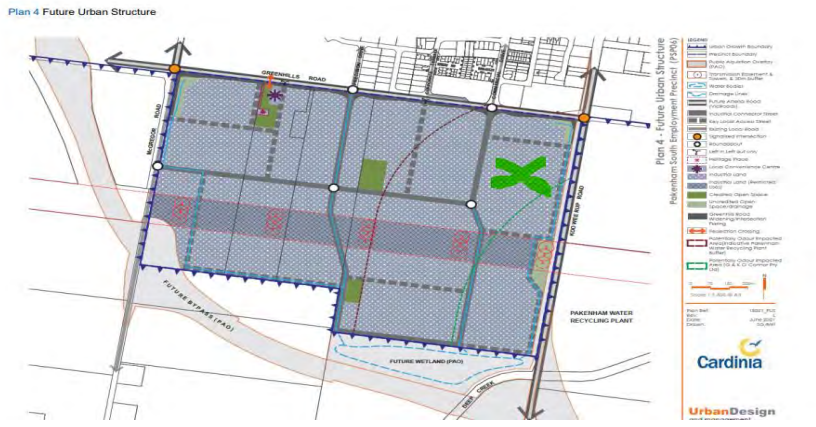
road network and associated services will need to be available prior to the development of the warehouses.

The UGZ6 contains a number of application requirements including a Stormwater Management Strategy, Hydrogeological Assessment, Bushfire Management Plan, Landscape Masterplan, Traffic Impact Assessment, Environmental Sustainable Design Assessment and Public Infrastructure Plan.

- A Landscape Plan prepared by KLM dated 15 January 2025 was included with the application. This plan requires changes, noting it includes streetscape planting which will be assessed/approved under the subdivision, rather than this development application.
- A Traffic Impact Assessment prepared by One Mile Grid dated 17 January 2025 was included with the application. The Traffic Impact Assessment which includes a carparking demand analysis is satisfactory to Council's Traffic team.
- A Sustainability Management Plan prepared by Sustainable Design Consultants dated January 2025 was included with the application. The assessment outlines the measures proposed to exceed best practice in environmentally sustainable design.
- A Hydrogeological Assessment, prepared by Geoaquitards Environmental, dated 18 February 2021 was submitted with the application. The assessment found standing water levels from 1.21m to 4.4m, with soil assessed to be non-aggressive to mild-aggressive for various chemicals tested. Mitigation measures were included in this assessment. It is considered appropriate that these mitigation measures be included on any permit that should issue.
- A Stormwater Management Strategy prepared by Stormy Water Solutions dated 27 January 2023 and Interim Stormwater Memorandum prepared by Stormy Water Solutions dated 6 September 2023 were submitted with the application. These documents were referred to Melbourne Water for review. Melbourne Water had no objection subject to conditions including requirements relating to stormwater, sediment laden runoff, temporary outfall works and finished floor levels.
- A Bushfire Management Plan was not considered necessary on the basis that the development will achieve the requirements of the PSP in regard to bushfire hazard.
- A Public Infrastructure Plan (PIP) was not considered necessary on the basis that the infrastructure to service the development (i.e. roads/intersections) will be delivered as part of T230179 for subdivision.

<u>Pakenham South Employment PSP</u>

The proposal has been assessed against the Pakenham South Employment PSP and is generally in accordance with the requirements. The PSP contains a number of elements, each with a set of requirements and guidelines.



- Image, Character, Topography and Heritage:

  - The buildings create a positive address to Meadow Parade and Waddell Loop.
  - Signage will not dominate the streetscape.
  - The built form is appropriate and addresses the road frontages.
- Employment and Local Convenience:
  - The site falls within the south-east water treatment buffer, which applies to sensitive uses. Warehouses are a non-sensitive, appropriate use within this buffer area.
  - The site partially falls within the odour treatment area (Pakenham Abattoir), which requires a separation distance of 1,000 metres from sensitive uses. Warehouses are a non-sensitive, appropriate use within this buffer area.
  - Parking is located close to the offices.
  - The office component, carparking and landscaping at the site frontages provides an acceptable interface to the street.
  - Fencing of a height of 2.1m is proposed around the perimeter of the site. The PSP guideline recommends that fencing should be behind the building line and no more than 1.8m in height. Whilst not meeting the guideline (being 2.1m high and in front of the buildings), the fencing as proposed is acceptable noting it is permeable, consistent and complementary to the overall design of the development.
- Open Space, Biodiversity, Threatened Species and Bushfire:
  - The site has been stripped, through the bulk earthworks permit. Any environmental mitigation levy requirements will need to be completed by the developer at the appropriate trigger point.
- Transport and Movement:
  - The road network will be delivered under the subdivision in accordance with the PSP and to the satisfaction of the Responsible Authority. Conditions will need to be included on any permit that should issue requiring the completion of this network prior to development of the warehouses.
  - It is noted that the proposal includes access gates along the boundary frontage. The Traffic team have requested a condition to ensure the opening of these gates during truck delivery times to prevent queuing within the adjacent roadways.
- Integrated Water Management, Utilities, Energy and Sustainability:
  - The development includes rainwater tanks for each premises and a Sustainability Management Plan.
- Infrastructure Delivery and Staging:
  - Prior to the development commencing the subdivision (including associated infrastructure) will need to be delivered.

Infrastructure Contributions Plan Overlay Schedule 2

The subject land is covered by the Infrastructure Contributions Plan Overlay Schedule 2. Infrastructure delivery will be dealt with under the subdivision permit T230179. Any approval granted will need to ensure that the applicable subdivision stage is completed prior to the development of the warehouses. This will ensure the construction of ICP infrastructure and local infrastructure to service the lot/precinct and that any ICP payments are delivered/paid under the subdivision approval.

Land Subject to Inundation Overlay

Part of the land is affected by the Land Subject to Inundation Overlay. Purposes of the overlay include:

- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

Melbourne Water have assessed the updated amended application / plans and have no objection subject to conditions.

Clause 52.06 Signs

The application includes illuminated signs (6m x 2m) on each building (maximum 2 per building) and truck entry signs (1.9m x 1m). The proposed signs are considered appropriate for the size and scale of the development and in line with the signage policy.

Clause 52.06 Car parking

Carparking:

Warehouse	Net Floor Area	Planning scheme rate (1.5 spaces per 100sqm net floor area plus 2)	Proposed rate	Shortfall
1A	9,942sqm	151 spaces	223 shared parking spaces for warehouses 1A-1D	232 shared spaces
1B	5,850sqm	89 spaces	223 shared parking spaces for warehouses 1A-1D	232 shared spaces
1C	5,850sqm	89 spaces	223 shared parking spaces for warehouses 1A-1D	232 shared spaces
1D	8,312sqm	126 spaces	223 shared parking spaces for warehouses 1A-1D	232 shared spaces
2A	12440sqm	188 spaces	135 shared parking spaces for warehouses 2A and 2C	128 shared spaces
2B	8,175sqm	124 spaces	138 shared spaces for warehouses 2B and 2E	68 shared spaces
2C	4,932sqm	75 spaces	135 shared parking spaces for warehouses 2A and 2C	128 shared spaces
2D	3,527sqm	54 spaces	21 spaces plus 2 employee spaces	33 spaces
2E	5,335sqm	82 spaces	138 shared spaces for warehouses 2B and 2E	68 shared spaces

A total of 517 car spaces are proposed, which equates to 0.8 spaces per 100sqm floor area. The planning scheme requires a total of 981 car spaces for the development. The application contains a Traffic Impact Assessment which includes a parking demand analysis of 83 existing warehouses across metropolitan Melbourne, including 14 warehouses within Southeast Business Park directly north of the precinct. The analysis found that smaller warehouses had a higher demand than larger warehouses and the demand for each warehouse was lower than the rates listed in planning scheme. Based upon the analysis, the anticipated demand for the development is 301 spaces or 0.47 spaces per 100sqm floor area. The 517 spaces as proposed is well above this anticipated demand. Council's Traffic team have reviewed the proposed carparking and advised that whilst it does not meet the rates as listed in the planning scheme, the parking demand analysis is satisfactory and what we have previously supported based upon the anticipated demand analysis. It should be noted that the site is bounded by four road frontages allowing for significant on-street parking.

The car parking demand analysis suitably aligns with a similar assessment undertaken for a warehouse application within Cardinia Road Employment PSP. This assessment looked at 52 warehouses across several suburbs and considered a demand range of 0.42 spaces per 100sqm floor area.

A total of 36 bicycle spaces are proposed.

Clause 65 Decision Guidelines

The proposal, subject to conditions, is consistent with planning policy, the purpose of the zone and the orderly planning of the area. The proposal will facilitate the delivery of much needed employment opportunities in accordance with the PSP.

Conclusion

The proposal has been assessed against the relevant provisions of the planning scheme and is considered to be in accordance with the applicable requirements. It is recommended that the application is approved subject to conditions.

Recommendation

That Council having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* in relation to Planning Application No. T240573 decides to Grant a Permit in respect of the land known and described as Lot 2 PS904617S (Proposed Lot B) 130 Greenhills Road, Pakenham for development of the land for warehouses, works within the LSIO, reduction in car-parking and advertising signs (illuminated business identification signs) in accordance with the endorsed plans, subject to the following conditions:

1. Before the commencement of any buildings and works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with the plans submitted with the application prepared by Concept Y drawing no. 2411-136-DA-000, but modified to show:
    a. Sight distances for access driveways in accordance with AS2890.1 (Clause 3.2.4(a)).
2. Before the development starts, an amended landscape plan, prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and one electronic copy in an approved format must be provided. The landscaping plan must be generally in accordance with the landscape concept plans prepared by KLM (Ref 12328.00 LP01) dated 15/1/25 but modified to show:
    a. Removal of all landscaping works from the streetscapes.
    b. Identify that Macrolaena stipoides is to be mowed or removal of Macrolaena stipoides from frontages visible to the street.

    All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact sight lines for vehicles or pedestrians.
3. Before the development starts, an amended Sustainability Management Plan must be submitted to an approved by the Responsible Authority. The plan must be generally in accordance with the Sustainability Management Plan prepared by Sustainable Development Consultants dated January 2025 but modified to account for the amended layout/development as per the approved plans. When approved, the plan will form part of the permit and all works/development/use must be in accordance with the plan.
4. Before the development starts a stormwater management plan showing the site specific stormwater works to the nominated point of discharge must be submitted for the approval of the Responsible Authority. Once approved, the stormwater management plan will be endorsed and will then form

part of the permit. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (including trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc.). All works must be undertaken in accordance with the approved stormwater management plan.

5. Before the development starts, proposed Lot B as shown on PS918148 must be titled and all roads and streetscapes providing access to Lot B must be designed and constructed to the satisfaction of the Responsible Authority, including Meadow Parade, roundabout at Greenhills Road/Meadow Parade, Waddell Loop and roundabout at Waddell Loop/Meadow Parade/Kitchen Drive.

6. Before the development starts, easement E-1 on Lot 2 PS904617S must be removed from the land.

7. All concrete and steel structures and associated below ground drainage infrastructure must be designed for a non-aggressive to mild aggressive soil exposure classification in accordance with AS2159-2009 to the satisfaction of the Responsible Authority.

8. At least 14 days before any works start, a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP. The CEMP must address all environmental risks and include:
    a. Temporary stormwater management including sedimentation control,
    b. Provision of pollution and contamination controls including noise and dust,
    c. Location of stockpiles and stockpile management,
    d. Location of site office and facilities,
    e. Equipment, materials and goods management, and
    f. Tree protection zones, trees to be retained and trees to be removed.

Prior to Occupation

9. Before the development is occupied or by such later date as is approved by the Responsible Authority in writing, the landscaping works on the endorsed landscape plan, must be carried out and completed to the satisfaction of the Responsible Authority.

10. Before the development is occupied, outfall drainage for the development must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority.

11. Before the development is occupied, all proposed areas set aside on the approved plan/s for accessways, crossovers, circulation, car parking and bicycle parking as shown on the endorsed plans must be constructed, properly formed to such levels that they can be used in accordance with the plans, drained, line-marked to indicate each car space and all access lanes and clearly show the direction of traffic along access lanes and driveways. The vehicle crossovers must be designed and constructed generally in accordance with AS2890.2 and pavement composition must be to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.

General

12. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.

13. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

14. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
15. The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be carried out entirely within the site and must not interfere with other traffic.
16. Vehicles using the site must not exceed 26m in length and vehicles longer than 8.8m must enter and exit the site in a forward direction.
17. Access gates for truck entry must remain open during delivery times, unless with the prior written consent of the Responsible Authority.
18. Carparking spaces are to be shared for:
    a. Warehouse 1A, 1B, 1C and 1D;
    b. Warehouse 2A and 2C; and
    c. Warehouse 2B and 2E.
19. The development must be provided with reticulated water and sewerage, underground power and telecommunications connections to the satisfaction of the Responsible Authority.
20. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties to the satisfaction of the Responsible Authority.
21. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
22. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
23. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development of the subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
24. At all times, external lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
25. The development must not detrimentally affect the amenity of the area, through the:
    a. Transport of materials, goods or commodities to or from the land.
    b. Appearance of any building, works or materials.
    c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
    d. Presence of vermin.
26. All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes shall be kept in a storage area screened from view to the satisfaction of the Responsible Authority.
27. The areas set aside for car parking as shown on the endorsed plans must not be used for any other purposes.
28. All pipes, fixtures, fittings and vents servicing any building on the subject land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
29. The premises must not be used for a purpose shown in the table to Clause 53.10 if no threshold distance is specified or if the threshold distance is not met.

30. The premises must not require a notification under the Occupational Health and Safety Regulations 2017, a licence under the Dangerous Goods Act 1985, or exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.

Signs

31. The location and details of the signs, including those on supporting structures, as shown on the endorsed plan/s, must not be altered without the written consent of the Responsible Authority.
32. Sign/s must be displayed and maintained to the satisfaction of the Responsible Authority.
33. The sign/s lighting must be designed, baffled and located to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
34. The sign/s must not contain any flashing light.

Melbourne Water

35. Before the commencement of works, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
36. Before the issue of a Certificate of Occupancy under the Building Act 1993, a certified survey plan (CSP) to Melbourne Water's satisfaction, prepared by or under the supervision of a licensed land surveyor, must be provided. The CSP is to demonstrate the finished levels reduced to the Australian Height Datum, the 1% AEP flood levels associated with any existing or proposed Melbourne water asset and demonstrate that the required 600mm freeboard has been achieved for each warehouse.
37. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses.
38. Before the issue of a Certificate of Occupancy under the Building Act 1993, any temporary outfall works required to service the warehouse development must be completed to the satisfaction of Melbourne Water and Council. Council acceptance of any temporary drainage infrastructure should be forwarded to Melbourne Water.

Expiry

39. This permit will expire if:
    a. The development does not start within two (2) years of the date of this permit; or
    b. The development is not completed within four (4) years after the issue of the permit.
    c. The permit for the signage will expire fifteen (15) years from the date of the permit being issued. On expiry the sign and structures specifically to support and illuminate the signage must be removed.

    The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with section 69 of the *Planning and Environment Act 1987*.

Notes

- Please be advised that the land falls within the Growth Areas Infrastructure Contribution area. The Growth Areas Infrastructure Contribution is a one-off contribution payable for certain "events" usually associated with urban property development. This levy is payable to the State Revenue Office not Cardinia Shire Council. It is recommended that advice be sought from the State Revenue Office, the Metropolitan Planning Authority or an independent legal expert.
- Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development complies with the Building Act and Building Regulations.
- Prior to commencement of the proposed use a Building Permit must be obtained for any retaining wall exceeding 1.0 metres in height.

- A Vehicle Crossing Permit must be obtained from Cardinia Shire Council before the any works associated with any proposed vehicle crossing start.

Planner Responsible:	Lisa Hall		
Signature:			
Date:	24 February 2025		

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

1 SITE PERSPECTIVE

Lot 4B North, 130 Greenhills Road, Pakenham VIC

Sheet Number	Sheet Name	Current Revision	Current Revision Date
2411-136-DA-000	COVER PAGE	F	13/01/2025
2411-136-DA-001	SITE PLAN	H	13/01/2025
2411-136-DA-002	WAREHOUSE 1 & 2 ROOF PLAN	D	10/01/2025
2411-136-DA-100	OFFICE 1A PLANS	B	02/10/2024
2411-136-DA-101	OFFICE 1B & 1C PLANS	B	02/10/2024
2411-136-DA-102	OFFICE 1D PLANS	B	02/10/2024
2411-136-DA-103	OFFICE 2A PLANS	C	10/01/2025
2411-136-DA-105	OFFICE 2B PLANS	C	10/01/2025
2411-136-DA-106	OFFICE 2C PLANS	C	10/01/2025
2411-136-DA-107	OFFICE 2D PLANS	C	10/01/2025
2411-136-DA-108	OFFICE 2E PLANS	C	10/01/2025
2411-136-DA-200	WAREHOUSE 1 ELEVATIONS/SECTION	B	02/10/2024
2411-136-DA-201	WAREHOUSE 2 ELEVATIONS/SECTION	B	10/01/2025
2411-136-DA-202	OFFICE 1A ELEVATIONS	A	13/09/2024
2411-136-DA-203	OFFICE 1B & 1C ELEVATIONS	A	13/09/2024
2411-136-DA-204	OFFICE 1D ELEVATIONS	A	13/09/2024
2411-136-DA-205	OFFICE 2A ELEVATIONS	B	10/01/2025
2411-136-DA-207	OFFICE 2B ELEVATIONS	B	10/01/2025
2411-136-DA-208	OFFICE 2C ELEVATIONS	B	10/01/2025
2411-136-DA-209	OFFICE 2D ELEVATIONS	B	10/01/2025
2411-136-DA-210	OFFICE 2E ELEVATIONS	B	10/01/2025

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

COVER PAGE

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-000
REVISION: F
DATE: 13/01/2025
SCALE: -
0
SCALE BAR @ A1

LANDSCAPING
Landscaping to be in accordance with requirements of Cardinia Shire Council. Refer to Landscape Consultant's drawings and specifications for full details.

LIGHTING
External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority. Building mounted flood lights to be provided within the car park area.

CAR PARKING
Car parking spaces to be 4900mm long x 2600mm wide (unless noted otherwise) and be in accordance with Table 2 to Clause 52.06 of Cardinia Shire Council Planning Scheme.

Disabled car parking spaces to be 5400mm long x 2400mm wide, with a shared vacant space of equal size to one side of the allocated disabled space in accordance with A.S. 2890.6 (2009). Disabled car parking spaces may encroach into an accessway width by 500mm as specified in Table 2 to Clause 52.06 of Cardinia Shire Council Planning Scheme.

All car parking bays to be line marked in 80mm wide white weatherproof paint in accordance with A.S. 2890.1 (2004).

VEHICLE CROSSINGS AND ACCESS
All new vehicle crossings shall be to the requirements of the relevant Statutory Authority.

LOADING BAYS
All loading bays to be 7600mm long x 3600mm wide and line marked in accordance with A.S. 2890.1 (2004).

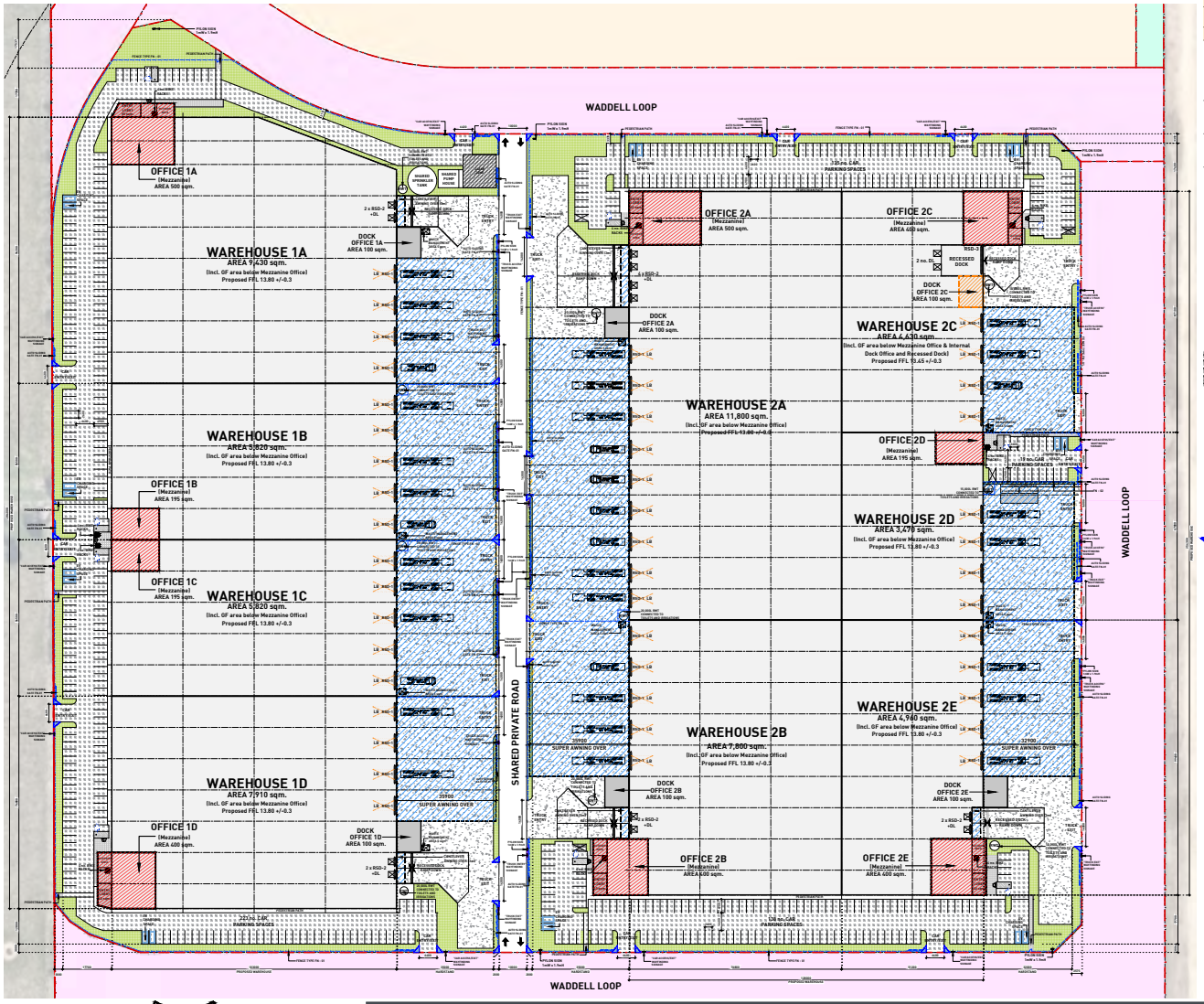
PLANT & EQUIPMENT
All external plant and equipment to be screened or positioned to prevent unreasonable visual impact.

DISABILITY ACCESS
All building entrances are to be in accordance with A.S. 1428.1 (2009).

ESD INITIATIVES
A minimum 150kW solar PV array on the roof of the building to provide 100% of the base building energy demand.

A minimum 185,000L water tank/s to be provided to cater for all toilets and local landscape irrigation.

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



DEVELOPMENT SUMMARY

TOTAL LOT AREA	**109,040**	**sqm. approx.**
SHARED PRIVATE ROAD + 1.5M PEDESTRIAN PATH	**2,960**	**sqm. approx.**
TOTAL SITE AREA	**112,000**	**sqm. approx.**
Warehouse 1A Area (Incl. GF Area below Mezzanine)	9,430	sqm.
Main Office 1A Area (Mezzanine)	500	sqm.
Office 1A Entry Lobby (Ground Floor)	50	sqm.
Dock Office 1A Area (Ground Floor)	100	sqm.
Warehouse 1B Area (Incl. GF Area below Mezzanine)	5,820	sqm.
Main Office 1B (Mezzanine)	195	sqm.
Warehouse 1C Area (Incl. GF Area below Mezzanine)	5,820	sqm.
Main Office 1C (Mezzanine)	195	sqm.
Warehouse 1D Area (Incl. GF Area below Mezzanine)	7,910	sqm.
Main Office 1D (Mezzanine)	400	sqm.
Office 1D Entry Lobby (Ground Floor)	40	sqm.
Dock Office 1D Area (Ground Floor)	100	sqm.
Warehouse 2A Area (Incl. GF Area below Mezzanine)	11,800	sqm.
Main Office 2A (Mezzanine)	500	sqm.
Office 2A Entry Lobby (Ground Floor)	40	sqm.
Office 2A Dock Office (Ground Floor)	100	sqm.
Warehouse 2B Area (Incl. GF Area below Mezzanine)	7,800	sqm.
Main Office 2B Area (Mezzanine)	400	sqm.
Dock Office 2B Area (Ground Floor)	100	sqm.
Office 2B Entry Lobby (Ground Floor)	40	sqm.
Warehouse 2C Area (Incl. GF Area below Mezzanine + Internal Dock Office+ Internal Recessed Dock)	4,630	sqm.
Main Office 2C Area (Mezzanine)	400	sqm.
Office 2C Entry Lobby (Ground Floor)	40	sqm.
Warehouse 2D Area (Incl. GF Area below Mezzanine)	3,470	sqm.
Main Office 2D Area (Mezzanine)	195	sqm.
Warehouse 2E Area (Incl. GF Area below Mezzanine)	4,960	sqm.
Main Office 2E Area (Mezzanine)	400	sqm.
Office 2E Entry Lobby (Ground Floor)	40	sqm.
Dock Office 2E Area (Ground Floor)	100	sqm.
TOTAL BUILDING AREA	**65,575**	**sqm.**
Total Heavy Duty Paving Area	23,975	sqm. approx.
Total Light Duty Paving Area	13,424	sqm. approx.
Total Super Awning Area	17,960	sqm. approx.
Total Cantilever Awning Area (3M)	203	sqm. approx.
Total Car Parking Provided	518	spaces

EXTENT OF HEAVY DUTY PAVING AREA

EXTENT OF LIGHT DUTY PAVING AREA

EXTENT OF LANDSCAPE AREA

EXTENT OF WAREHOUSE AWNING AREA

RSD-1 ROLLER SHUTTER DOOR 6mW x 6mH

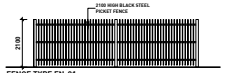
RSD-2 + DL ROLLER SHUTTER DOOR 3mW x 4.2mH WITH DOCK LEVELLER

RSD-3 ROLLER SHUTTER DOOR 9.5mW x 5.5mH

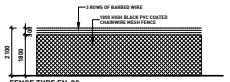
EXTENT OF SUPER AWNING PROP COLUMNS

EXTENT OF SUPER AWNING TRANSFER BEAMS

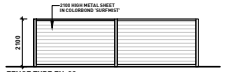
CORNER SPLAY OF AT LEAST 50% CLEAR OF VISUAL OBSTRUCTION WITH DIMENSION AS PER CLAUSE 52.06-9. VEGETATION STRUCTURES WITHIN THE AREA WILL BE LESS THAN 900m IN HEIGHT.



FENCE TYPE FN-01
TYPICAL STREET FRONT FENCE & GATE ELEVATION
SCALE 1:100



FENCE TYPE FN-02
TYPICAL SIDE & REAR BOUNDARY FENCE ELEVATION
SCALE 1:100



FENCE TYPE FN-03
TYPICAL WASTE MANAGEMENT ENCLOSURE
SCALE 1:100

PROPOSED ESTATE
PYLON SIGN ELEVATION
SCALE 1:100

BUILDING AREA SUMMARY: WH1

Unit/Office No.	Warehouse Area (m 2)	Office Area (m 2)	Total Gross Floor Area (m 2)	Net Floor Area (m 2)
Warehouse 1A	9,430	690	10,080	9,942
Warehouse 1B	5,820	195	6,015	5,820
Warehouse 1C	5,820	195	6,015	5,820
Warehouse 1D	7,910	540	8,450	8,312
TOTAL	29,980	1,580	30,560	29,894

BUILDING AREA SUMMARY: WH2

TOTAL				

NOTE:
- Net Floor Area includes the total floor area of all floors of all buildings on a site. It does not include the area of stairs, loading bays, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.

NOTE:
- This concept plan is intended for feasibility purposes only. No planning advice has been sought from statutory authorities in the preparation of this plan. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT

Lot 4B North, 130 Greenhills Road, Pakenham VIC

SITE PLAN

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-001
REVISION: H

DATE: 13/01/2025
SCALE: 1:750 @ A1 / 1:1400 @ A3

0 37.5 75
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF TOTAL WAREHOUSE ROOF AREA

NOTE:

- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT

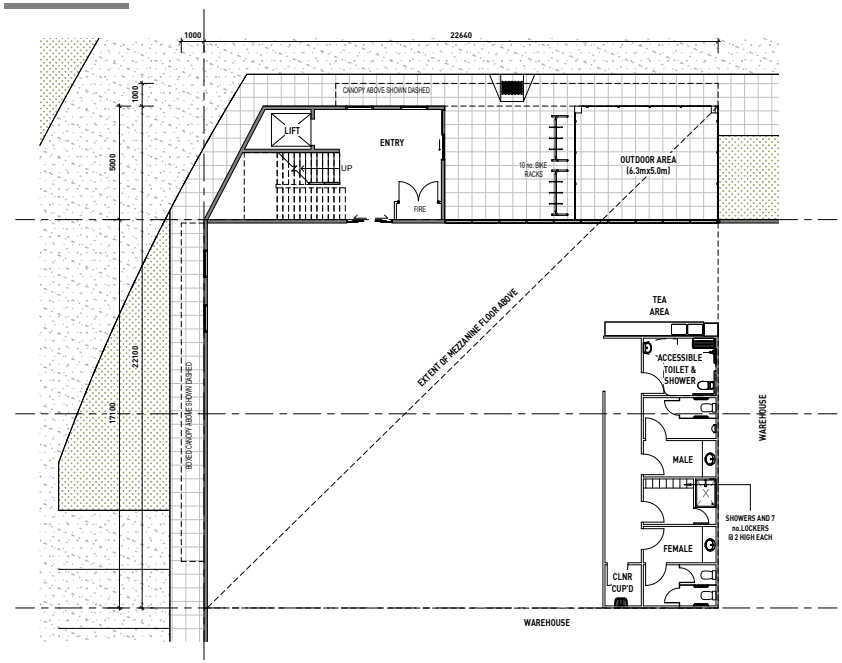
Lot 4B North, 130 Greenhills Road, Pakenham VIC

WAREHOUSE 1 & 2 ROOF PLAN

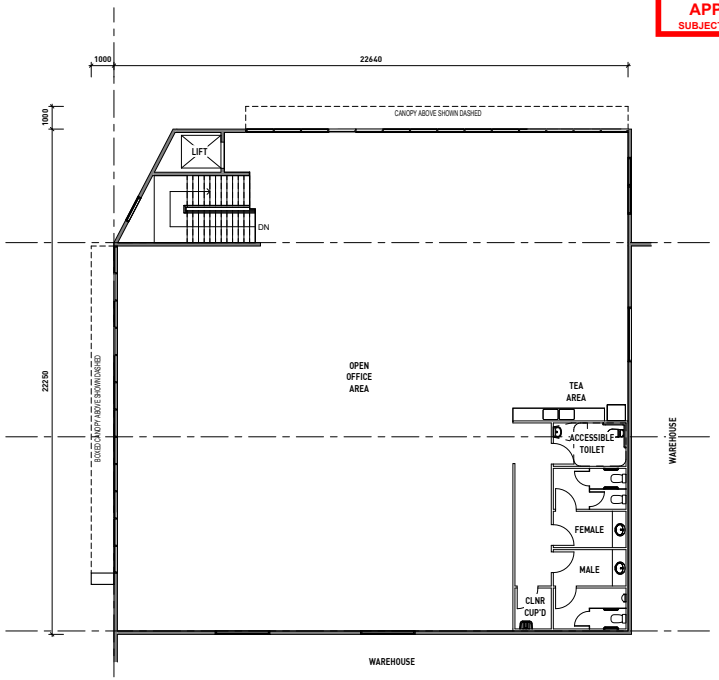
DRAWING TYPE:	DEVELOPMENT APPLICATION
DRAWING NUMBER:	2411-136-DA-002
REVISION:	D
DATE:	10/01/2025
SCALE:	1:750 @ A1 / 1:1500@ A3

0 37.5 75
SCALE BAR @ A1

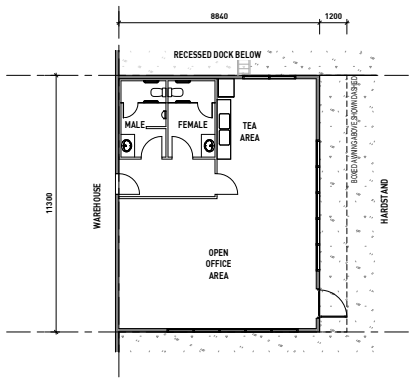
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



1 **OFFICE 1A GROUND FLOOR PLAN**
1 : 100



2 **OFFICE 1A MEZZANINE FLOOR PLAN**
1 : 100



3 **DOCK OFFICE 1A FLOOR PLAN**
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

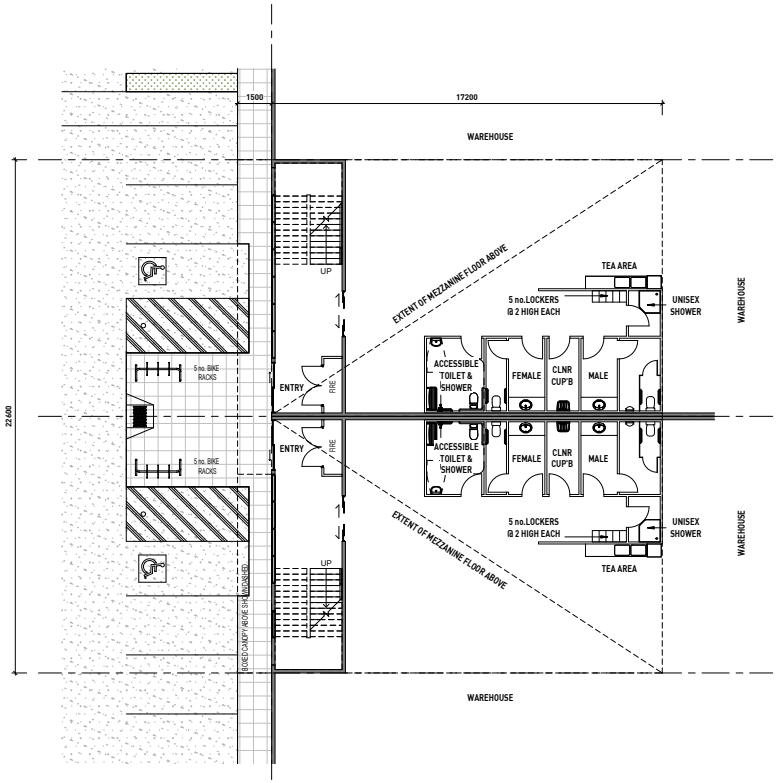
concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

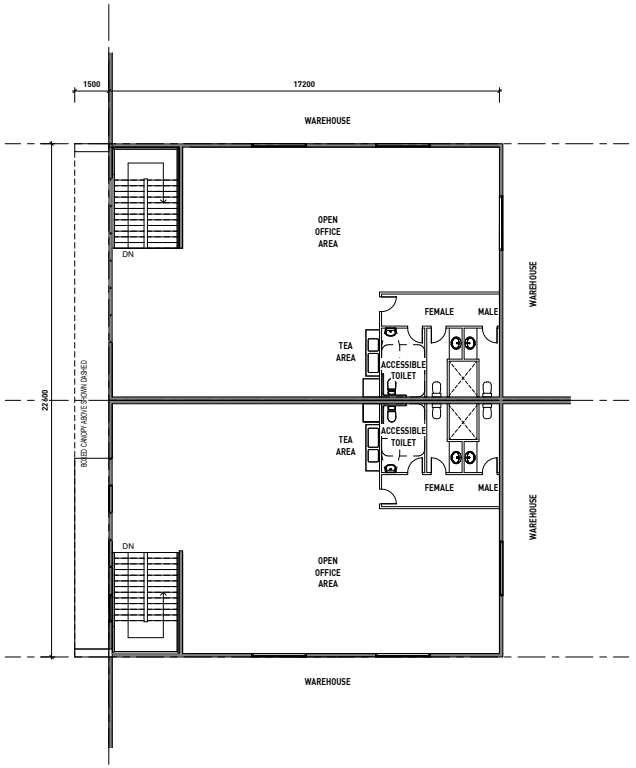
OFFICE 1A PLANS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-100
REVISION: B
DATE: 02/10/2024
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



1 **OFFICE 1B & 1C GROUND FLOOR PLAN**
1 : 100



2 **OFFICE 1B & 1C MEZZANINE FLOOR PLAN**
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

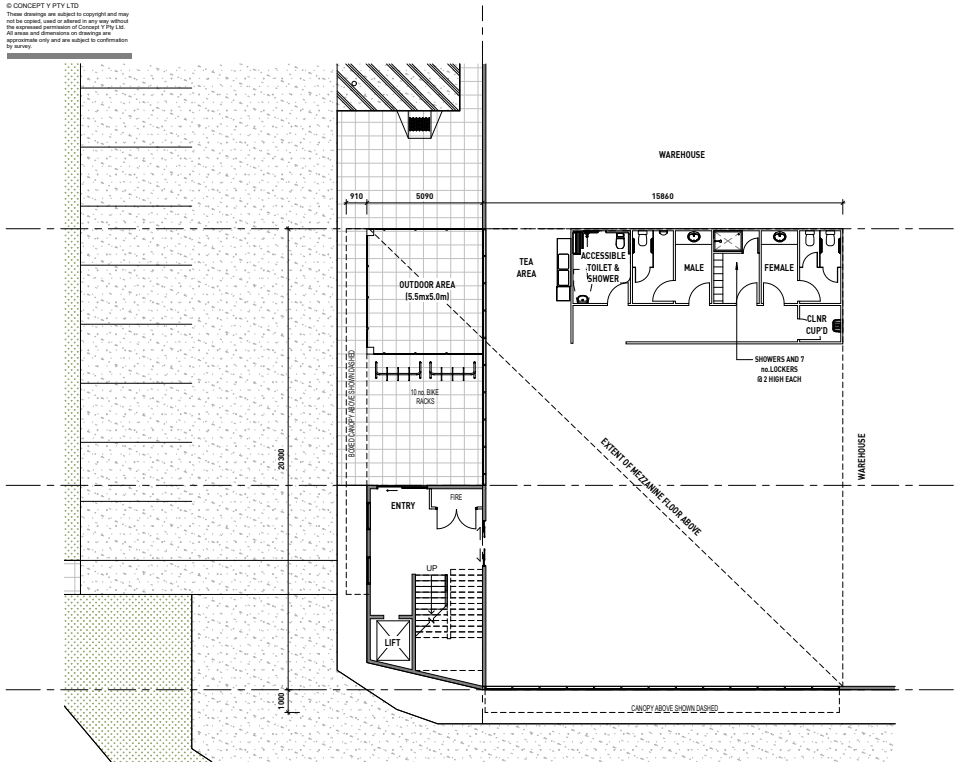
concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

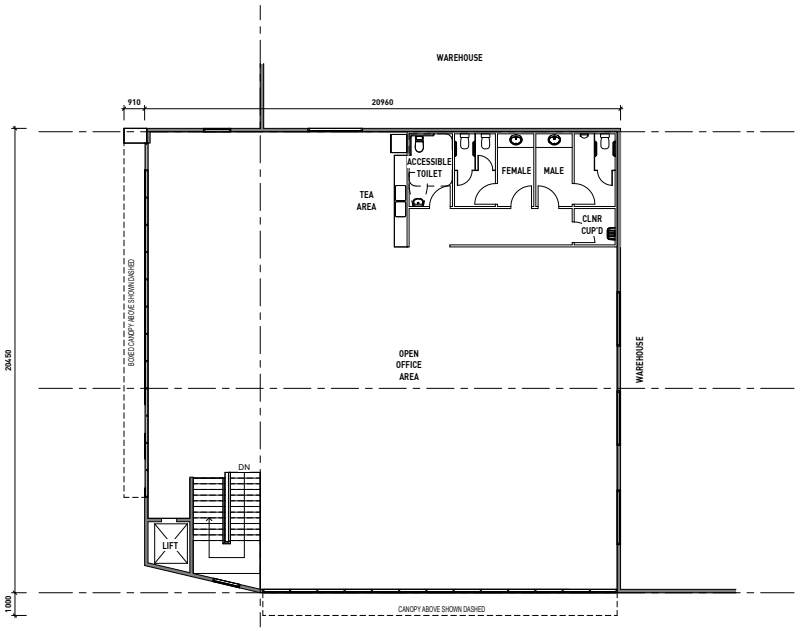
OFFICE 1B & 1C PLANS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-101
REVISION: B
DATE: 02/10/2024
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

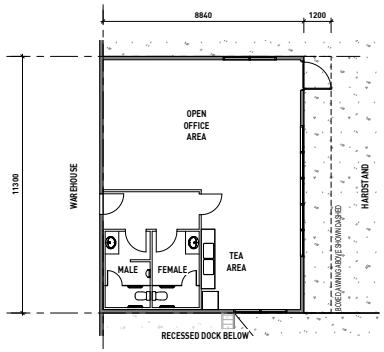
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



1 **OFFICE 1D GROUND FLOOR PLAN**
1 : 100



2 **OFFICE 1D MEZZANINE FLOOR PLAN**
1 : 100



3 **DOCK OFFICE 1D FLOOR PLAN**
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

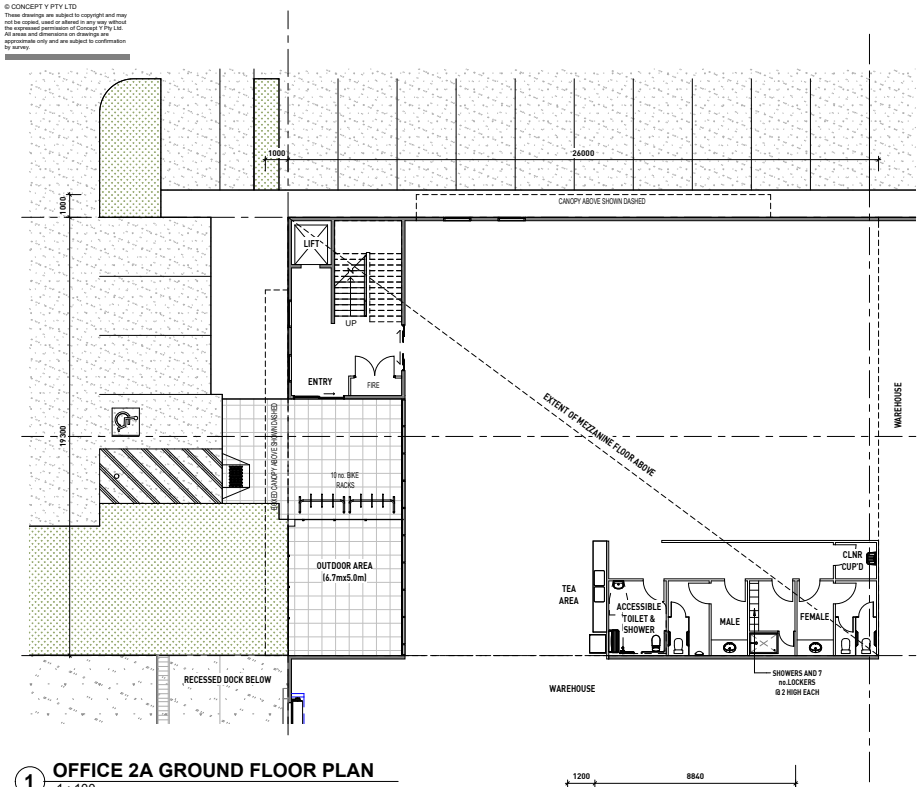
concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

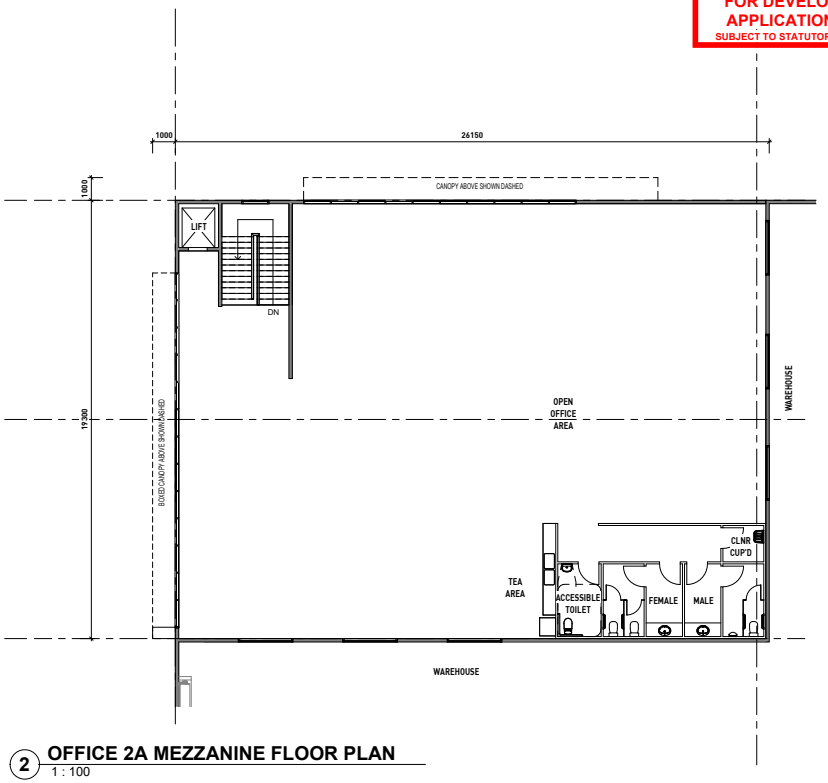
OFFICE 1D PLANS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-102
REVISION: B
DATE: 02/10/2024
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

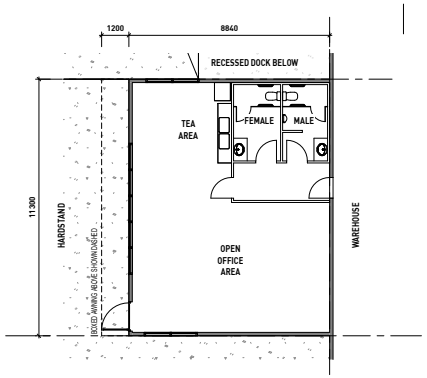
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



1 OFFICE 2A GROUND FLOOR PLAN
1 : 100



2 OFFICE 2A MEZZANINE FLOOR PLAN
1 : 100



3 DOCK OFFICE 2A FLOOR PLAN
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

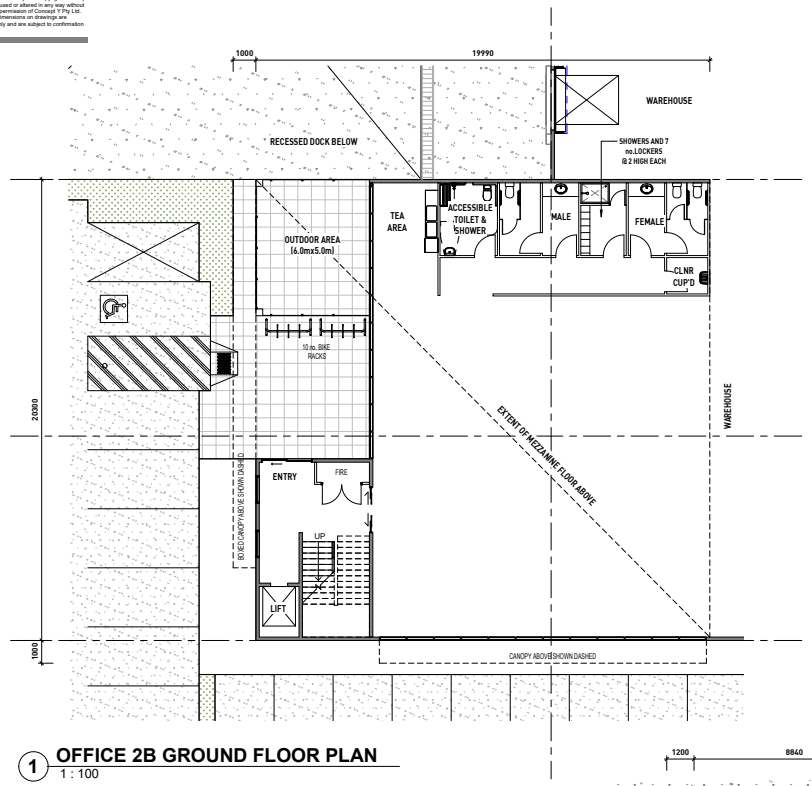
concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

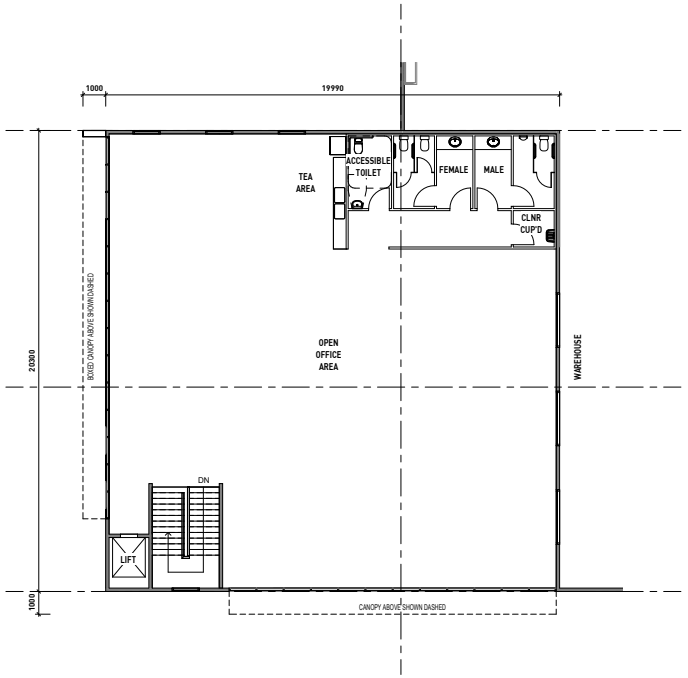
OFFICE 2A PLANS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-103
REVISION: C
DATE: 10/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

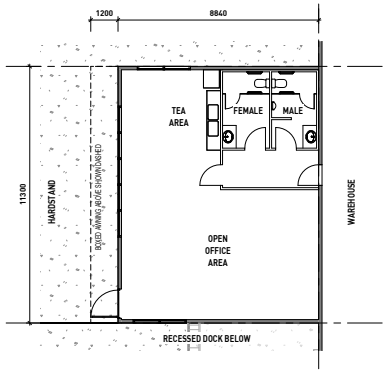
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



1 OFFICE 2B GROUND FLOOR PLAN
1 : 100



2 OFFICE 2B MEZZANINE FLOOR PLAN
1 : 100



3 DOCK OFFICE 2B FLOOR PLAN
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

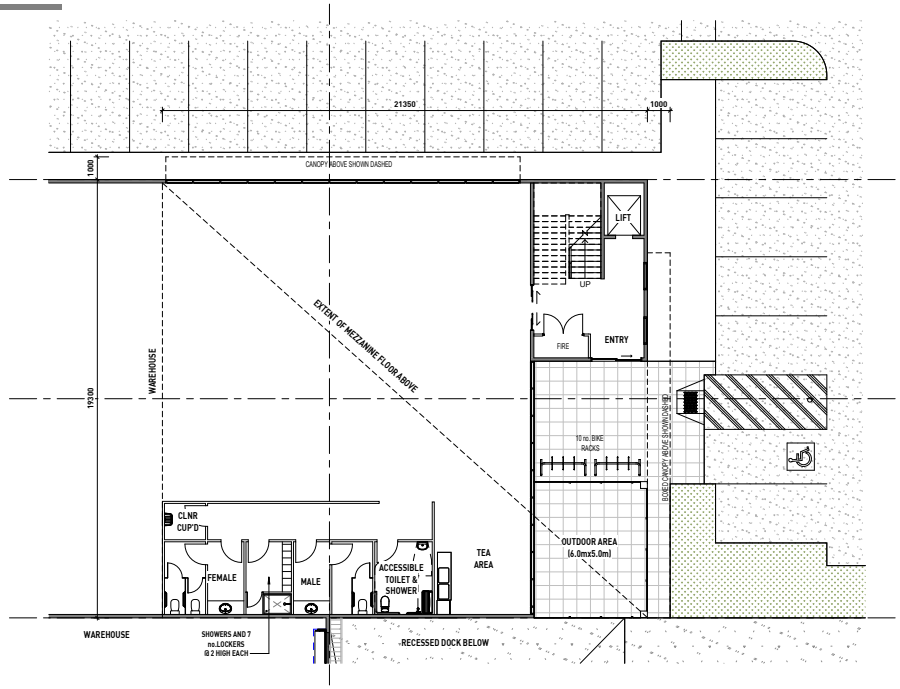
concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

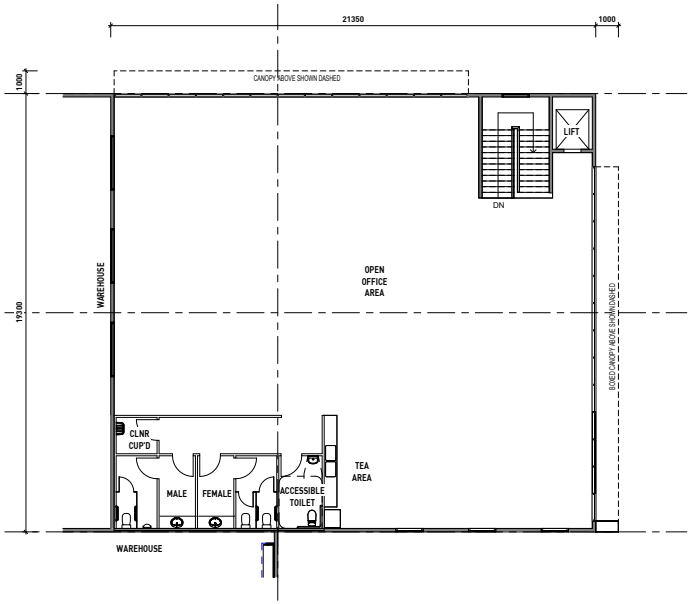
OFFICE 2B PLANS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-105
REVISION: C
DATE: 10/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

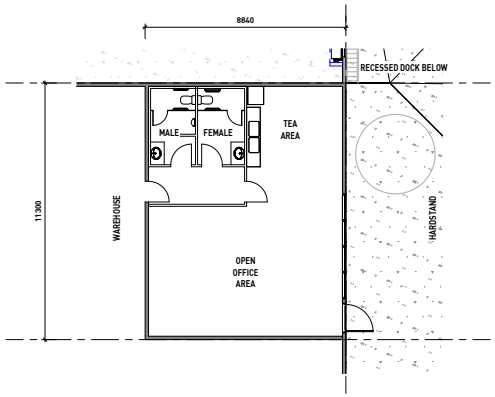
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



1 **OFFICE 2C GROUND FLOOR PLAN**
1 : 100



2 **OFFICE 2C MEZZANINE FLOOR PLAN**
1 : 100



3 **DOCK OFFICE 2C FLOOR PLAN**
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

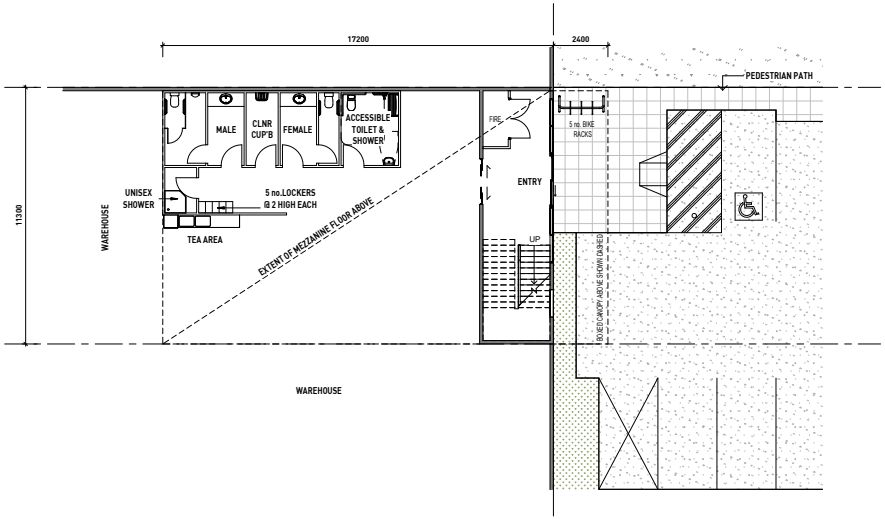
concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

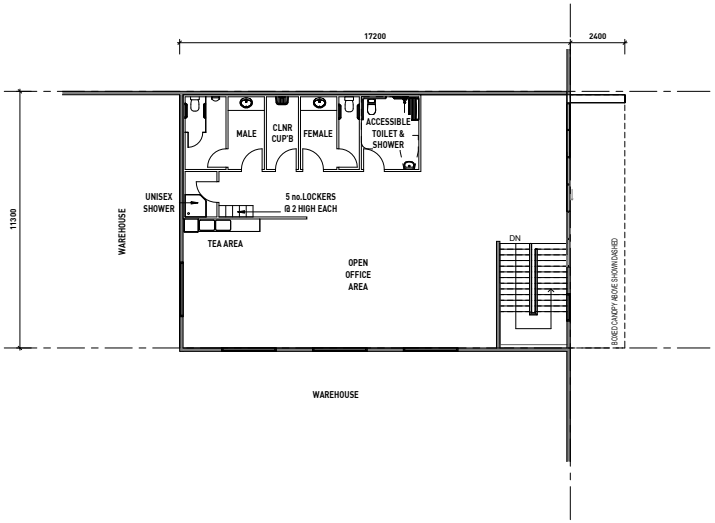
OFFICE 2C PLANS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-106
REVISION: C
DATE: 10/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



1 OFFICE 2D GROUND FLOOR PLAN
1 : 100



2 OFFICE 2D MEZZANINE FLOOR PLAN
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

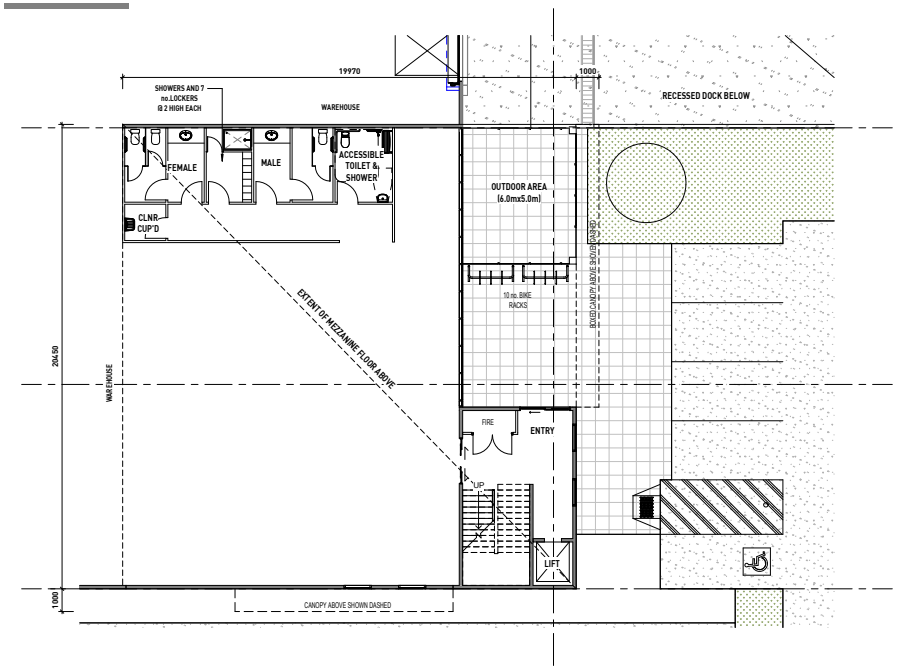
concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

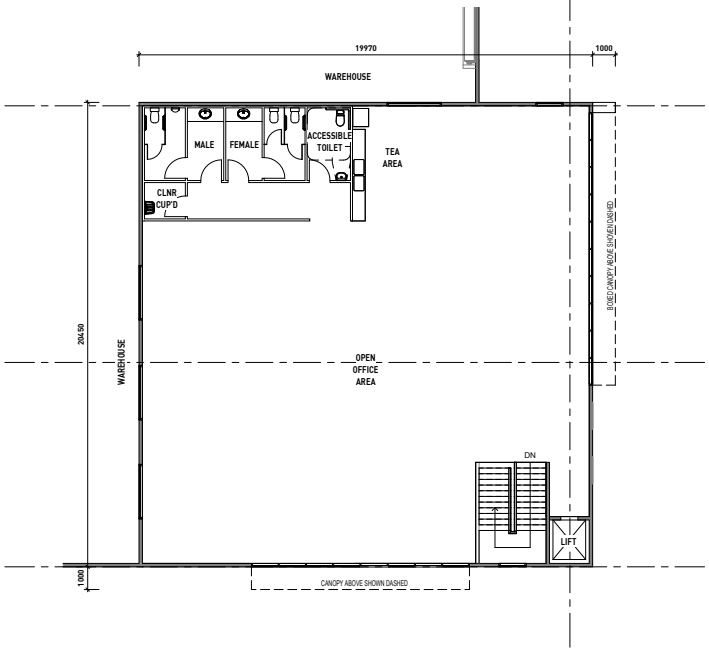
OFFICE 2D PLANS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-107
REVISION: C
DATE: 10/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

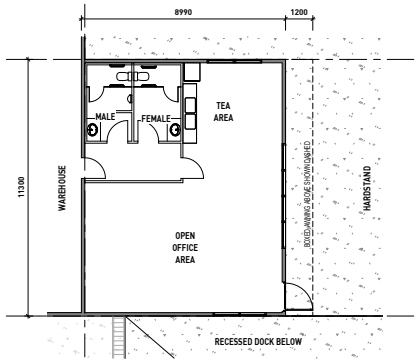
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



1 OFFICE 2E GROUND FLOOR PLAN
1 : 100



2 OFFICE 2E MEZZANINE FLOOR PLAN
1 : 100



3 DOCK OFFICE 2E FLOOR PLAN
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

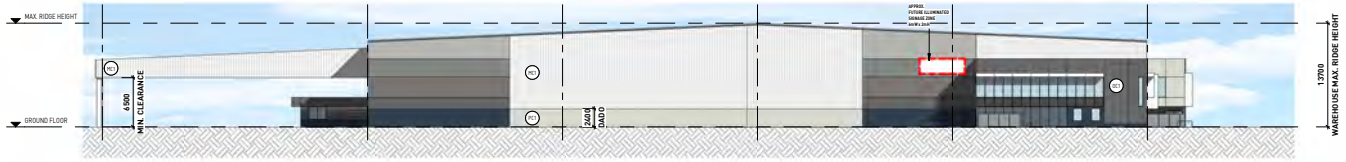
OFFICE 2E PLANS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-108
REVISION: C
DATE: 10/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

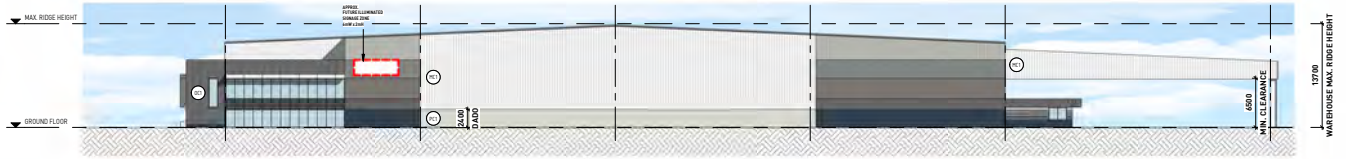
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

1 WAREHOUSE 1 EAST ELEVATION
1 : 500

2 WAREHOUSE 1 WEST ELEVATION
1 : 500



3 WAREHOUSE 1 NORTH ELEVATION
1 : 300



4 WAREHOUSE 1 SOUTH ELEVATION
1 : 300

5 WAREHOUSE 1 TYPICAL SECTION
1 : 250

MATERIAL AND COLOUR SCHEDULE

Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	

6 WAREHOUSE 1 PERSPECTIVE

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

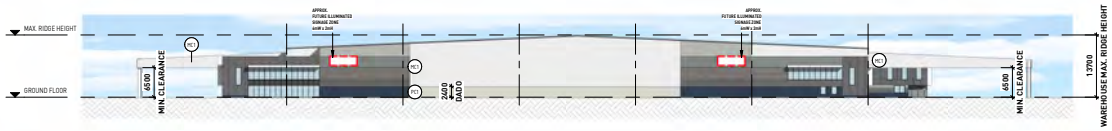
WAREHOUSE 1
ELEVATIONS/SECTION

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-200
REVISION: B
DATE: 02/10/2024
SCALE: 1:250 @ A1 / 1:500 @ A3
0 12.5 25
SCALE BAR @ A1

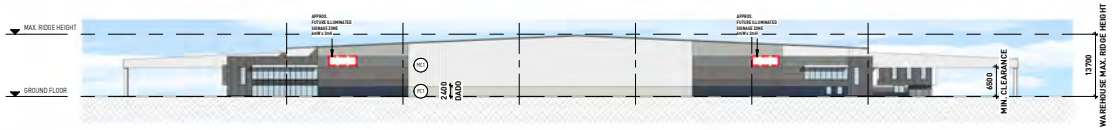
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

1 WAREHOUSE 2 WEST ELEVATION
1 : 500

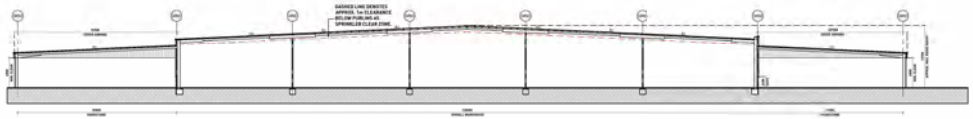
2 WAREHOUSE 2 EAST ELEVATION
1 : 500



3 WAREHOUSE 2 NORTH ELEVATION
1 : 500



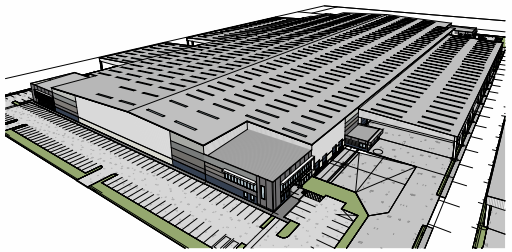
4 WAREHOUSE 2 SOUTH ELEVATION
1 : 500



5 WAREHOUSE 2 TYPICAL SECTION
1 : 500

MATERIAL AND COLOUR SCHEDULE

Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	



6 WAREHOUSE 2 PERSPECTIVE

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT

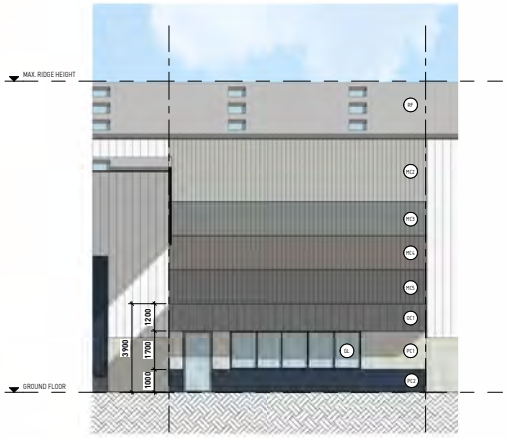
Lot 4B North, 130 Greenhills Road, Pakenham VIC

WAREHOUSE 2
ELEVATIONS/SECTION

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-201
REVISION: B
DATE: 10/01/2025
SCALE: 1:250 @ A1 / 1:500 @ A3
0 12.5 25
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

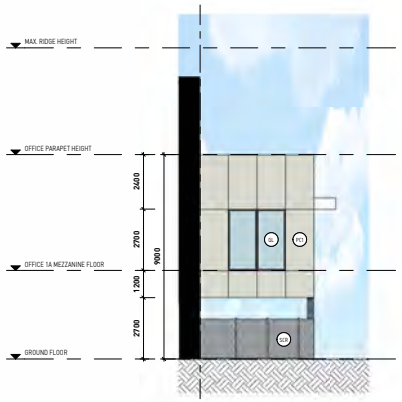
1 OFFICE 1A PERSPECTIVE



2 DOCK OFFICE 1A ELEVATION
1 : 100

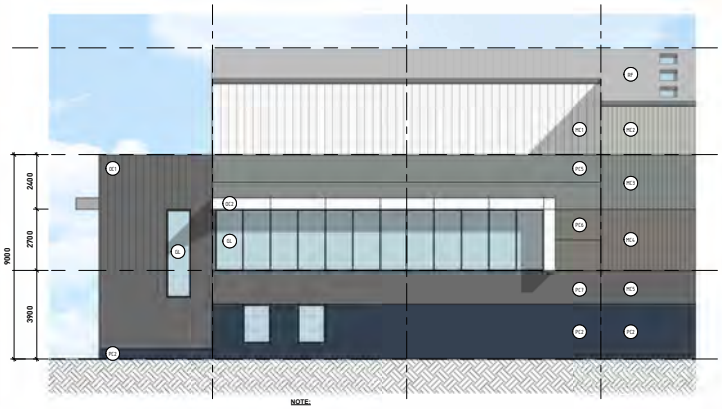
OFFICE MATERIAL AND COLOUR SCHEDULE

Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
OC2	OFFICE CLADDING	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	
SP	SPANDREL GLAZING SUITE	ALUMINUM FRAME IN BLACK POWDERCOAT FINISH	



3 OFFICE 1A WEST ELEVATION
1 : 100

4 OFFICE 1A NORTH ELEVATION
1 : 100



5 OFFICE 1A EAST ELEVATION
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT

Lot 4B North, 130 Greenhills Road, Pakenham VIC

OFFICE 1A ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-202
REVISION: A
DATE: 13/09/2024
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

1 **OFFICE 1B & 1C PERSPECTIVE**

2 **OFFICE 1B & 1C WEST ELEVATION**
1 : 100

OFFICE MATERIAL AND COLOUR SCHEDULE

Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
OC2	OFFICE CLADDING	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	
SP	SPANDREL GLAZING SUITE	ALUMINUM FRAME IN BLACK POWDERCOAT FINISH	

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

OFFICE 1B & 1C ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-203
REVISION: A
DATE: 13/09/2024
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

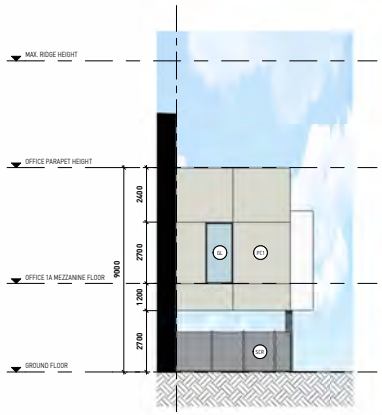
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

1 **OFFICE 1D PERSPECTIVE**

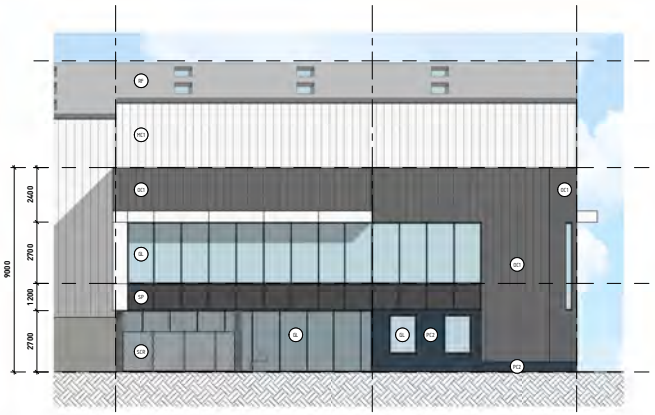
2 **DOCK OFFICE 1D ELEVATION**
1 : 100

OFFICE MATERIAL AND COLOUR SCHEDULE

Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
OC2	OFFICE CLADDING	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	
SP	SPANDREL GLAZING SUITE	ALUMINUM FRAME IN BLACK POWDERCOAT FINISH	



3 **OFFICE 1D NORTH ELEVATION**
1 : 100



4 **OFFICE 1D WEST ELEVATION**
1 : 100

5 **OFFICE 1D SOUTH ELEVATION**
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

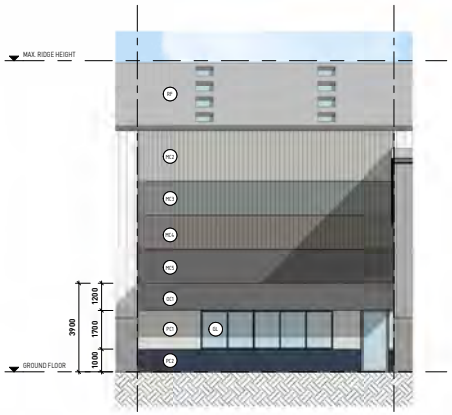
PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

OFFICE 1D ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-204
REVISION: A
DATE: 13/09/2024
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

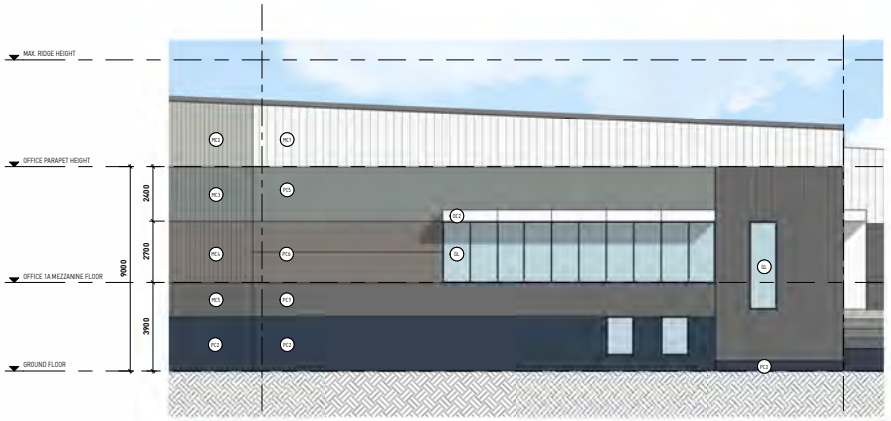
1 **OFFICE 2A PERSPECTIVE**



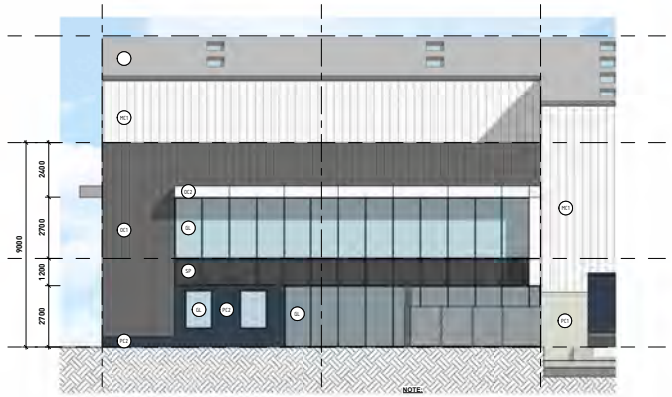
2 **DOCK OFFICE 2A ELEVATION**
1 : 100

OFFICE MATERIAL AND COLOUR SCHEDULE

Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINIUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
OC2	OFFICE CLADDING	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	
SP	SPANDREL GLAZING SUITE	ALUMINUM FRAME IN BLACK POWDERCOAT FINISH	



3 **OFFICE 2A NORTH ELEVATION**
1 : 100



4 **OFFICE 2A WEST ELEVATION**
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

PROPOSED DEVELOPMENT

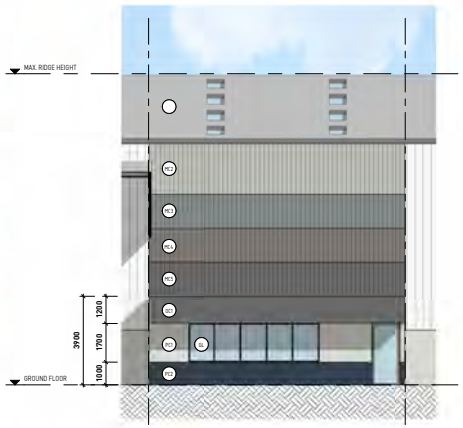
Lot 4B North, 130 Greenhills Road, Pakenham VIC

OFFICE 2A ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-205
REVISION: B
DATE: 10/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

1 **OFFICE 2B PERSPECTIVE**

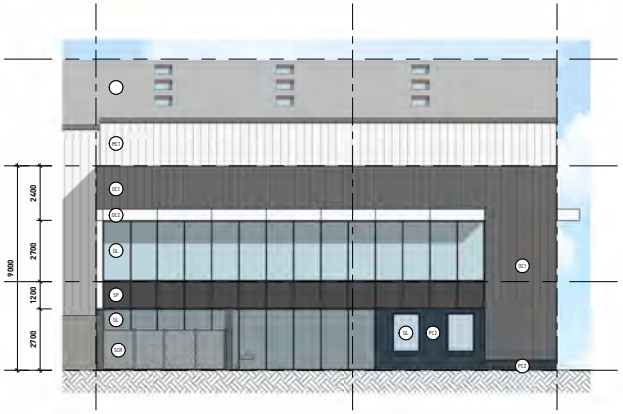


2 **DOCK OFFICE 2B ELEVATION**
1 : 100

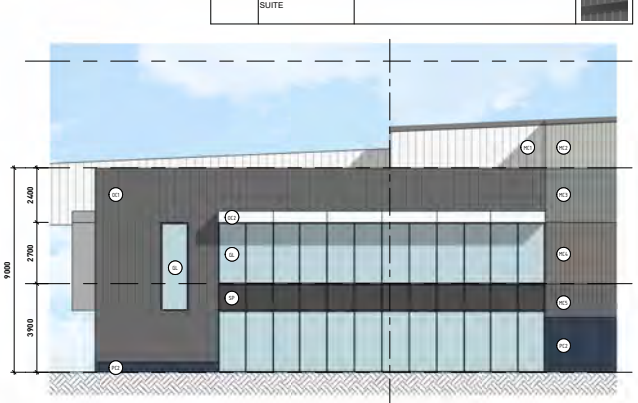
OFFICE MATERIAL AND COLOUR SCHEDULE

Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINIUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
OC2	OFFICE CLADDING	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	
SP	SPANDREL GLAZING SUITE	ALUMINUM FRAME IN BLACK POWDERCOAT FINISH	

3 **OFFICE 2B NORTH ELEVATION**
1 : 100



4 **OFFICE 2B EAST ELEVATION**
1 : 100



5 **OFFICE 2B SOUTH ELEVATION**
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

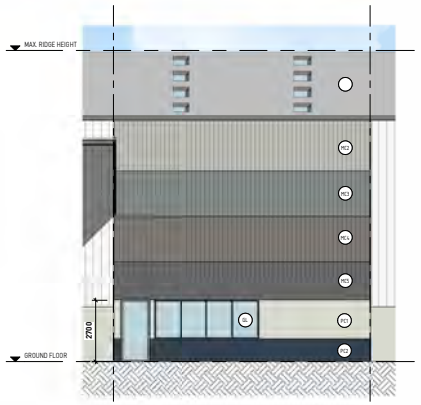
PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

OFFICE 2B ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-207
REVISION: B
DATE: 10/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

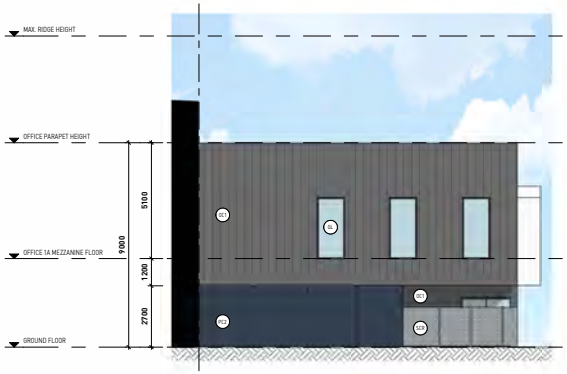
1 **OFFICE 2C PERSPECTIVE**



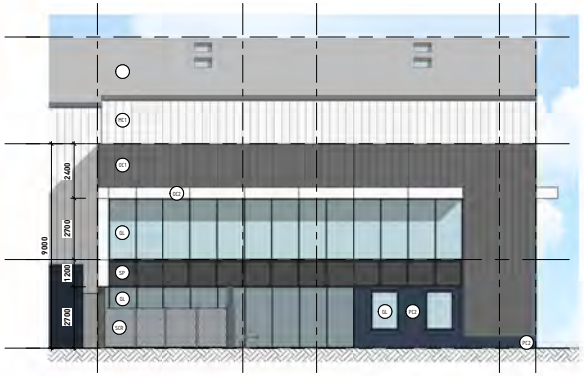
2 **DOCK OFFICE 2C ELEVATION**
1 : 100

OFFICE MATERIAL AND COLOUR SCHEDULE

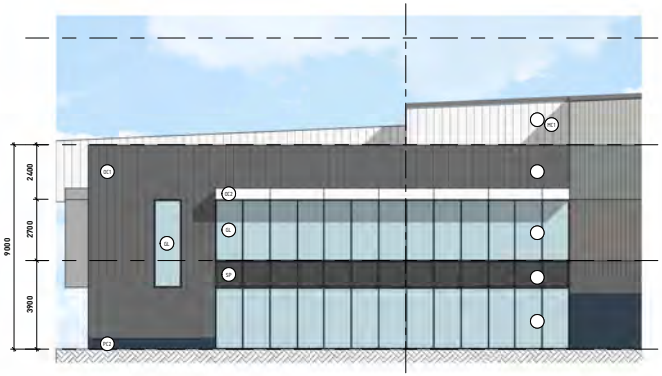
Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINIUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
OC2	OFFICE CLADDING	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	
SP	SPANDREL GLAZING SUITE	ALUMINUM FRAME IN BLACK POWDERCOAT FINISH	



3 **OFFICE 2C SOUTH ELEVATION**
1 : 100



4 **OFFICE 2C WEST ELEVATION**
1 : 100



5 **OFFICE 2C NORTH ELEVATION**
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

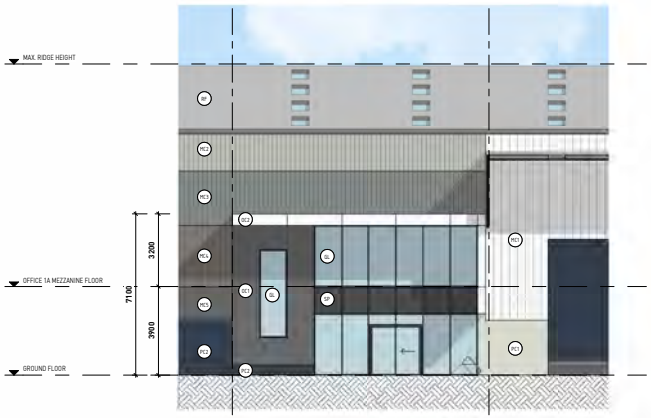
PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

OFFICE 2C ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-208
REVISION: B
DATE: 10/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

1 **OFFICE 2D PERSPECTIVE**



2 **OFFICE 2D WEST ELEVATION**
1 : 100

OFFICE MATERIAL AND COLOUR SCHEDULE

Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
OC2	OFFICE CLADDING	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	
SP	SPANDREL GLAZING SUITE	ALUMINUM FRAME IN BLACK POWDERCOAT FINISH	

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:
Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

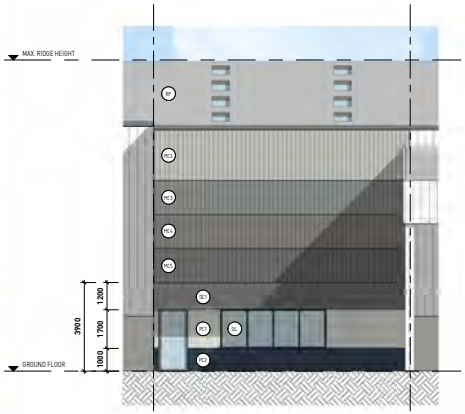
PROPOSED DEVELOPMENT
Lot 4B North, 130 Greenhills Road, Pakenham VIC

OFFICE 2D ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-209
REVISION: B
DATE: 10/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

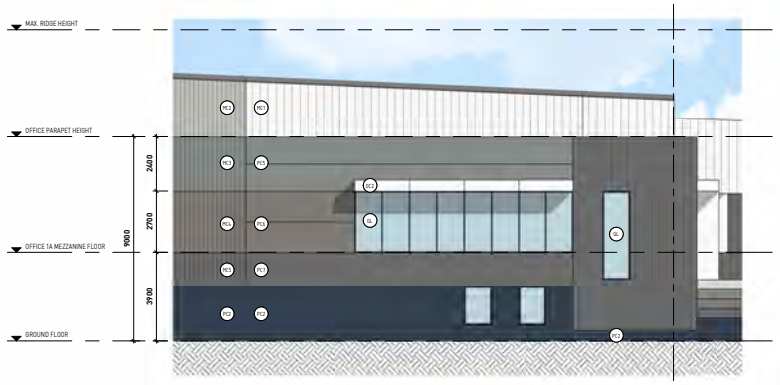
1 **OFFICE 2E PERSPECTIVE**



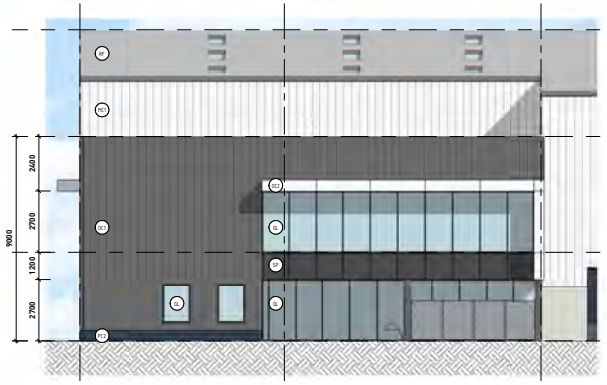
2 **DOCK OFFICE 2E ELEVATION**
1 : 100

OFFICE MATERIAL AND COLOUR SCHEDULE

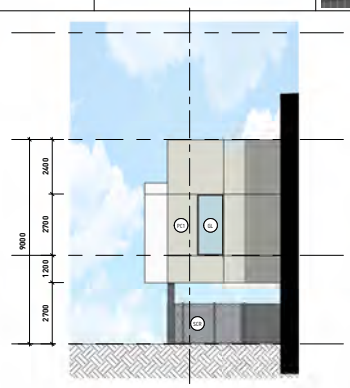
Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINIUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SHALE GRAY' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WINDSPRAY' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'WALLABY' FINISH OR EQUIVALENT	
MC5	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
OC1	OFFICE CLADDING	OFFICE CLADDING STANDING SEAM IN MID GREY COLOUR OR EQUIVALENT	
OC2	OFFICE CLADDING	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'DEEP OCEAN' OR EQUIVALENT.	
PC3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PC4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GRAY' OR EQUIVALENT.	
PC5	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WIND SPRAY' OR EQUIVALENT.	
PC6	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'WALLABY' OR EQUIVALENT.	
PC7	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
RF	METALLIC ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SCR	OUTDOOR AREA	1800 MM HEIGHT PERFORATED METAL SHEET IN SELECTED FINISH	
SP	SPANDREL GLAZING SUITE	ALUMINUM FRAME IN BLACK POWDERCOAT FINISH	



3 **OFFICE 2E SOUTH ELEVATION**
1 : 100



4 **OFFICE 2E WEST ELEVATION**
1 : 100



5 **OFFICE 2E EAST ELEVATION**
1 : 100

NOTE:
- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:

Brookfield Properties
Direct Property Connect

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concept.com.au

PROPOSED DEVELOPMENT

Lot 4B North, 130 Greenhills Road, Pakenham VIC

OFFICE 2E ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-136-DA-210
REVISION: B
DATE: 08/01/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

130 Greenhills Road, Pakenham

Transport Impact Assessment

240544TIA001E-F.docx

17 January 2025

onemilegrid.com.au • Wurundjeri Woiworung Country • (03) 9939 8250

onemilegrid

ABN: 79 168 115 679

(03) 9939 8250
Wurundjeri Woiworung Country
56 Down Street
COLLINGWOOD, VIC 3066
www.onemilegrid.com.au

DOCUMENT INFORMATION

Prepared for	KLM Spatial		
File Name	240544TIA001E-F.docx	Report Date	17 January 2025
Prepared by	AWG	Reviewed by	JD

onemilegrid operates from Wurundjeri Woiworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

CONTENTS

TABLES

FIGURES

APPENDICES

1 INTRODUCTION

onemilegrid has been requested by KLM Spatial to undertake a Transport Impact Assessment of the proposed warehouse development at 130 Greenhills Road, Pakenham.

As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic and parking data has been sourced, and relevant background information has been reviewed.

This report has been updated to address comments received from Council and assess the amended development plans.

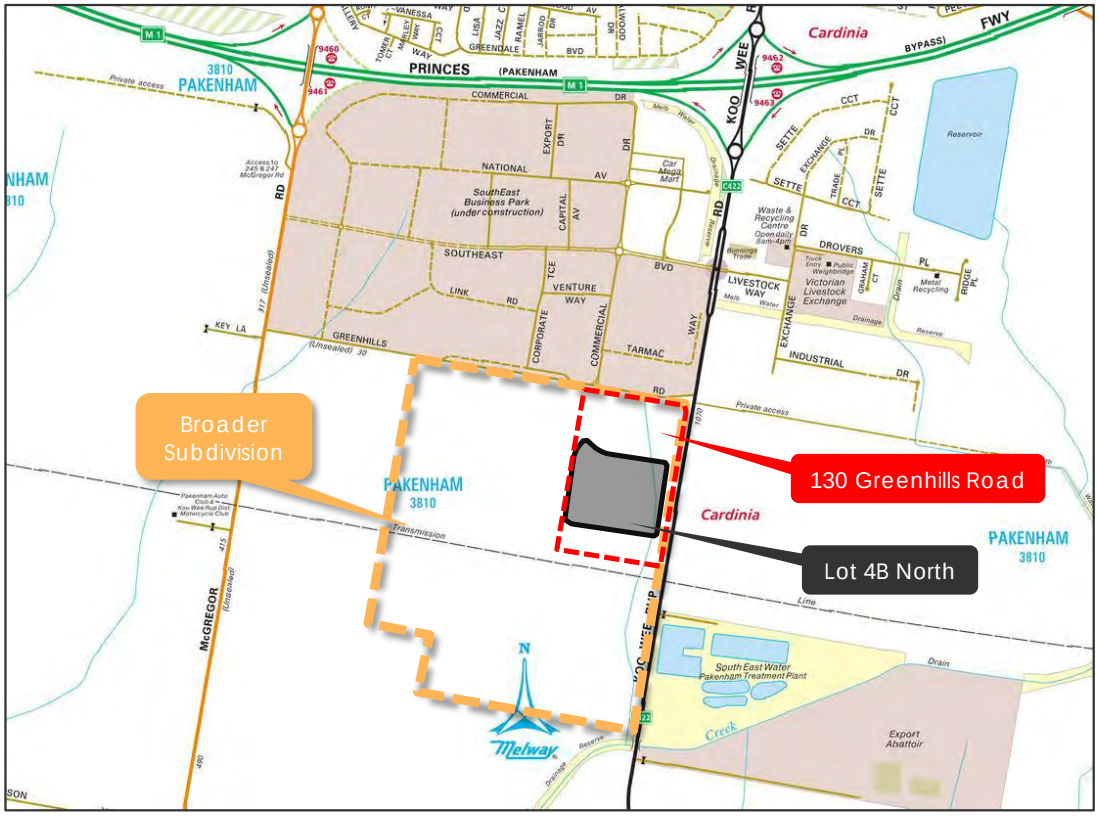
2 EXISTING CONDITIONS

2.1 Site Location

The subject site is located within northeast corner of the broader industrial subdivision proposed at 60-130 Greenhills Road, Pakenham, on the southern side of Greenhills Road and the eastern side of the proposed Commercial Drive extension (nominally Meadow Parade). The subdivision is within the Pakenham South Employment Precinct Structure Plan (PSP) area.

The site is addressed as 130 Greenhills Road, Pakenham, as shown in Figure 1.

Figure 1 Site Location



Copyright Melway Publishing

The site is currently vacant and forms part of the broader subdivision at 60-130 Greenhills Road.

Land use in the immediate vicinity of the site largely industrial and agricultural in nature.

An aerial view of the subject site in the context of the surrounds is provided in Figure 2.

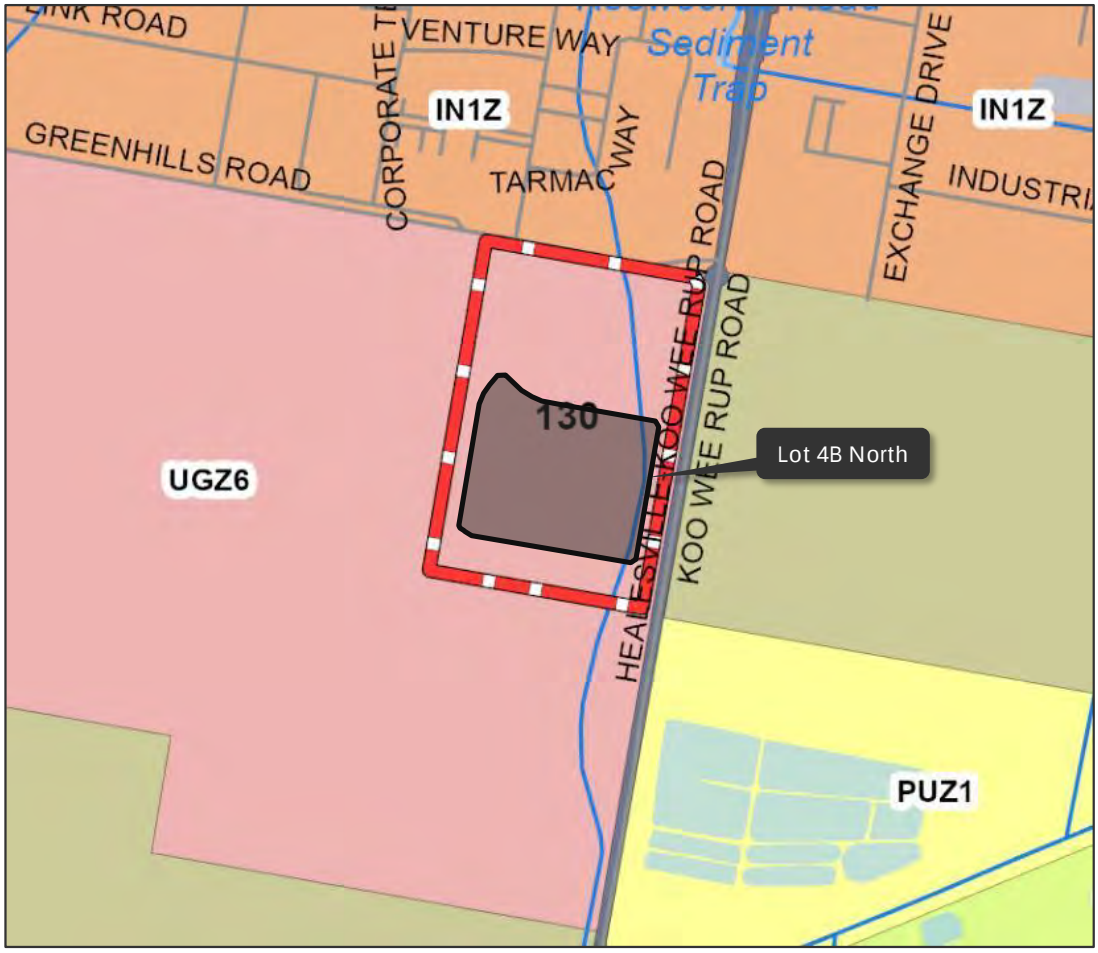
Figure 2 Site Context (1 August 2024)

Copyright Nearmap

2.2 Planning Zones

It is shown in Figure 3 that the site is located within an Urban Growth Zone (UGZ6).

Figure 3 Planning Scheme Zones



2.3 Road Network

2.3.1 Koo Wee Rup Road

Koo Wee Rup Road is an arterial road generally aligned north-south, running between Princes Highway in the north and Station Street in the south. Koo Wee Rup Road has recently been upgraded to a divided carriageway with two traffic lanes in each direction as part of the MRPV Healesville-Koo Wee Rup Road Upgrade project (including along the site frontage) discussed in Section 2.4.

Figure 4 Koo Wee Rup Road looking north (left) and south (right) from Greenhills Road

Image date: December 2022

2.3.2 Greenhills Road

Greenhills Road is a local road generally aligned east-west, running between McGregor Road in the west, and Koo Wee Rup Road in the east.

Greenhills Road has recently been sealed between Koo Wee Rup Road through to McGregor Road, providing a single traffic lane in each direction.

Figure 5 Greenhills Road, looking west (left) and east (right) from Commercial Drive

Image date: December 2022

2.4 Healesville-Koo Wee Rup Road Upgrade

Major Road Projects Victoria (MRPV) has recently completed the Healesville-Koo Wee Rup Road Upgrade project along Koo Wee Rup Road in the vicinity of the site.

The project involved the duplication of Koo Wee Rup Road between the Koo Wee Rup Road/Livestock Way signals in the north and the Koo Wee Rup Bypass in the south.

As part of the works, the intersection of Koo Wee Rup Road/Greenhills Road has been signalised to an interim layout, which will then be upgraded again to include additional east-west approach lanes and left-turn slip lanes when land is made available as part of the Pakenham South Employment PSP.

The current interim Koo Wee Rup Road/Greenhills Road signals layout is shown in Figure 6.

Figure 6 Koo Wee Rup Road/Greenhills Road Interim Signal Layout (1 August 2024)

Copyright Nearmap

3 PAKENHAM SOUTH EMPLOYMENT AREA PRECINCT STRUCTURE PLAN

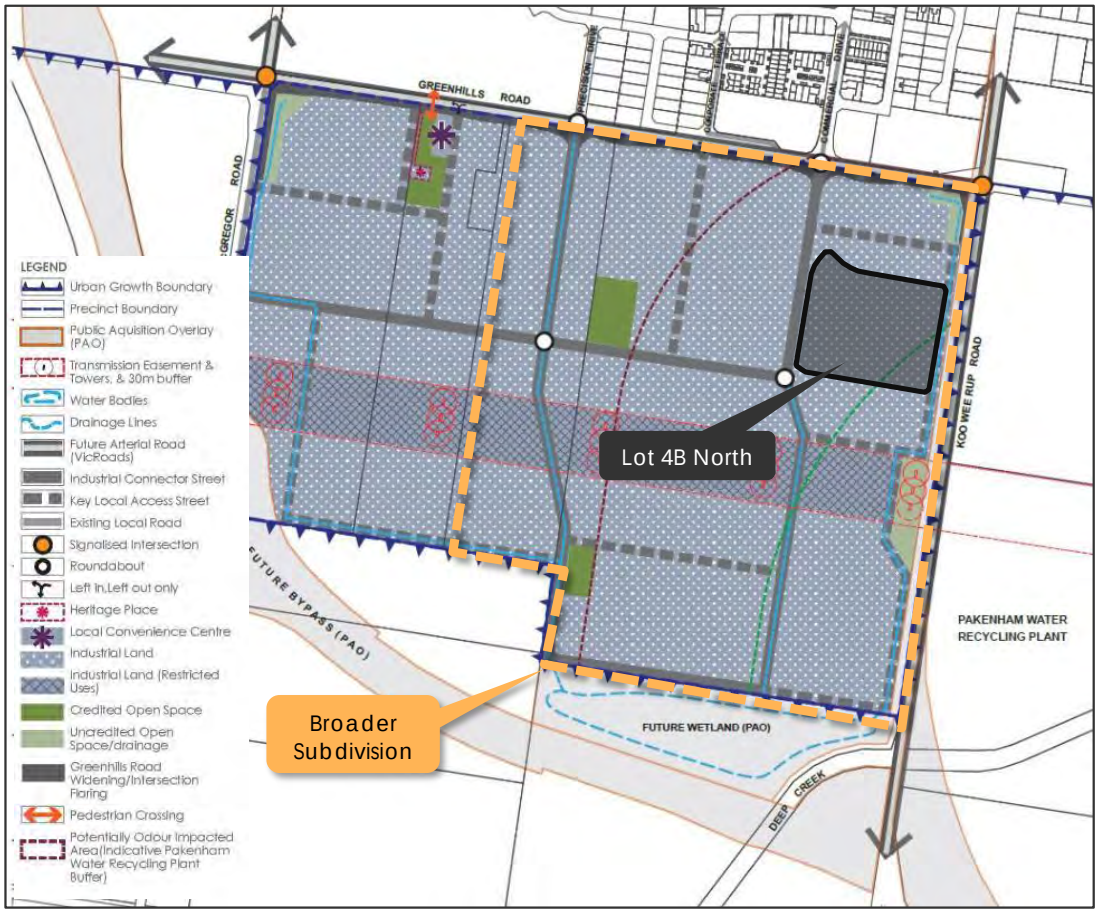
3.1 General

The Pakenham South Employment Precinct Structure Plan (PSP) has been prepared by Cardinia Shire Council and has been incorporated as Amendment C265 into the Cardinia Planning Scheme.

Infrastructure requirements of the PSP are identified on the Precinct Infrastructure Plan (PIP) and detailed in the Pakenham South Employment Infrastructure Contributions Plan (ICP).

The subject site is located toward the northeastern corner of the broader subdivision, and the Pakenham South Employment Precinct Structure Plan area, for which the Future Urban Structure is shown in Figure 7. This site is nominated in the PSP as Industrial Land.

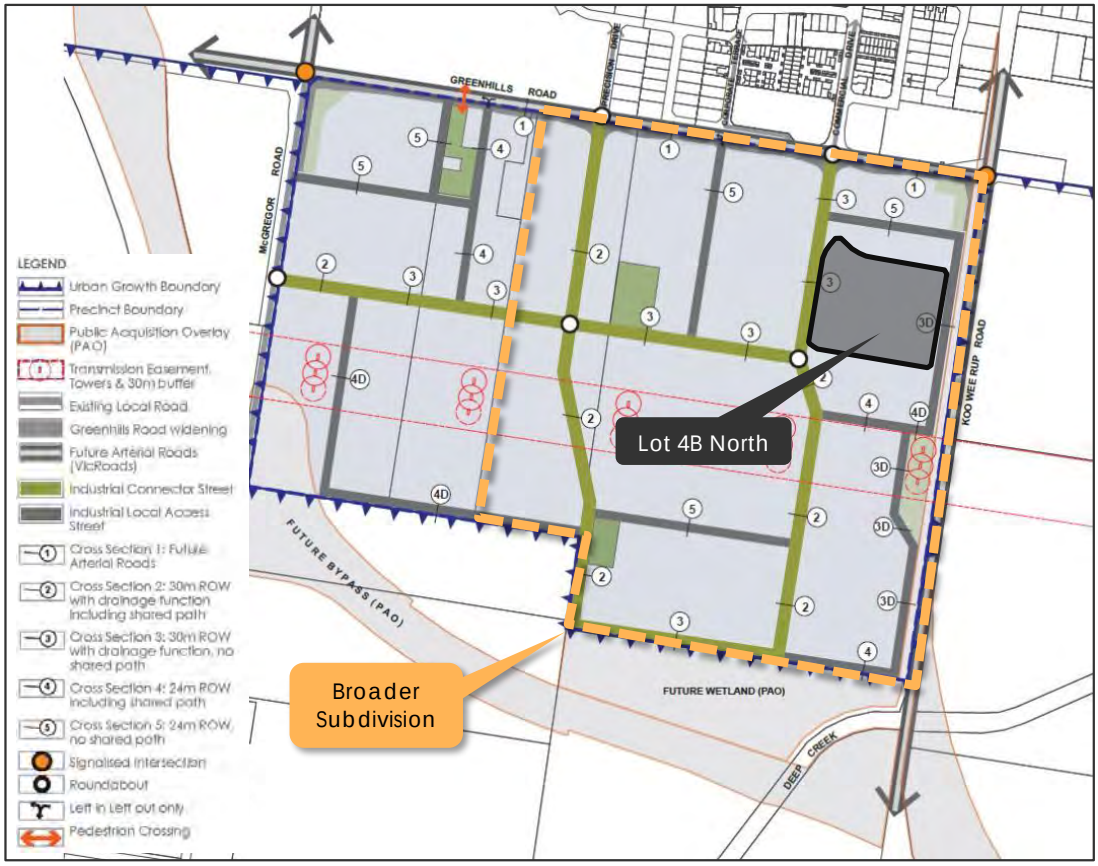
Figure 7 Pakenham South Employment PSP – Future Urban Structure



3.2 Road Network

The Pakenham South Employment PSP provides guidance on the internal road network for the broader subdivision and adjacent the subject site, and the ultimate road network in the vicinity. The PSP road network is shown in Figure 8 below.

Figure 8 PSP Road Network



The PSP shows that the access to the subject site will be provided from Greenhills Road, the extension of Commercial Drive (Meadow Parade) and a proposed industrial local access road (Waddell Loop) that loops around the northern, eastern and southern boundaries of the site.

A new roundabout will be constructed at the Greenhills Road/Meadow Parade/Commercial Drive intersection.

4 DEVELOPMENT PROPOSAL

4.1 General

It is proposed to develop the subject site for the purposes of a multi-unit warehouse development comprising 10 medium-large warehouse tenancies, as detailed below in Table 1. The tenancies have been grouped in the table below based on the shared parking areas provided between them.

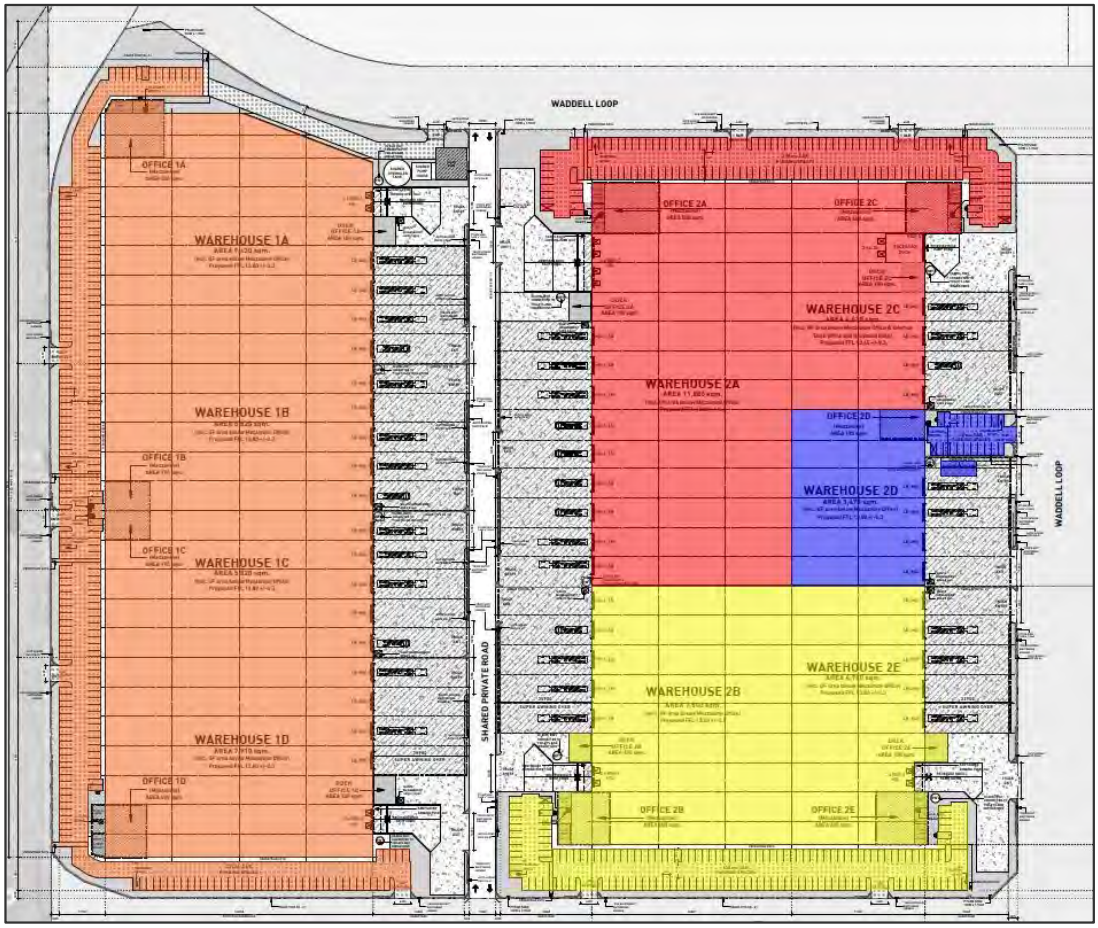
Table 1 Proposed Development Schedule

Warehouse Tenancy		*Total Gross Area*	*Warehouse Area*	*Office Area*	*Car Parking Allocation*
Warehouse 1	A	10,080 m²	9,430 m²	650 m²	223 spaces
	B	6,015 m²	5,820 m²	195 m²	
	C	6,015 m²	5,820 m²	195 m²	
	D	8,450 m²	7,910 m²	540 m²	
Warehouse 2	A	12,440 m²	11,800 m²	640 m²	135 spaces
	C	5,070 m²	4,630 m²	440 m²	
	B	8,340 m²	7,800 m²	540 m²	138 spaces
	E	5,500 m²	4,960 m²	540 m²	
	D	3,665 m²	3,470 m²	195 m²	21 spaces*
Total		65,575 m²	61,640 m²	3,935 m²	517 spaces

**Warehouses 2D is provided with additional parking within the hardstand areas, to be allocated for staff use.*

The proposed development layout and shared parking areas are shown in Figure 9 below.

Figure 9 Proposed Development Layout



4.2 Bicycle Parking

A total of 36 horizontal bicycle spaces are proposed throughout the subject site with 4 horizontal bicycle spaces provided per tenancy. Bicycle parking spaces are provided in the form of bike racks.

4.3 Access

As shown in Figure 10, access to the subject site is proposed directly from each site frontage via crossovers or via a 10 m wide two-way shared driveway running north-south though the site. Provision has been made for vehicles up to a 26 m B-Double (BD) to circulate through the site and access each of the loading areas.

A total of three two-way access points are provided along the western boundary of the subject site to service the Warehouse 1 car park and provides direct access to Meadow Parade.

A total of four two-way access points are provided along the northern site boundary comprising of three two-way access points into car parking areas and a single two-way access point to the central shared driveway, accommodating vehicles up to a 26 m B-Double (BD).

A total of seven access points are provided along the eastern site boundary comprising of one two-way access into the WH2D car park and six one-way access points facilitating ingress and egress movements to the loading areas of the adjacent warehouses.

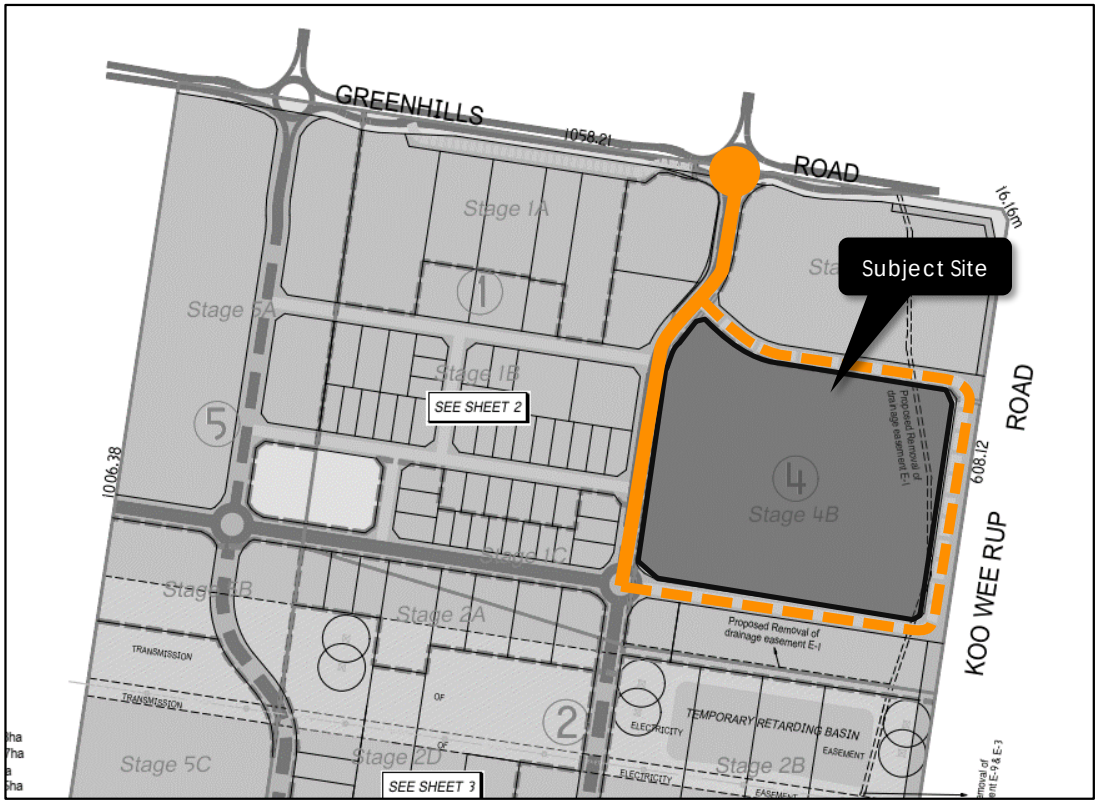
A total of four two-way access points are provided along the southern site boundary comprising of three access points into car parks and a single two-way access point to the central shared driveway.

The subject site is located within the overall industrial subdivision at 60 – 130 Greenhills Road, which includes the upgrade of Greenhills Road to the interim treatment, construction of roundabouts at the intersections with Commercial Drive/Meadow Parade and Precision Drive/Pilmer Boulevard, and construction of the internal road network along the site frontages generally in accordance with the Pakenham South Employment PSP.

The PSP road projects above and the road network along the western, northern and southern boundaries of the site will be delivered as part of the broader subdivision prior to occupation of the subject site and therefore access will be provided in accordance with the PSP.

The roads required as part of the broader subdivision to provide access to the site are shown in Figure 10 below.

Figure 10 Proposed Road Network



5 DESIGN ASSESSMENT

5.1 Cardinia Planning Scheme – Clause 52.06

onemilegrid has undertaken an assessment of the car parking layout and access for the proposed development with due consideration of the Design Standards detailed within Clause 52.06-9 of the Planning Scheme. A review of those relevant Design Standards is provided in the following sections.

5.1.1 Design Standard 1: Accessways

A summary of the assessment for Design Standard 1 is provided in Table 2.

Table 2 Clause 52.06-9 Design Assessment – Design Standard 1

Requirement	*Comments*
Be at least 3 metres wide.	Satisfied
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Satisfied – changes of direction are between accessways of more than 4.2 m wide
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	N/A – private car park
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	Satisfied
If the accessway serves four or more car 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.	Satisfied – all cars can exit in a forward direction
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 and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.	Satisfied – car park circulation and access facilitate two-way movements.
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 900 mm in height.	Satisfied – suitable sight splays provided at each access point. Where sliding security gates open to the exit side of the access it should be ensured that when open, the fence/gate remains 50% visually permeable.
If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway.	N/A – does not connect to a Transport Zone.

5.1.2 Design Standard 2: Car Parking Spaces

A summary of the assessment for Design Standard 2 is provided in Table 3.

Table 3 Clause 52.06-9 Design Assessment – Design Standard 2

Requirement	*Comments*
Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2 of Design Standard 2.	Satisfied – Car parking spaces are dimensioned in accordance with Table 2.
A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1 of Design Standard 2, other than: - A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. - A structure, which may project into the space if it is at least 2.1 m above the space.	Satisfied - The car park is designed in accordance with Diagram 1. A height clearance in excess of 2.1 m is provided.
Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 of Design Standard 2 by 500 mm.	Satisfied – Accessible spaces are provided with a length of 5.4 m and adjacent shared area of the same dimensions

6 LOADING

Clause 65 (Decision Guidelines) of the Cardinia Planning Scheme identifies that "*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*"

The proposed warehouse development provides significant area for loading and unloading, specifically designed for the proposed use, and therefore appropriate for the proposed development.

Swept paths have been prepared illustrating vehicles up to a 26 m B-Double (BD) satisfactorily circulating along the shared driveway and through the loading areas for each warehouse. Vehicles up to a 20 m articulated vehicle (AV) have been demonstrated accessing loading docks, with some loading bays restricted to a 12.5 m heavy rigid vehicle (HRV), as indicated on the swept paths diagrams attached in Appendix A.

Movements for loading vehicles between the loading areas and the central accessway are generally restricted to right-in and right-out, requiring loading vehicles for Warehouses 1A-D to enter from the north and exit to the south, and vice versa for Warehouses 2A and 2B.

The provision for loading is considered appropriate for the proposed use.

7 BICYCLE PARKING

The bicycle parking requirements for the subject site are identified in Clause 52.34 of the Cardinia Planning Scheme. The Planning Scheme does not specifically refer to parking requirements for warehouse uses, therefore, no bicycle parking is required.

Nonetheless, it is noted that a total of 36 horizontal bicycle spaces are proposed throughout the subject site, with 4 bicycle parking spaces proposed for each warehouse, in excess of the Planning Scheme requirement. As such, the proposed provision of bicycle parking is considered appropriate.

8 CAR PARKING

8.1 Statutory Car Parking Requirements – Clause 52.06

The car parking requirements for the subject site are identified in Clause 52.06 of the Cardinia Planning Scheme, which specifies the following requirements for the proposed development.

In relation to the warehouse floor areas, it is noted that the Planning Scheme rates are based on Net floor area, which is noted to exclude the area of stairs, loading bays, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts. As a consequence, the loading bays, stairs and lifts have been excluded from the floor areas, with the resultant requirements noted in Table 4 below.

Table 4 Clause 52.06 – Car Parking Requirements

Use	*No/Area*	*Rate*	*Car Parking Measure*	*Total*
Warehouse	9	2	to each premises, plus	18
	64,225 m²	1.5	to each 100 m² of net floor area	963
Total				981

Based on the above calculations, a total of 981 parking spaces are required for the proposed development.

8.2 Proposed Car Parking Provision

The proposed warehouse development has a statutory car parking requirement of 981 on-site spaces. With a proposed provision of 517 spaces across the site, there is a statutory shortfall of 464 spaces.

In this regard, Clause 52.06-7 of the Cardinia Planning Scheme indicates that an application to reduce (including reduce to zero) the requirement for car spaces must be accompanied by a Car Parking Demand Assessment. The Assessment must assess the car parking demand likely to be generated by the proposed development, having consideration to:

- *The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.*
- *The variation of car parking demand likely to be generated by the proposed use over time.*
- *The short-stay and long-stay car parking demand likely to be generated by the proposed use.*
- *The availability of public transport in the locality of the land.*
- *The convenience of pedestrian and cyclist access to the land.*
- *The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.*

- *The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.*
- *Any empirical assessment or case study.*

An assessment of the likely parking demands is set out as follows.

8.3 Car Parking Demand Assessment

8.3.1 Warehouse Car Parking Demands

onemilegrid has analysed the car parking demand for a total of 83 warehouses across a number of suburbs including Keysborough, Derrimut, Broadmeadows, Dandenong South, Campbellfield, Truganina, Pakenham and Sunshine West.

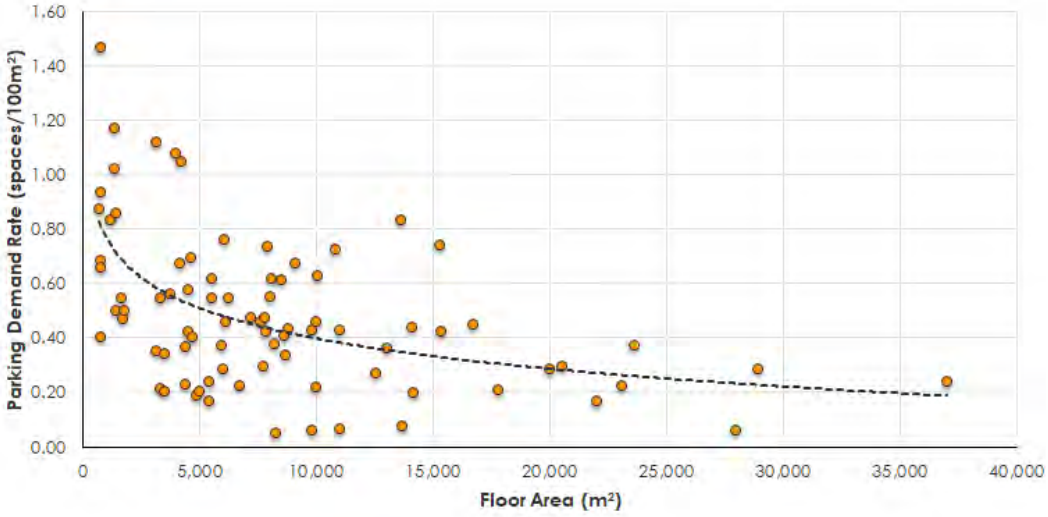
The car parking demands for the warehouses were determined using a number of methods and sources, including:

- 41 warehouse sites were analysed using Nearmap aerial photography on six different weekdays (between 2018 and 2020) during business hours;
- 31 warehouse sites were analysed using Nearmap aerial photography on five different weekdays (between 2022 and 2023) during business hours;
- Car parking demands for 7 warehouse sites were obtained from a traffic study undertaken by Impact Traffic Engineering; and
- Car parking accumulation surveys were commissioned by onemilegrid for 4 warehouse sites to determine the maximum parking demands.

The warehouses contained in the case study ranged in size between 690 m² and 37,000 m² and were found to have an average car parking demand of 0.48 parking spaces per 100 m², with smaller warehouses having a higher parking demand than larger warehouses. It is also noted that the observed parking demand for each warehouse was lower than the Planning Scheme parking rates.

The peak parking demand for each warehouse in the study is summarised in Figure 11. It is also noted that the observed parking demands for each warehouse in the study are lower than the Planning Scheme parking rates.

Figure 11 Warehouse Car Parking Demand Survey Summary



It should be noted that the above does not account for multi-level offices, or mezzanine components within the 72 sites surveyed using aerial photography, and therefore, the presented data is expected to over-represent the actual parking provision and demand when considering the potential for greater floor areas.

Of particular relevance to the subject site, the above data includes the car parking demands observed at 14 warehouses within the Southeast Business Park to the north of the subject site, with the maximum demand observed over the 5 periods, and resultant demand rates detailed below in Table 5.

Table 5 Southeast Business Park Car Parking Demand Survey Results

Address (Occupier)	*Gross Floor Area (m²)**	*Peak Parking Spaces Occupied*	*Parking Demand (spaces /100m²)*
40 National Avenue, Pakenham (Foilboard)	3,480	7	0.20
111 National Avenue, Pakenham (UCS)	4,000	43	1.08
77 National Avenue, Pakenham (Aquaterro)	4,150	28	0.67
4 Administration Drive, Pakenham (Top Gun Blasting)	4,400	10	0.23
18 Southeast Boulevard, Pakenham (M10Truss)	4,500	26	0.58
2-4 Southeast Boulevard, Pakenham (Smithies, Offroad Animal, Burson, Redla, Locker Room)	4,600	32	0.70
41-43 Southeast Boulevard, Pakenham (Swift)	4,700	19	0.40
12 Auto Way, Pakenham (Melbourne Camper Trailer Centre, Kimberley, Hardware Hub)	5,400	13	0.24
5 Mega Rise, Pakenham (Grove)	5,400	9	0.17
60-66 National Avenue, Pakenham (Mega Lifesciences + more)	6,100	28	0.46
4 Link Road, Pakenham (Identify Furniture)	6,700	15	0.22
52 National Avenue, Pakenham (Aus Post)	8,100	50	0.62
45 Commercial Drive, Pakenham (Hurfords)	9,800	6	0.06
*145 Greenhills Road, Pakenham (Rapid, C&M, Campbells Construction)***	13,600	113	0.83

**The above does not account for multi-level offices, or mezzanine components, and therefore the presented data is expected to over-represent the actual demand rate when considering the potential for greater floor areas.*

***This site is provided with a 3-storey office which is not accounted for in the above floor area and as a result the demand rate is expected to be lower*

Of the above, it is noted that the Campbells Construction site is a purpose-built manufacturing facility, with a three-level office building, and hence the observed parking demand is comparatively higher than a typical warehouse development of the same floor area.

Regardless, the Campbells Construction site and the surveyed warehouses above are all shown with car parking demand rates lower than the Planning Scheme rates, and are generally consistent with the observations of the above case study dataset.

A summary of the anticipated parking demands and proposed parking supply for each warehouse tenancy group based on the overall warehouse survey data is shown in Table 6. As a large portion of the tenancy parking is provided in a flexible arrangement, the demands have been assessed against the total provision in the areas adjacent each group of warehouses previously shown in Figure 9.

Table 6 Anticipated Parking Demands

Tenancy	*Gross Building Area*	*Demand Rate (per 100 m²)*	*Anticipated Demand*	*Car Parking Provision*	*Surplus*
Warehouse 1A	10,080 m²	0.40	134 spaces	223 spaces	89 spaces
Warehouse 1B	6,015 m²	0.48			
Warehouse 1C	6,015 m²	0.48			
Warehouse 1D	8,450 m²	0.42			
Warehouse 2A	12,440 m²	0.36	71 spaces	135 spaces	64 spaces
Warehouse 2C	5,070 m²	0.51			
Warehouse 2B	8,340 m²	0.43	63 spaces	138 spaces	75 spaces
Warehouse 2E	5,500 m²	0.49			
Warehouse 2D	3,665 m²	0.56	20 spaces	21 spaces	1 space
Total			301 spaces	544 spaces	243 spaces

As shown above, each of the warehouse tenancies is provided with a surplus of on-site car parking spaces. The proposed provision of car parking is therefore considered to be appropriate.

8.3.2 Industry and Warehouse Parking Reductions

A number of municipalities have recognised that the warehouse and industrial parking requirements of Clause 52.06 are not representative of typical parking demands, particularly for larger warehouse and industrial developments, where staffing levels do not increase proportionally with floor area. These councils include but are not limited to Greater Dandenong, Casey, Whittlesea and Melton.

The comparison of Journey to Work data from each of these Councils with Cardinia Shire shows that travel patterns in each of these areas is expected to be comparable, and as a result, parking demands will occur at similar rates.

Table 7 Journey to Work Comparison

Council	*Journey to Work by Car (Driver)*
Greater Dandenong	88%
Casey	86%
Whittlesea	86%
Melton	86%
Cardinia	85%

It has been demonstrated that larger warehouse facilities generate lower parking demands as a result of having less staff as a function of area. As the size of the warehouse increases, the need for additional staff diminishes. This is becoming increasingly so, as the use of automation and technology in new warehouse facilities is implemented to a greater extent.

The case study data above incorporates a range of warehouse sizes across a number of localities which corroborate the findings of a number of municipalities with similar travel patterns and behaviour to Shire of Cardinia.

On this basis it is expected that the parking demands for these warehouses will be lower than the Planning Scheme requirements, and lower than the proposed provision of parking.

The proposed provision of car parking is therefore considered to be appropriate.

8.3.3 Ancillary Office Floor Area

It should be noted that the parking demand of a warehouse development is often related to the proportion of office floor area, as office floor area can provide for a higher staff density (and therefore logically higher parking demands than the warehouse floor area). Office floor area percentages in the order of 10% or higher are common for smaller tenancy warehouses.

The proposed warehouse tenancies include a relatively small total ancillary office floor area of 3,935 m², incorporating approximately than 6% of the total warehouse floor area. The low percentage of ancillary office floor area encourages lower parking rates, and reinforces the reduced parking provision.

8.3.4 Tenancy Management

It is typical for multi-tenancy warehouse proposals to be progressed without a tenant being secured for one or more tenancies. These warehouse developments are speculative in nature and rely on the expertise and market knowledge of developers in delivering a product to market that will attract tenants prior to the commencement of the use.

On the opposing side of this transaction, potential tenants will assess warehouse developments against their needs before committing to a purchase or lease, including their opportunities for growth and the provision of parking, loading facilities and accessibility from the arterial road network.

With regard to car parking provision, tenants will only commit to occupy a tenancy if there is a suitable provision to meet their anticipated demands, based on staffing profile and shift schedule. If a potential tenancy does not meet these requirements, a tenant will simply search for an alternative development to occupy.

Furthermore, where ownership of all tenancies within multi-tenancy developments is maintained by a single entity, as is expected to be the case for the proposed development, tenancy agreements can be structured to manage parking allocations depending on the needs of the tenants.

On this basis, it is considered acceptable for a reduced car parking provision to be accommodated in line with market expectations.

8.3.5 Anticipated Parking Demand

The proposed provision of 517 car parking spaces for the warehouses is considered acceptable given the following:

- Case study data indicates that larger warehouses require parking at lower rates than specified in the Planning Scheme;
- Parking requirements for warehouses diminish as tenancy size increases;
- The proposed total provision of parking is in excess of observed parking demands for developments of a similar size;
- The reduction in car parking demands is consistent with the observations of municipalities with similar travel patterns to the Shire of Cardinia;
- Prospective occupants will ensure a warehouse meets their parking needs before committing to a purchase or lease;
- Tenancy agreements can be structured to meet tenant parking needs;
- Reduced ancillary office sizing leads to reduced staffing numbers and therefore lower parking demands.

8.4 Accessible Car Parking

The National Construction Code specifies the minimum requirements for provision of accessible car parking.

The proposed warehouse development, classified as a Class 7 building, requires provision of one accessible car space for every 100 car parking spaces or part thereof.

Noting the proposed provision of 544 car spaces on-site, the National Construction Code (NCC) requires at least 6 accessible car space on-site.

The proposed provision of 10 accessible spaces thus satisfies the NCC requirements, and appropriately allows for one accessible space per tenancy.

9 TRAFFIC

9.1 Traffic Generation

In order to establish appropriate traffic generation rates for use in analysis of development impacts, onemilegrid has undertaken case-studies of two industrial precincts (located in Derrimut and Laverton North) that exhibit similar characteristics to that of the proposed development.

The two areas comprised a total of 31 industrial and warehouse lots, with site areas ranging in size between approximately 6,000 m² and 55,000 m².

A summary of the case-study data is provided in Table 8 below.

Table 8 Industrial Case Study Data

Location	*No. Lots*	*Site Area (m²)*	*Building Area (m²)*	*Site Coverage*	*Traffic Generation Rate (Trips/100 m² Building Area)*		
					Daily	*AM Peak*	*PM Peak*
Gilbertson Road, Laverton North	16	396,000	149,500	38%	2.23	0.17	0.21
Fulton Drive, Derrimut	15	290,000	108,000	37%	3.78	0.27	0.29
Average					3.00	0.22	0.25

As shown above, the two precincts generated an average of 3 vehicle movements per 100 m² of building area per day, and between 0.22 and 0.25 movements per 100 m² of building area during the peak hours.

Based on the above and adopting a traffic generation rate of 0.25 vehicles per 100 m² of floor area, the proposed 65,575 m² of warehouses is expected to generate 164 movements during the peak hours, equivalent to less than 3 vehicle movements each minute.

9.2 Traffic Impact

9.2.1 Ultimate

The proposed development is generally in accordance with the development of anticipated and analysed as part of the Pakenham South Employment PSP and the broader subdivision at 60– 130 Greenhills Road. The traffic generation of the proposed development has therefore been included in the traffic modelling, intersection analysis and road network design in the vicinity, including;

- The road layout of the internal connector street network;
- The intersection design of Commercial Drive/Meadow Parade with Greenhills Road; and
- The ultimate signalised intersection between Koo Wee Rup Road and Greenhills Road.

In the PSP, Waddell Loop is proposed to intersect with Meadow Parade to the south of the Meadow Parade/Kitchen Drive intersection. Under the broader subdivision plan, Waddell Loop will instead form the 4th leg of the roundabout. Performance is not expected to be adversely impacted, as the traffic on the eastern leg will be diverted from the southern leg, resulting in more even movement across each leg of the roundabout.

The traffic generation of the site can therefore be accommodated by the ultimate road network contemplated by the PSP.

9.2.2 Interim

As discussed above, the subject site is located within the broader industrial subdivision addressed as 60–130 Greenhills Road, Pakenham as shown in Figure 2.

As part of the broader subdivision, the interim upgrade of Greenhills Road including the construction of the roundabouts at the intersections with Commercial Drive/Meadow Parade and Precision Drive/Pilmer Boulevard will be delivered.

onemilegrid has previously assessed the interim impacts of development within the subject site on the road network as part of the Transport Impact Assessment (220763TIA001F-F) prepared for the broader subdivision.

As part of this assessment, onemilegrid was requested by Council to adopt a traffic generation rate of 0.6 spaces per 100 m² of floor area throughout the subdivision. It is considered that the Council specified traffic generation rate significantly overestimates the actual traffic generation of modern warehouse precincts, due to the typical scale of current warehouse developments, the reduced industry use (which would typically have higher staff numbers), and the increased automation of warehousing and any remaining industry (with a resultant reduction in staff numbers as a function of floor area).

Regardless, the resultant traffic volumes through the Greenhills Road/Commercial Drive/Meadow Parade and with Greenhills Road/Koo Wee Rup Road intersection were then analysed in SIDRA which showed that the traffic generated up to including the 8th Stage (Stage 4B) could be accommodated without further upgrades to the road infrastructure, when excluding the encumbered lots in Stage 5B and Stage 2A of the broader subdivision.

Given that the traffic generation of the subject site is expected to be at a rate less than half of the assessment undertaken for the broader subdivision, the traffic generation of the proposed development is expected to be easily accommodated by the interim road network.

The proposed development is generally consistent with the level of development anticipated within the Pakenham South Employment PSP and assessed as part of the previous Traffic Impact Assessment prepared by onemilegrid for the overall subdivision, and is therefore considered that the traffic generated by the proposed development can be comfortably accommodated by the interim road network in the vicinity of the site.

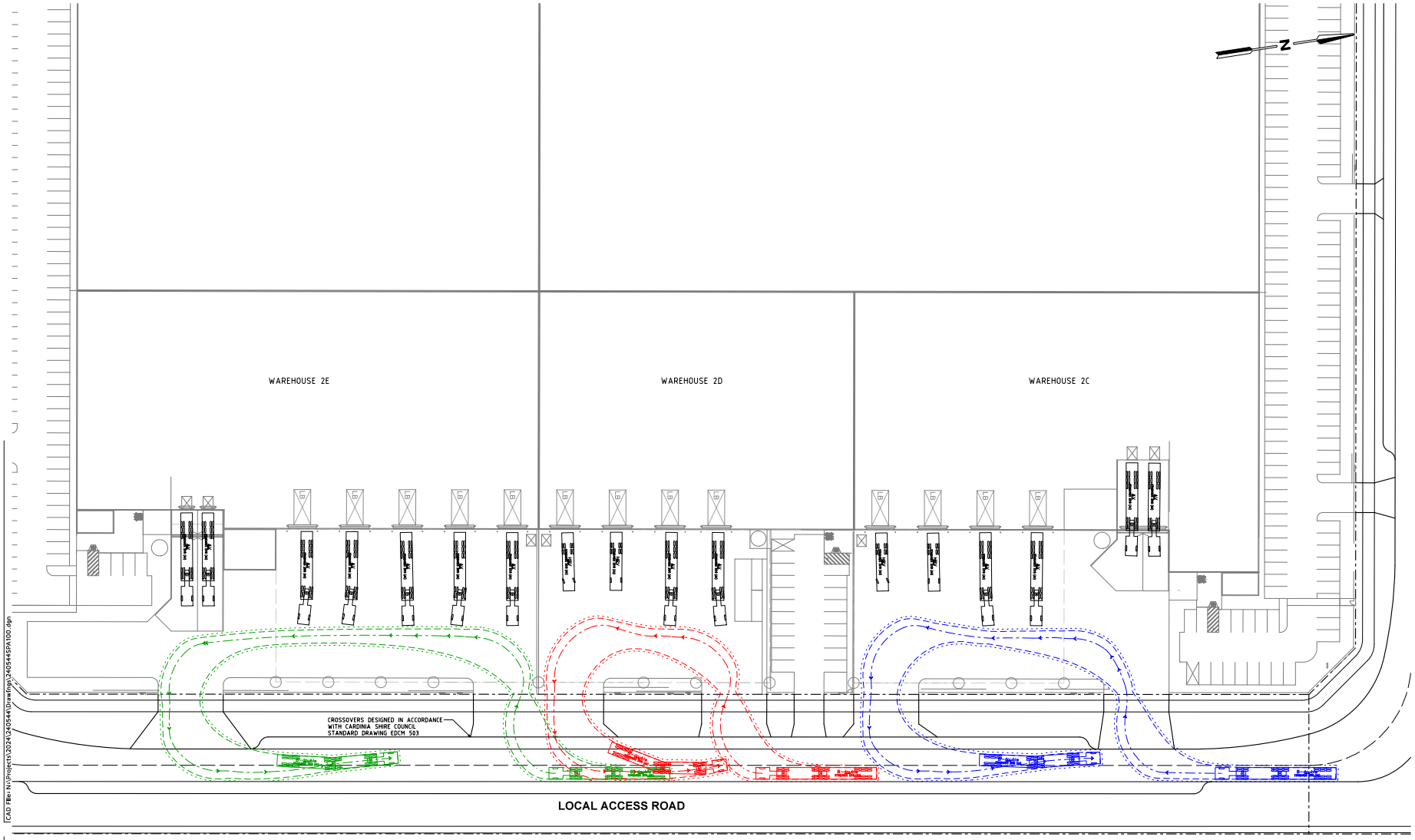
10 CONCLUSIONS

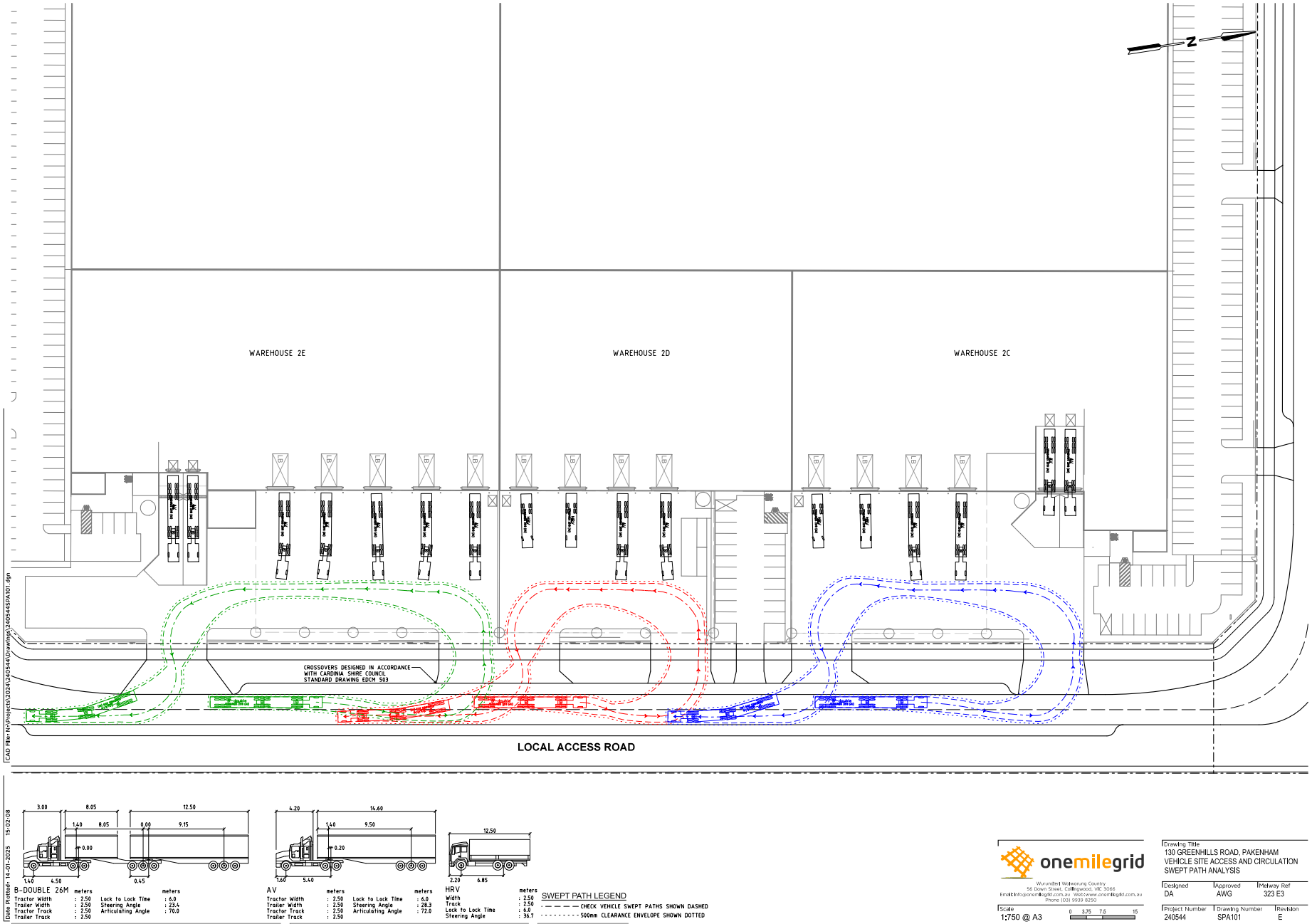
It is proposed to develop the subject site for the purposes of a multi-tenancy warehouse development with ancillary office space.

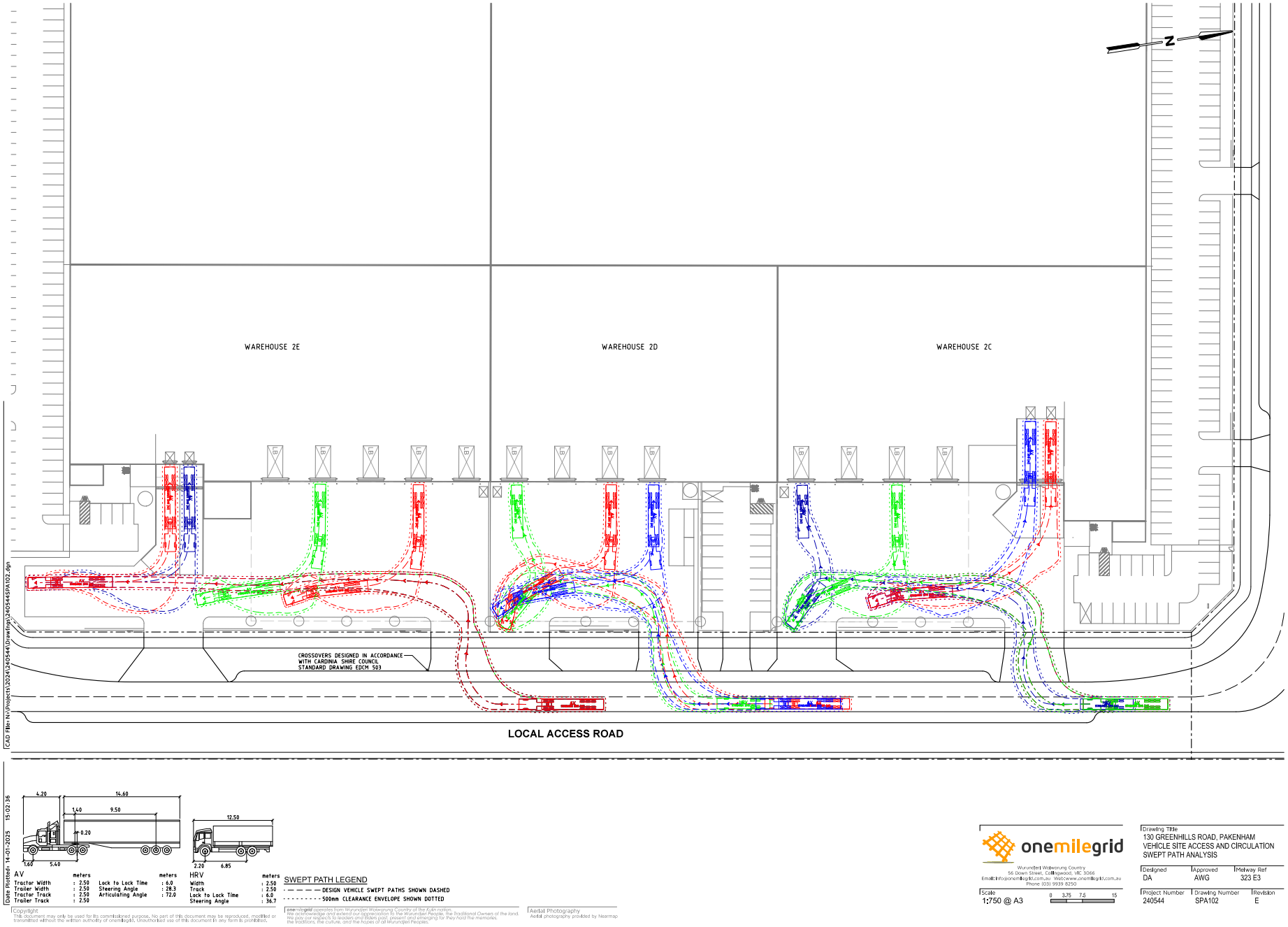
Considering the analysis presented above, it is concluded that:

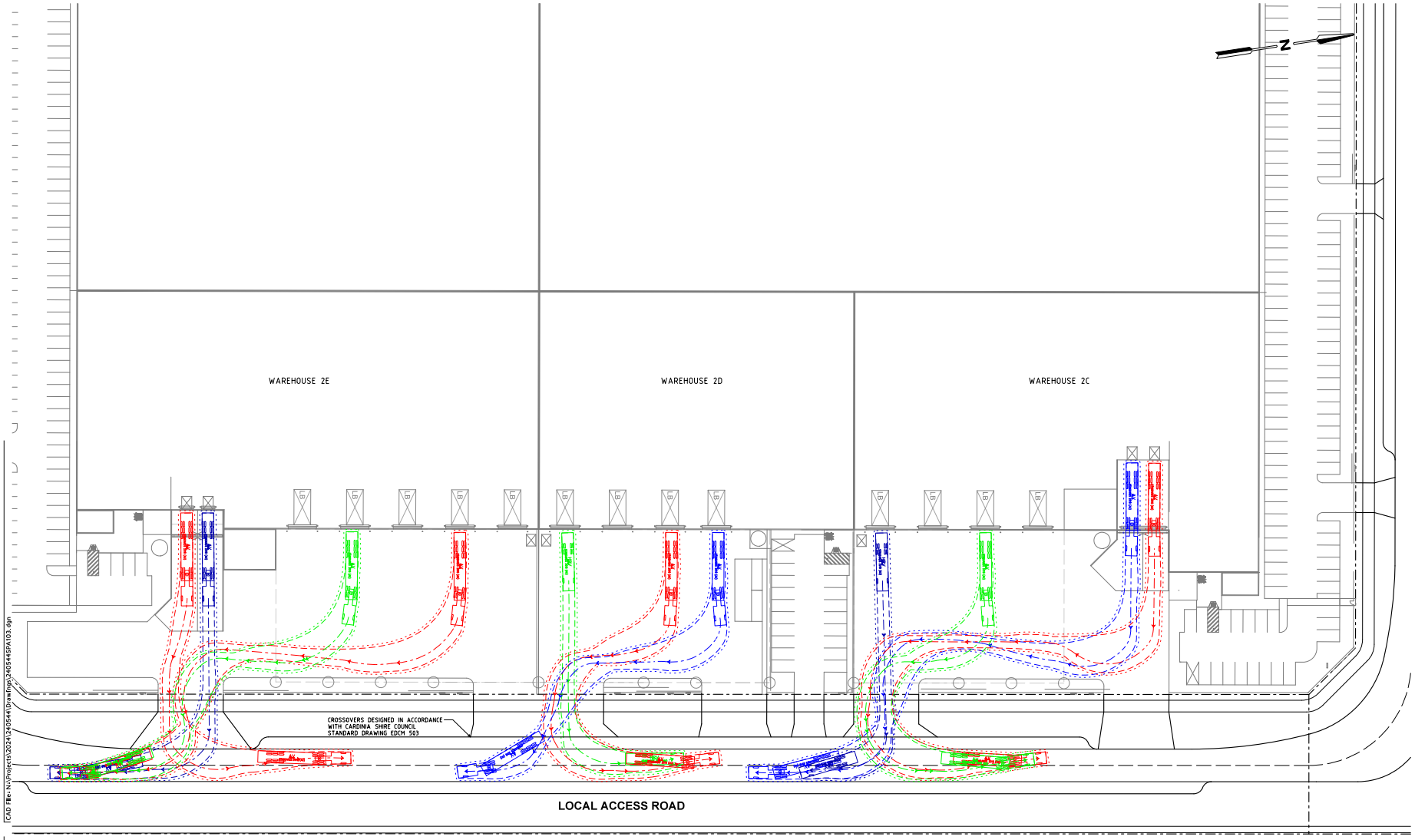
- The proposed car parking, bicycle parking and access design is considered appropriate;
- The provision for loading can accommodate the anticipated loading vehicles and is therefore considered appropriate;
- The proposed provision of bicycle parking exceeds the requirements of the Planning Scheme, and is therefore considered appropriate;
- The proposed supply of car parking is appropriate given the following;
  - Case study data indicates that larger warehouses require parking at lower rates than specified in the Planning Scheme;
  - Parking requirements for warehouses diminish as tenancy size increases;
  - The proposed total provision of parking is in excess of observed parking demands for developments of a similar size;
  - The reduction in car parking demands is consistent with the observations of municipalities with similar travel patterns to the Shire of Cardinia;
  - Prospective occupants will ensure a warehouse meets their parking needs before committing to a purchase or lease;
  - Tenancy agreements can be structured to meet tenant parking needs;
  - Reduced ancillary office sizing leads to reduced staffing numbers and therefore lower parking demands.
- The anticipated traffic generation has been considered as part of an assessment of the broader subdivision and the Pakenham South PSP and can be readily accommodated by the road network.

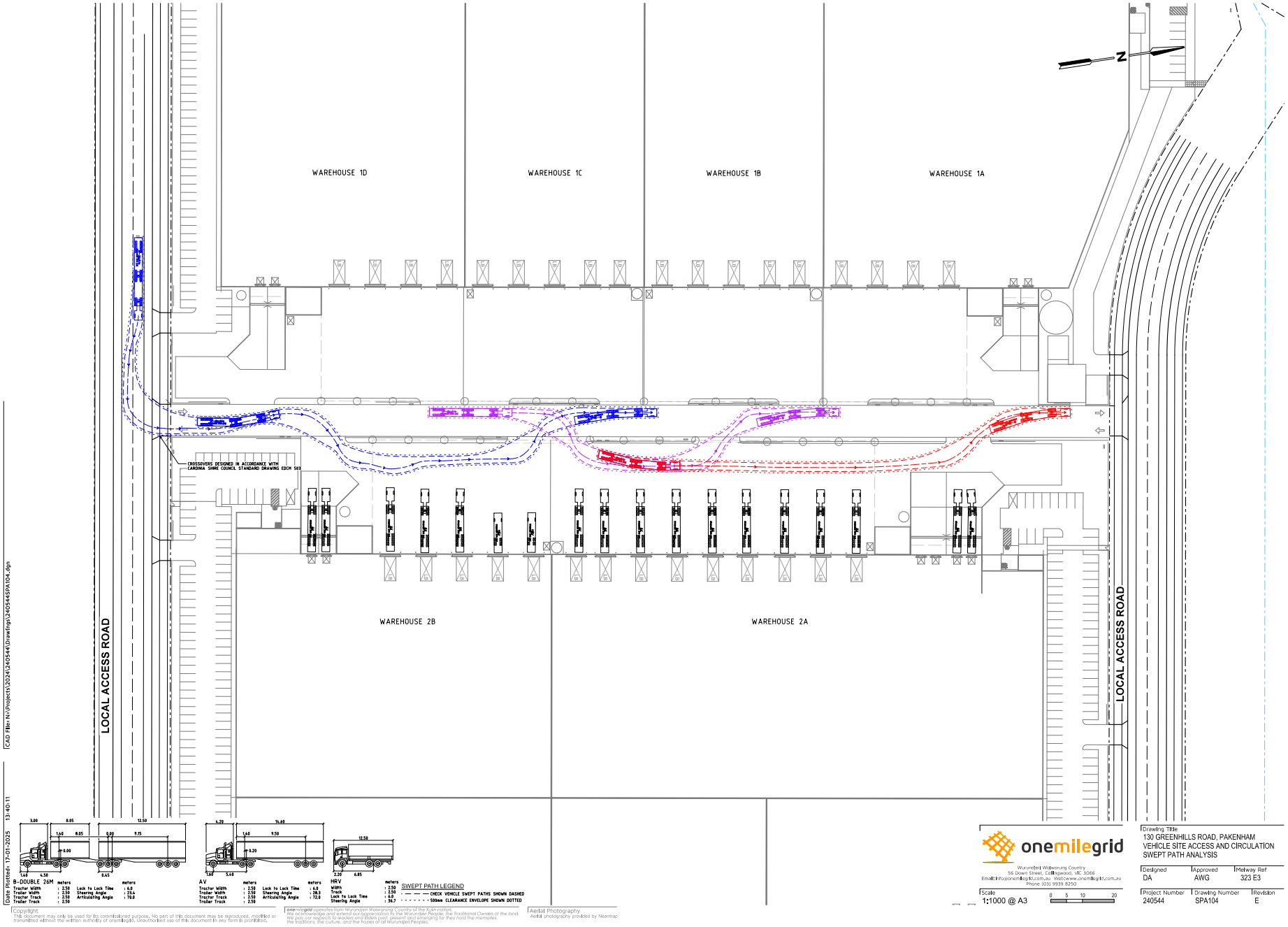
Appendix A Swept Path Diagrams

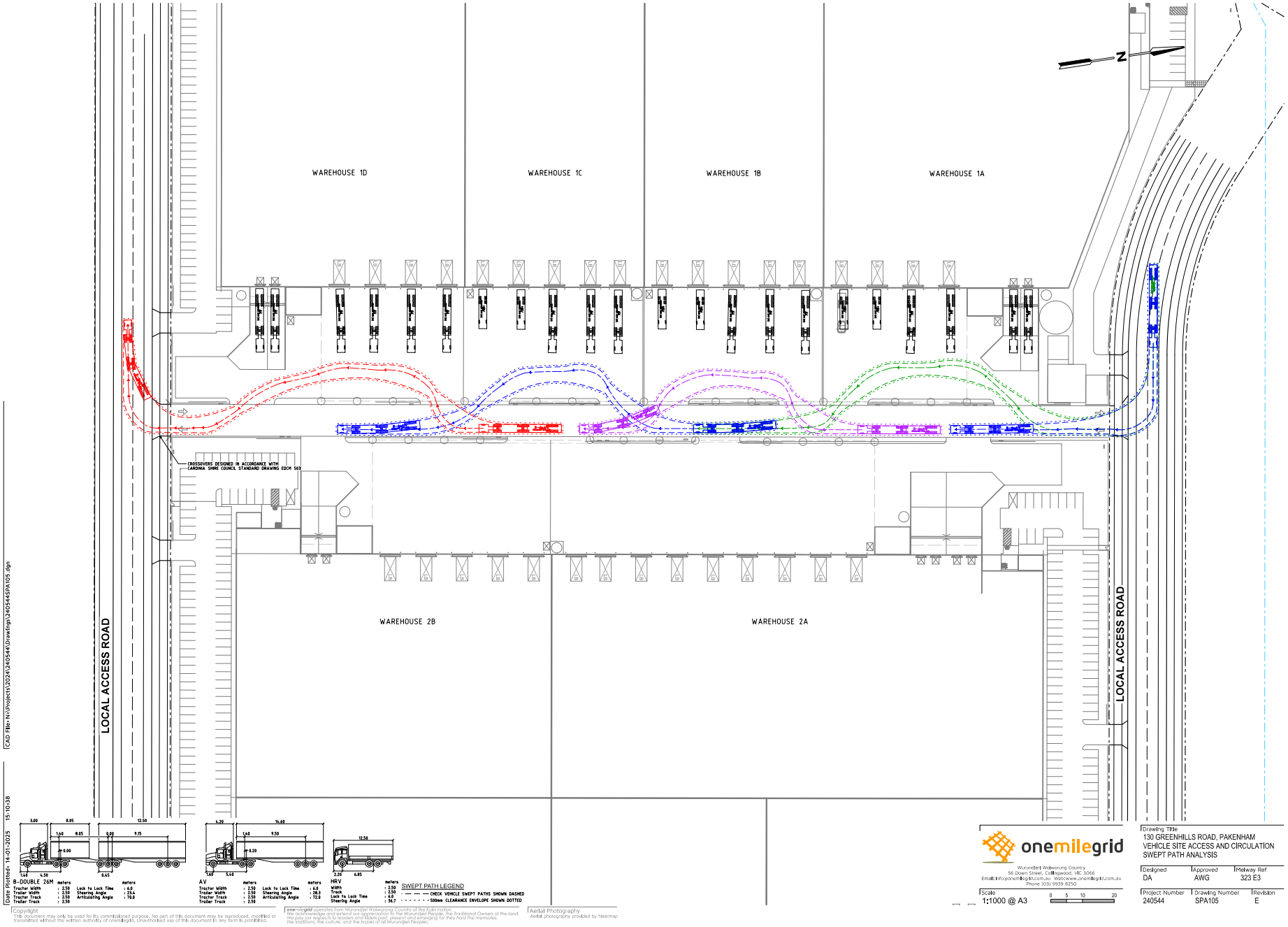

WAREHOUSE 2E
WAREHOUSE 2D
WAREHOUSE 2C
N
CROSSOVERS DESIGNED IN ACCORDANCE WITH CARDINIA SHIRE COUNCIL STANDARD DRAWING EDCM 503
LOCAL ACCESS ROAD
CAD File: N:\Project\2024\240544\Drawings\240544SPA100.dgn
Date Plotted: 14-01-2025 15:01:48
B-DOUBLE 26M
Tractor Width : 2.50
Trailer Width : 2.50
Tractor Track : 2.50
Trailer Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 23.4
Articulating Angle : 70.0
AV
Tractor Width : 2.50
Trailer Width : 2.50
Tractor Track : 2.50
Trailer Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 28.3
Articulating Angle : 72.0
HRV
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 36.7
SWEPT PATH LEGEND
CHECK VEHICLE SWEPT PATHS SHOWN DASHED
500mm CLEARANCE ENVELOPE SHOWN DOTTED
Copyright
onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation.
Aerial Photography
Aerial photography provided by Nearmap
onemilegrid
Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
Phone (03) 9939 8250
Scale 1:750 @ A3
0 3.75 7.5 15
Drawing Title
130 GREENHILLS ROAD, PAKENHAM
VEHICLE SITE ACCESS AND CIRCULATION
SWEPT PATH ANALYSIS
Designed DA
Approved AWG
Melway Ref 323 E3
Project Number 240544
Drawing Number SPA100
Revision E

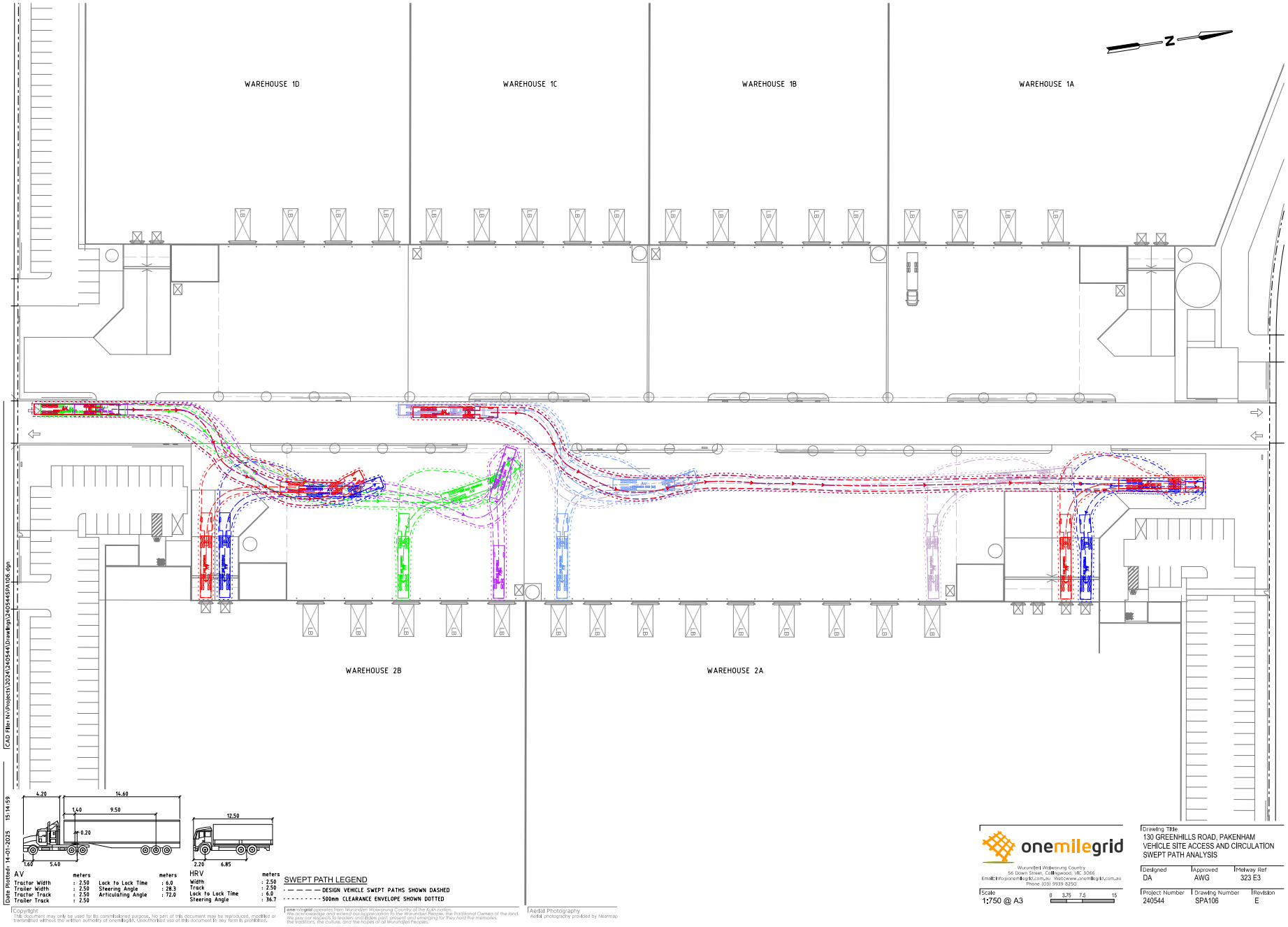


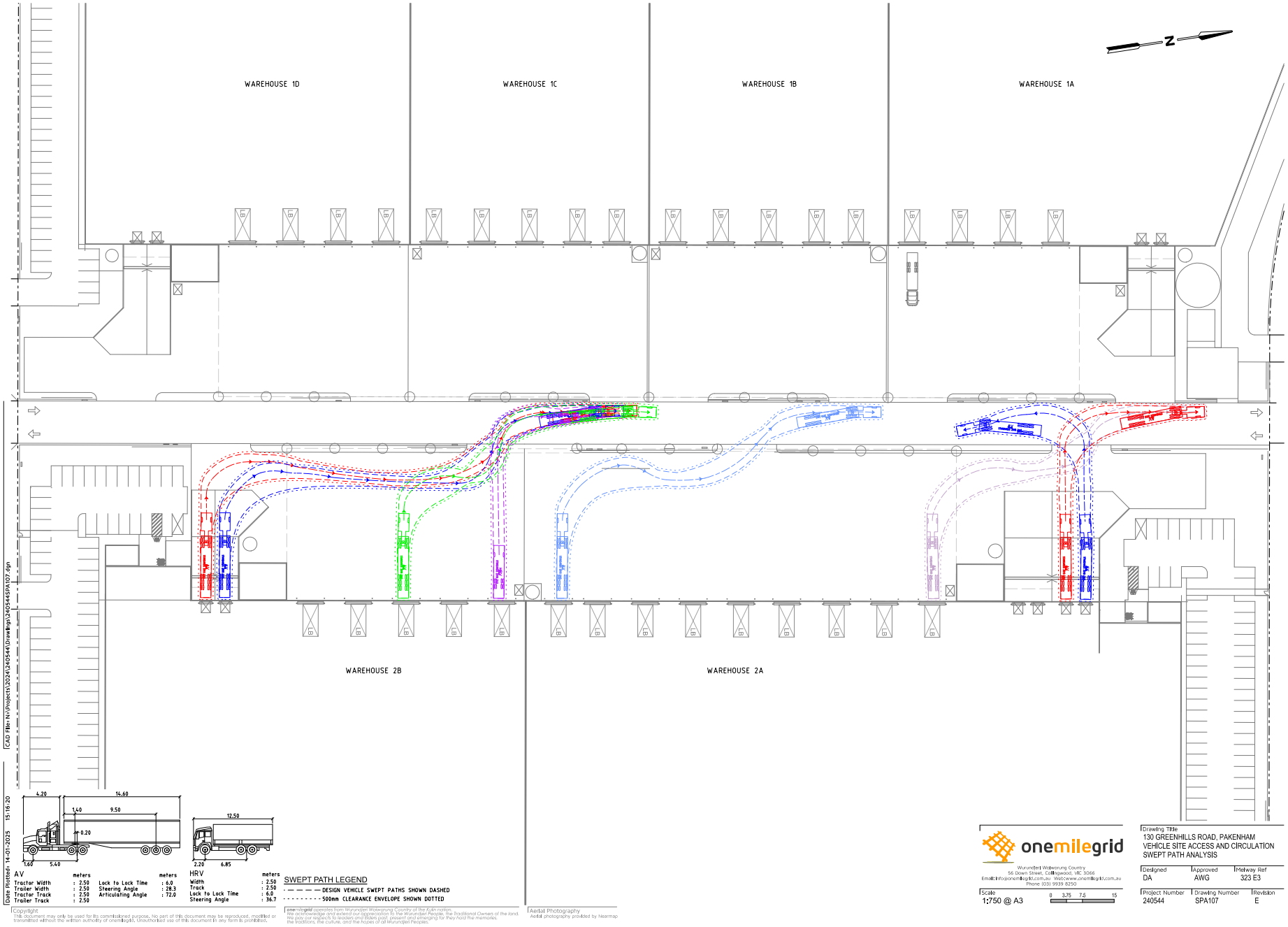

WAREHOUSE 2E
WAREHOUSE 2D
WAREHOUSE 2C
N
CROSSOVERS DESIGNED IN ACCORDANCE WITH CARDINIA SHIRE COUNCIL STANDARD DRAWING EDCM 503
LOCAL ACCESS ROAD
CAD File: N:\Project\2024\240544\Drawings\240544SPA102.dgn
Date Plotted: 14-01-2025 15:02:36
4.20
14.60
1.40
9.50
0.20
1.60
5.40
12.50
2.20
6.85
AV
Tractor Width : 2.50
Trailer Width : 2.50
Tractor Track : 2.50
Trailer Track : 2.50
meters
Lock to Lock Time : 6.0
Steering Angle : 28.3
Articulating Angle : 72.0
meters
HRV
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 36.7
meters
SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
500mm CLEARANCE ENVELOPE SHOWN DOTTED
Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.
onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to leaders and Elders past, present and emerging for they hold the memories,
the traditions, the culture, and the hopes of all Wurundjeri Peoples.
Aerial Photography
Aerial photography provided by Nearmap
onemilegrid
Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250
Scale
1:750 @ A3
0 3.75 7.5 15
Drawing Title
130 GREENHILLS ROAD, PAKENHAM
VEHICLE SITE ACCESS AND CIRCULATION
SWEPT PATH ANALYSIS
Designed DA
Approved AWG
Melway Ref 323 E3
Project Number 240544
Drawing Number SPA102
Revision E


WAREHOUSE 2E
WAREHOUSE 2D
WAREHOUSE 2C
N
CROSSOVERS DESIGNED IN ACCORDANCE WITH CARDINIA SHIRE COUNCIL STANDARD DRAWING EDCM 503
LOCAL ACCESS ROAD
CAD File: N:\Project\2024\240544\Drawings\240544SPA103.dgn
Date Plotted: 14-01-2025 15:02:57
4.20
14.60
1.40
9.50
0.20
1.60
5.40
12.50
2.20
6.85
AV
Tractor Width : 2.50
Trailer Width : 2.50
Tractor Track : 2.50
Trailer Track : 2.50
meters
Lock to Lock Time : 6.0
Steering Angle : 28.3
Articulating Angle : 72.0
meters
HRV
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 36.7
meters
SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
500mm CLEARANCE ENVELOPE SHOWN DOTTED
Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.
onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.
Aerial Photography
Aerial photography provided by Nearmap
onemilegrid
Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250
Scale
1:750 @ A3
0 3.75 7.5 15
Drawing Title
130 GREENHILLS ROAD, PAKENHAM
VEHICLE SITE ACCESS AND CIRCULATION
SWEPT PATH ANALYSIS
Designed DA
Approved AWG
Melway Ref 323 E3
Project Number 240544
Drawing Number SPA103
Revision E


WAREHOUSE 1D
WAREHOUSE 1C
WAREHOUSE 1B
WAREHOUSE 1A
WAREHOUSE 2B
WAREHOUSE 2A
LOCAL ACCESS ROAD
LOCAL ACCESS ROAD
CROSSOVERS DESIGNED IN ACCORDANCE WITH CARDINIA SHIRE COUNCIL STANDARD DRAWING EDCH SD3
N
B-DOUBLE 26M
AV
HRV
SWEPT PATH LEGEND
CHECK VEHICLE SWEPT PATHS SHOWN DASHED
500mm CLEARANCE ENVELOPE SHOWN DOTTED
CAD File: N:\Projects\2024\240544\Drawings\240544SPA104.dgn
Date Plotted: 17-01-2025 13:40:11
Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.
onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to leaders and Elders past, present and emerging for they hold the memories,
the traditions, the culture, and the hopes of all Wurundjeri Peoples.
Aerial Photography
Aerial photography provided by Nearmap
onemilegrid
Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250
Scale
1:1000 @ A3
0 5 10 20
Drawing Title
130 GREENHILLS ROAD, PAKENHAM
VEHICLE SITE ACCESS AND CIRCULATION
SWEPT PATH ANALYSIS
Designed DA
Approved AWG
Melway Ref 323 E3
Project Number 240544
Drawing Number SPA104
Revision E

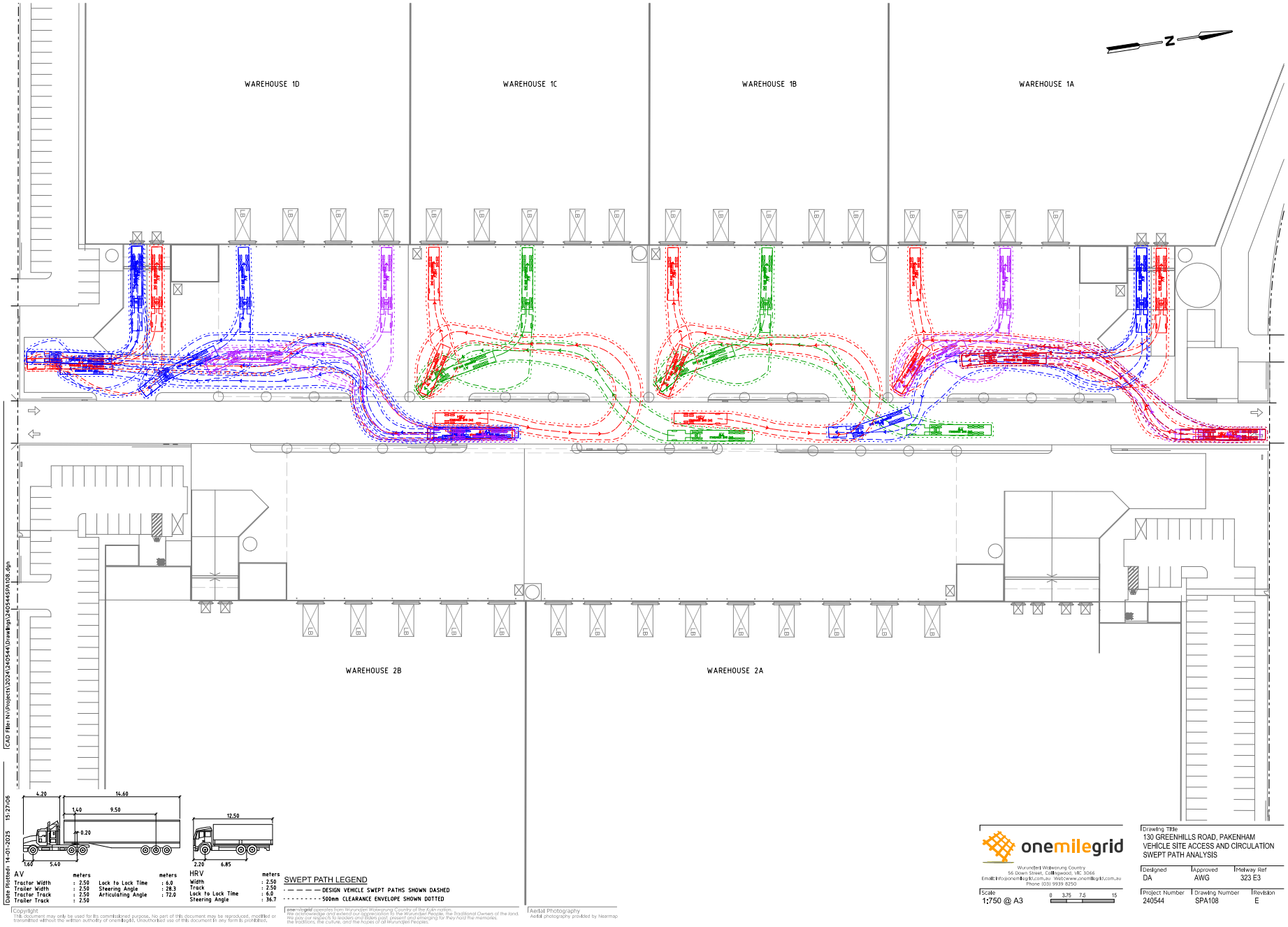


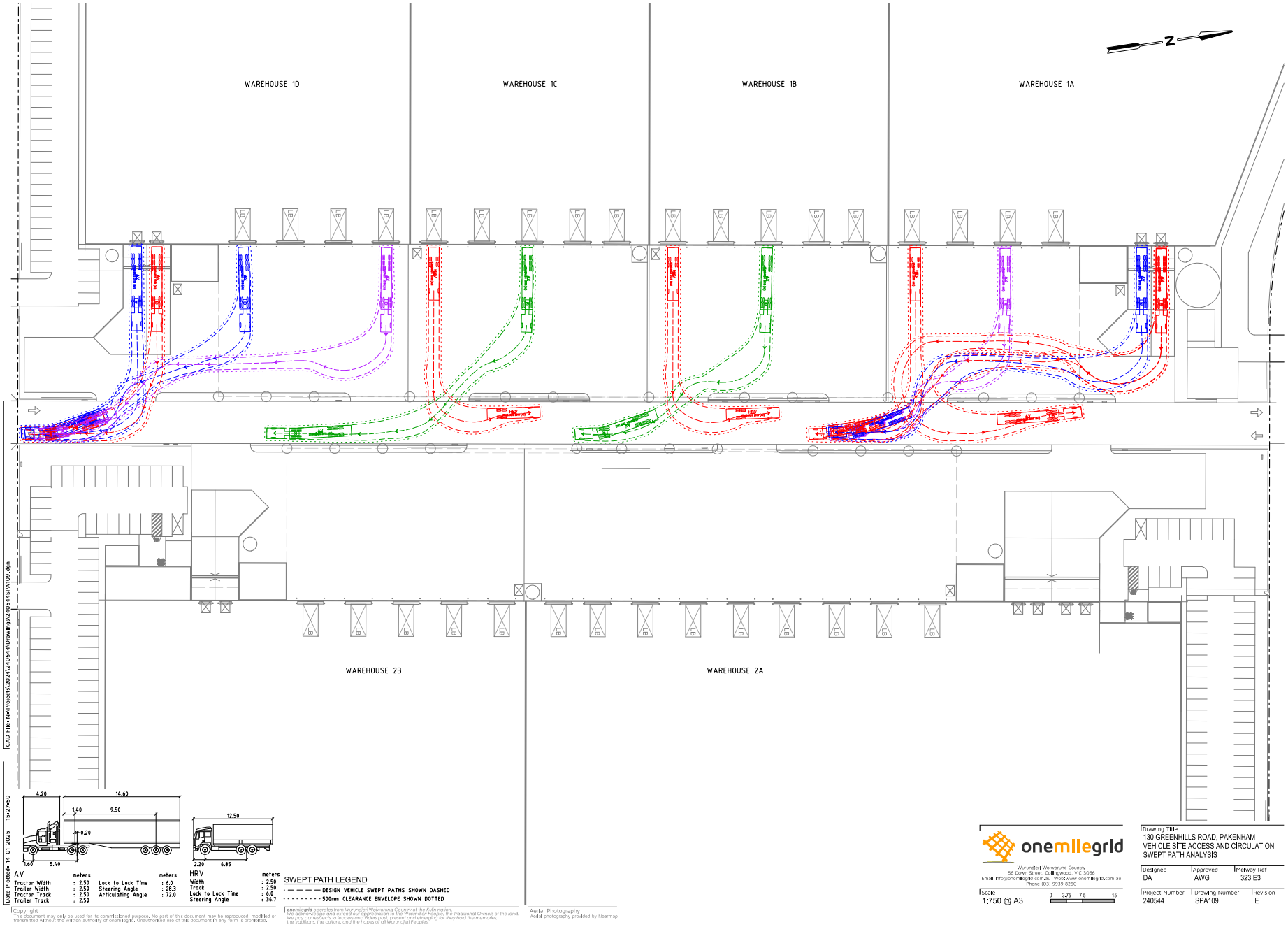

WAREHOUSE 1D
WAREHOUSE 1C
WAREHOUSE 1B
WAREHOUSE 1A
WAREHOUSE 2B
WAREHOUSE 2A
N
CAD File: N:\Projects\2024\240544\Drawings\240544SPA106.dgn
Date Plotted: 14-01-2025 15:14:59
4.20
14.60
1.40
9.50
0.20
1.60
5.40
12.50
2.20
6.85
AV
Tractor Width : 2.50
Trailer Width : 2.50
Tractor Track : 2.50
Trailer Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 28.3
Articulating Angle : 72.0
HRV
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 36.7
SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
500mm CLEARANCE ENVELOPE SHOWN DOTTED
Copyright
onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to leaders and Elders past, present and emerging for they hold the memories,
the traditions, the culture, and the hopes of all Wurundjeri Peoples.
Aerial Photography
Aerial photography provided by Nearmap
onemilegrid
Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250
Scale
1:750 @ A3
0 3.75 7.5 15
Drawing Title
130 GREENHILLS ROAD, PAKENHAM
VEHICLE SITE ACCESS AND CIRCULATION
SWEPT PATH ANALYSIS
Designed DA
Approved AWG
Melway Ref 323 E3
Project Number 240544
Drawing Number SPA106
Revision E



onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

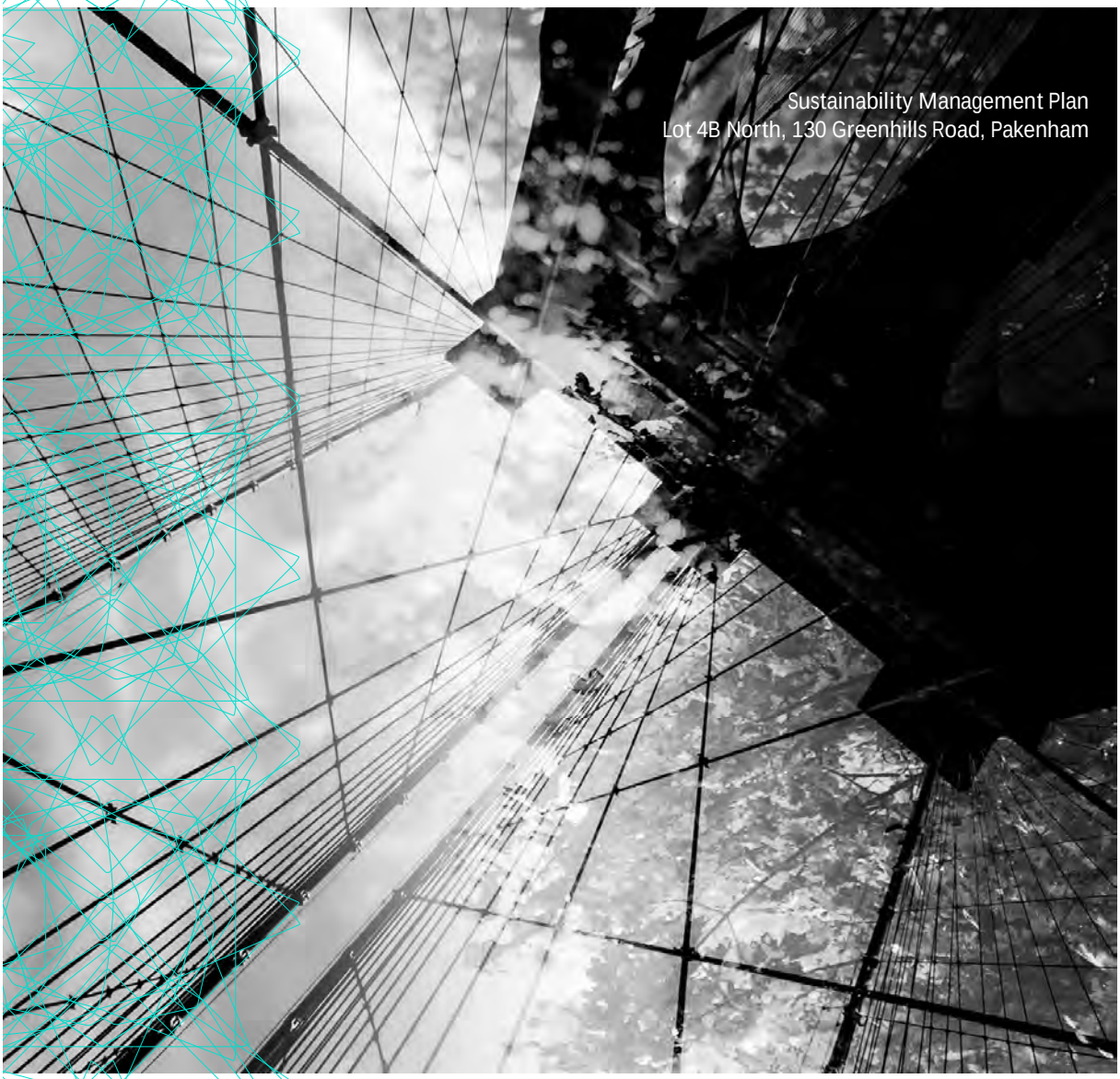
Aerial Photography
Aerial photography provided by Nearmap


WAREHOUSE 1D
WAREHOUSE 1C
WAREHOUSE 1B
WAREHOUSE 1A
WAREHOUSE 2B
WAREHOUSE 2A
N
CAD File: N:\Projects\2024\240544\Drawings\240544SPA108.dgn
Date Plotted: 14-01-2025 15:27:06
4.20
14.60
1.40
9.50
0.20
1.60
5.40
12.50
2.20
6.85
AV
Tractor Width : 2.50
Trailer Width : 2.50
Tractor Track : 2.50
Trailer Track : 2.50
meters
Lock to Lock Time : 6.0
Steering Angle : 28.3
Articulating Angle : 72.0
meters
HRV
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 36.7
meters
SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
500mm CLEARANCE ENVELOPE SHOWN DOTTED
Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.
onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to leaders and Elders past, present and emerging for they hold the memories,
the traditions, the culture, and the hopes of all Wurundjeri Peoples.
Aerial Photography
Aerial photography provided by Nearmap
onemilegrid
Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250
Scale
1:750 @ A3
0 3.75 7.5 15
Drawing Title
130 GREENHILLS ROAD, PAKENHAM
VEHICLE SITE ACCESS AND CIRCULATION
SWEPT PATH ANALYSIS
Designed DA
Approved AWG
Melway Ref 323 E3
Project Number 240544
Drawing Number SPA108
Revision E


WAREHOUSE 1D
WAREHOUSE 1C
WAREHOUSE 1B
WAREHOUSE 1A
WAREHOUSE 2B
WAREHOUSE 2A
N
CAD File: N:\Projects\2024\240544\Drawings\240544SPA109.dgn
Date Plotted: 14-01-2025 15:27:50
4.20
14.60
1.40
9.50
0.20
1.60
5.40
12.50
2.20
6.85
AV
Tractor Width : 2.50
Trailer Width : 2.50
Tractor Track : 2.50
Trailer Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 28.3
Articulating Angle : 72.0
HRV
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 36.7
SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
500mm CLEARANCE ENVELOPE SHOWN DOTTED
Copyright
onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to leaders and Elders past, present and emerging for they hold the memories,
the traditions, the culture, and the hopes of all Wurundjeri Peoples.
Aerial Photography
Aerial photography provided by Nearmap
onemilegrid
Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
Phone (03) 9939 8250
Scale
1:750 @ A3
0 3.75 7.5 15
Drawing Title
130 GREENHILLS ROAD, PAKENHAM
VEHICLE SITE ACCESS AND CIRCULATION
SWEPT PATH ANALYSIS
Designed DA
Approved AWG
Melway Ref 323 E3
Project Number 240544
Drawing Number SPA109
Revision E

SUSTAINABLE DEVELOPMENT
_CONSULTANTS

CREATE A BETTER PLACE TO LIVE.



Sustainability Management Plan
Lot 4B North, 130 Greenhills Road, Pakenham

SUSTAINABLE DEVELOPMENT
_CONSULTANTS

Proposed Industrial Development
Lot 4B North 130 Greenhills Road, Pakenham

Sustainability Management Plan

January 2025

S5134 SMP.V2

PREPARED BY:

Sustainable Development Consultants

2nd Floor, 555 Riversdale Rd.
Camberwell VIC 3124

T: (03) 9882 9967 F: (03) 9882 9969
info@sdconsultants.com.au

sdconsultants.com.au

Table of Contents

Version	Date of Issue	Description	Author	Approved
V1	28-10-2024	For Council Approval	RP	PC
V2	16-01-2025	Amended as per updated drawings	MC/RP	PC

1. Introduction

This Sustainability Management Plan (SMP) has been prepared to assist the design, construction and operation of the proposed industrial development at Lot 4B North, 130 Greenhills Road, Pakenham which is to comprise 9 warehouse tenancies with associated offices, 6 of which also have dock offices.

Sustainable Development Consultants have assessed the proposed development and provided input to the design team. This SMP captures initiatives necessary to ensure that the development meets the sustainability requirements of Cardinia Shire Council, as outlined in Section 1.3 of this report.

This document has been prepared by Sustainable Development Consultants with reference to the architectural drawings prepared by Concept Y Architects.

1.1 Site Description

The site at 130 Greenhills Road, Pakenham sits at the intersection of Greenhills Road and Koo Wee Rup Rd, within an established industrial precinct. It is approximately 65km south-east of Melbourne CBD. The site is currently vacant.

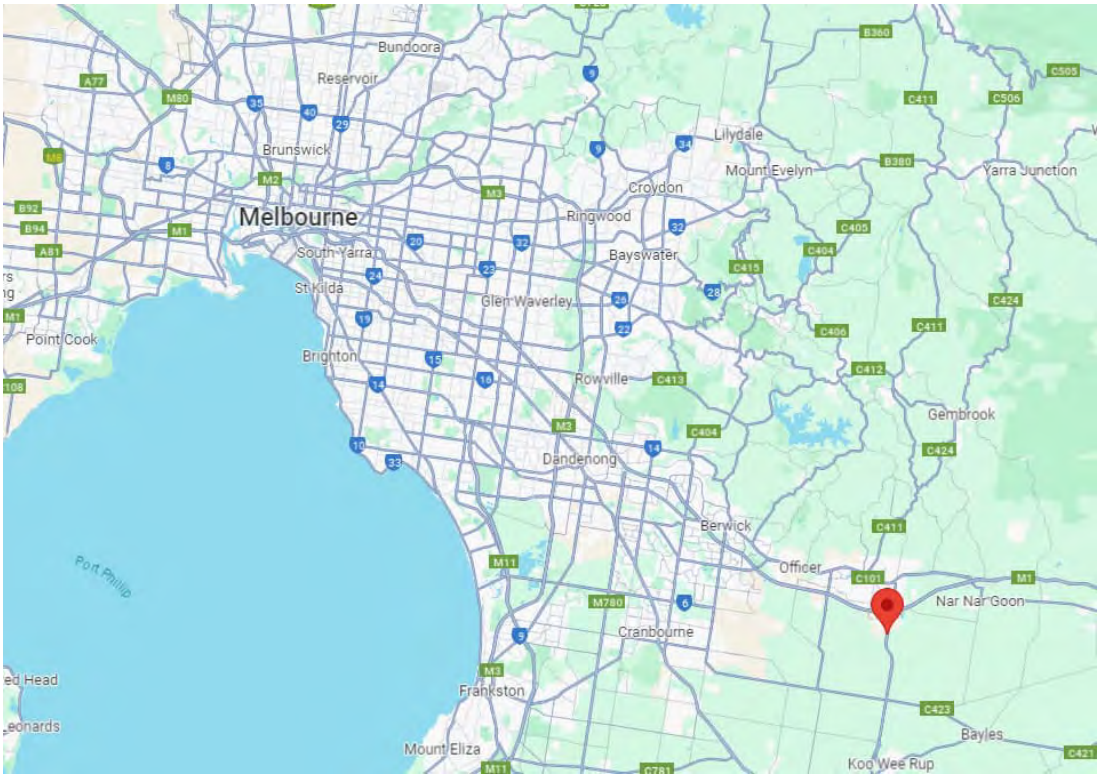


Figure 1: Location of 130 Greenhills Road, Pakenham in relation to Melbourne CBD (Source: Google Maps).

`

Figure 2: Location of 130 Greenhills Road, Pakenham (Source: Landchecker)

Figure 3: Location of Lot 4B North, 130 Greenhills Road, Pakenham (Source: KLM Spatial)

1.2 Development Summary

Table 1: Development Summary

Development Information	
Total Site Area	112,000m^2
Carparking/Bicycle Parking	518 car parking spaces, and 36 horizontal bike spaces
Offices	Main Office 1A 550m^2, Dock Office 1A 100m^2 Main Office 1B 195m^2 Main Office 1C 195m^2 Main Office 1D 440m^2, Dock Office 1D 100m^2 Main Office 2A 540m^2, Dock Office 2A 100m^2 Main Office 2B 440m^2 Dock Office 2B 100m^2 Main Office 2C 440m^2, Dock Office 2C 100m^2 Main Office 2D 195m^2, Main Office 2E 440m^2, Dock Office 2E 100m^2
Warehouses	Warehouse 1A 9,430m^2 Warehouse 1B 5,820m^2 Warehouse 1C 5,820m^2 Warehouse 1D 7,910m^2 Warehouse 2A 11,800m^2 Warehouse 2B 7,800m^2 Warehouse 2C 4,530m^2 Warehouse 2D 3,470m^2 Warehouse 2E 4,960m^2

1.3 Cardinia Shire Council Requirements

Cardinia Shire Council is committed to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. Critical to achieving this commitment is for development to meet appropriate environmental design standards.

This Sustainability Management Plan (SMP) has been prepared for the proposed development to demonstrate to Council how this project will exceed 'Best Practice' in environmentally sustainable design in relation to building energy management, water-sensitive urban design, construction materials, indoor environment quality, waste management, and transport.

Cardinia Shire Council requires that this project addresses the following planning scheme provisions:

- Clause 15.01-2S *Building Design*
- Clause 19.03-3S *Integrated Water Management*
- Clause 52.34 *Bicycle Facilities*
- Clause 53.18 *Stormwater Management in Urban Development*.

Additionally, as per the Pakenham South Employment PSP, these additional ESD aspects will be addressed:

- Climate Resilience
- Transport Connectivity

- Urban Heat Island Effect
- Material Reuse
- Additional Integrated Water Management Requirements.

In September 2019, Cardinia Shire Council declared a climate emergency and as part of this, are committed to enhanced Environmentally Sustainable Design.

1.4 ESD Assessment Tools

There are several calculators and modelling programs available in Victoria to assess proposed developments against benchmarks for ESD, as set by the Victorian government, local councils and the Building Code of Australia.

For this project, set out below are the assessment tools that have been adopted for this project.

1.4.1 BESS

BESS was developed by the Council Alliance for Sustainability in the Built Environment (CASBE). This tool assesses the energy and water efficiency, thermal comfort and overall environmental sustainability performance of new buildings or alterations. It was created to demonstrate that new developments meet sustainability requirements as part of a planning permit application.

A BESS assessment has been conducted for the proposed development. This provides a guide as to the level of sustainability achieved by the proposed development in line with the Council's ESD requirements.

Each target area within the BESS tool generally receives a score of between 1% and 100%. A minimum score of 50% is required for the energy, water and indoor environment quality (IEQ) areas, whilst a 100% score is required for stormwater. An overall score of 50% for the project represents 'Best Practice' while a score over 70% represents 'Excellence'.

The results of the BESS assessment can be found in Appendix 1 of this report.

2. Sustainability Initiatives

The following sections outline the initiatives that will be incorporated into the development throughout its design, construction and operation. Initiatives that are included to contribute towards the BESS benchmark have a reference next to them, e.g. (BESS Management 4.1). Some initiatives without the BESS reference have also been included as they also contribute to the overall sustainability of the development.

The following sections, as well as nominating the sustainability initiatives, also identify the party/parties responsible for implementation of the initiative, and the stage at which implementation will be demonstrated.

The following are the broad project stages:

1	Design Development	• Consultants develop conceptual design drawing to a detailed stage suitable as a basis for preparing working drawings - Integration of architectural, services, structure and site attributes • Checking compliance with all statutory requirements, codes and standards • Arranging special surveys or reports as required
2	Construction Documentation	• Architectural and services drawing sets completed • All specialist reports completed • All necessary planning and building consents obtained as required by authorities
3	Construction	• All work carried out onsite – site preparation, construction, alteration, extension, demolition • Purchase of all materials / certification • Evidence gathering from subcontractors • Commissioning
4	Post Occupancy	• Operation and Maintenance • Education – Building Users Guides

2.1 Building Management

Initiatives included in this section promote adoption of environmental initiatives at different stages of the project – not just in the project design stage.

Design Requirements	Responsibility & Implementation	Project Stage
Metering (BESS Management 3.2 & 3.3)		
Sub-meters will be provided for each major water and electricity usage in each tenancy, with common area services to be separately metered. These could include for: • Rainwater for irrigation • Rainwater for toilet/urinal flushing This could also include electricity for: • Lighting to carparks • Mechanical board • Solar PV (generation)	Services Consultant	Construction Documentation

2.2 Energy Efficiency

The development will minimise energy use through best practice building envelope and efficient heating and air conditioning, as well as efficient hot water systems and lighting.

Design Requirements	Responsibility & Implementation	Project Stage
Thermal Performance (BESS Energy 1.1 & 2.1)		
To meet best practice requirements for thermal efficiency, a Part J assessment will be undertaken during the detailed design stage of the project to demonstrate the ability of the design to meet the requirements of Section J of the BCA 2022 for building fabric.	ESD Consultant / Architect / Services Consultant	Construction Documentation
Heating and Cooling Systems (BESS Energy 2.2 & 2.3)		
Heating and cooling for the office areas will be provided by energy efficient air conditioners with a minimum 10% improvement against the MEPS requirement. No mechanical heating and cooling will be provided to the warehouses; therefore, the overall energy use from heating and cooling will meet best practice standards for an industrial building of this type.	Mechanical Engineer	Design Development
Domestic Hot Water (BESS Energy 2.2, 2.3 & 3.2)		
Either Electric Heat Pump or Electric boosted solar hot water systems will be installed to provide hot water for the development. If heat pumps are used the COP will be minimum 3.5, if solar hot water is used the solar will provide at least 70% solar pre-heat across the year.	Services Consultant	Design Development
Gas Substitution Roadmap (BESS Energy 2.4)		
The Victorian Government has committed to decarbonizing the gas sector via their Gas Substitution Roadmap, with the aim of transitioning to net zero emissions. This project will not be connected to a gas supply.	Services Consultant	Design Development

Design Requirements	Responsibility & Implementation	Project Stage
Indoor Lighting (BESS Energy 3.5)		
The maximum illumination power density (W/m^2) of internal lighting will comply with the requirements in Table J7D3a of the NCC 2022 Vol 1. Artificial lighting is to be reduced with optimised natural daylight in the warehouse areas through translucent roofing sections and control of lighting via daylight sensors. The warehouse lighting will have daylight sensors whilst the office lighting will have motion sensors.	Electrical Engineer	Design Development
Energy Efficient Appliances		
All appliances provided as part of the base building works will be selected within one energy efficient star of the best available.	Developer	Construction Documentation
Building Sealing		
All windows, doors, exhaust fans and pipe penetrations will be constructed to minimise air leakage as required by the provisions outlined in Section J5 of the 2022 BCA. This will include the use of seals around operable windows and doors as well as caulking to pipe penetrations, and the addition of self-closing louvers or dampers to exhaust fans.	Architect	Design Development
Renewable Energy Systems - Solar (BESS Energy 4.2)		
The development will host a total 150kW solar PV system for renewable energy generation, comprising a minimum 20kW PV system each for tenancies 1A, 1B, 1C, 1D, 2A and 2B and minimum 10kW each for tenancies 2C, 2D and 2E offset a large portion of the development's energy use. The location of the panels will be coordinated with the translucent roof sheeting and services penetrations during design development. The PV system will reduce mains electricity use and the overall greenhouse gas emissions of the overall building by producing an estimated 169,529kWh of green electricity per year assuming an inclination of 2.5° and orientation to the west/east based on documented roof slope of each tenancy.[1]	Architect / Electrical Engineer	Design Development

2.3 Water Resources & Stormwater Treatment

Water will be used efficiently throughout the development through efficient fixtures and fittings, and collection and use of rainwater which helps to reduce mains water requirements and diverts stormwater.

Design Requirements	Responsibility & Implementation	Project Stage
Water Fixtures and Fittings (BESS Water 1.1)		
Efficient water fittings and fixtures will be installed to reduce the volume of mains water used. The following Water Efficiency Labelling Scheme (WELS) star ratings will be specified: • Kitchen and Bathroom taps: flowrate ≤6.0L/min (5 Star); • Urinals: ≤0.8L/flush (6 Star or waterless); • Toilets: dual flush, 3/4.5 L/flush (4 Star); and • Showers: ≤7.5L/min (4 Star)	Architect / Services Consultant	Design Development
Water Efficient Appliances (BESS Water 1.1)		
Dishwashers will be minimum 4 Star WELS rated (if installed by the developer as a part of the contracted building works only).	Developer	Construction Documentation

[1] Solar PV annual energy generation calculated through the BESS Renewable Energy Systems Calculator for the site located at 130 Greenhills Road, Pakenham.

Design Requirements	Responsibility & Implementation	Project Stage
Rainwater Collection and Reuse (BESS Water 1.1 & Stormwater 1.1)		
Rainwater will be harvested from 1,000m^2 from each roof of tenancies 1A-1D and 2A and 2B and diverted to 6 x 20kL rainwater tanks, and from 734m^2 from each roof of tenancies 2C-2E and diverted to 3 x 15kL rainwater tanks. The stored water will be used for toilet/urinal flushing in all buildings and for irrigation of landscaping surrounding each connected building. Overflow from the tanks will be treated as per the Stormwater Management Strategy in Appendix 3.	Civil / Hydraulic Engineer	Design Development
Water Efficient Landscaping (BESS Water 3.1)		
A minimum of 10% of the landscaped area (total area = 6,772m^2, 10% = 677.2m^2) will be designed in accordance with xeriscape principles, emphasizing drought tolerance and grouping plants with similar water demand characteristics together. Remaining landscaped area on site will be designed with low-water-use plant species to minimise the need for irrigation. The irrigation system for the landscaped areas will be connected to the rainwater tank. The irrigation system will be designed as drip irrigation with timers and rain sensors included.	Developer	Construction Documentation

Figure 4: Examples of drought tolerant landscaping that could be incorporated into the development design

Design Requirements	Responsibility & Implementation	Project Stage
Waterless HVAC System (BESS Water 4.1)		
Air-conditioning units will use air-cooled condenser components which will help to reduce the development's overall water usage, whilst also preventing the growth of legionella bacterium which thrive in warm stagnant water.	Mechanical Engineer	Construction Documentation
Fire System Water (BESS Water 4.1)		
The fire test system will not expel potable water for testing, or a minimum of 80% of test water from fire sprinkler systems to be captured for reuse.	Fire Services Consultant	Design Documentation

2.4 Indoor Environment Quality

Indoor Environment Quality (IEQ) will be improved through various initiatives which help to create a healthy indoor environment free from toxins with ample supply of daylight and outside air.

Design Requirements	Responsibility & Implementation	Project Stage
Daylight Access (BESS IEQ 1.4)		
Access to natural daylight is extremely important for all employees, as it provides an essential connection with nature and improves employees' health and well-being. Green Star daylight hand calculations have been undertaken for the development, with the following results: • 32% of the nominated floor area in the main offices and dock offices achieves a minimum daylight factor of 2% Refer to Appendix 2 BESS Daylight Assessment for further details. *Note that all glazing to the offices must have a minimum visible light transmittance (VLT) of 40%.*	Architect	Construction Documentation
Daylight Improvement		
Daylight penetration through windows/openings will be enhanced with the use of clear glazing and light internal colours, allowing for a better internal reflection of daylight.	Architect	Construction Documentation
Acoustic Comfort		
Noise from any mechanical services will be kept to a minimum using good quality, suitably located and baffled mechanical plant and quiet air conditioners and fans.	Acoustic/ Mechanical Engineer	Construction Documentation
Ventilation – Non-Residential (BESS IEQ 2.3)		
The warehouses will experience a high level of natural ventilation due to the large number of roller doors positioned along the eastern and western facades.	Architect	Construction Documentation
Volatile Organic Compounds (VOCs) (BESS IEQ 4.1)		
All paints, adhesives and sealants and flooring (including carpets) will not exceed the limits outlined in Appendix 4. Alternatively, products with no VOCs will be selected.	Builder	Construction Documentation
Formaldehyde Minimisation (BESS IEQ 4.1)		
All engineered wood products will have 'low' formaldehyde emissions, certified as E0 or better. Alternatively, products will be specified with no formaldehyde. Emissions limits are listed in Appendix 4.	Builder	Construction Documentation

2.5 Building, Construction and Waste Management

Initiatives included in building, construction and waste management promote adoption of environmental initiatives at different stages of the project – not just in the project design stage.

Design Requirements	Responsibility & Implementation	Project Stage
Construction Waste Management		
The builder will develop a construction waste management plan (CWMP) for the construction phase. This will include the following: • Waste generation; • Any waste systems; • Minimisation Strategy; • Performance / Reduction targets; • Bin quantity and size; • Collection frequency; • Signage; and • Monitoring and reporting including frequency and method. The CWMP will include a requirement for not less than 90% of all civil works and built form construction waste to be recycled or re-used. The CWMP will require that all hazardous substances, pollutants and contaminants must be managed and disposed of in accordance with all state regulatory requirements. Where these materials are treated, or used on site, they must be in accordance with a sanctioned remediation process. The CWMP may form part of a broader Construction Environmental Management Plan (CEMP).	Builder	Construction Documentation
Operational Waste – Convenience of Recycling (BESS Waste 2.2)		
The development will be provided with dedicated bins for the separation and collection of general waste and recyclables. Recycling facilities will be adjacent to each bin for general waste, with bin colouring and signage to ensure a clear distinction between the two waste streams.	Architect/ Building Owner	Design Development/ Post Occupancy

Figure 5: Examples of kitchen waste management bins and separated by waste stream which may be suitable for a development of this type.

2.6 Building Materials

Materials initiatives help reduce the use of virgin materials and generating waste and promote the use of materials with lower embodied energy and environmental impacts.

Design Requirements	Responsibility & Implementation	Project Stage
Concrete		
A minimum of 50% of the concrete mix will contain non-potable mains water (rainwater or purchased recycled water).	Builder / Structural Engineer	Construction Documentation
Steel		
Wherever possible, steel for the development will be sourced from a Responsible Steel Maker[2]. Reinforcing steel for the project will be manufactured using energy reducing processes.	Builder / Structural Engineer	Construction Documentation
Timber		
All timber used in the development will be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified, or recycled / reused.	Architect	Construction Documentation
Cables, pipes, floors and blinds		
All standard uses of cables, pipes, flooring and blinds within the development will either not contain any PVC or will be sourced from a manufacturer/supplier that adheres to the Green Building Council of Australia's *Best Practice Guidelines for PVC in the Built Environment*.	Services Consultant	Construction Documentation
Flooring		
All flooring will be manufactured from materials/products certified under any of the following: • Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS) v1.2; • Ecospecifier GreenTag GreenRate V3.1; • Good Environmental Choice (GECA); and/or • The Institute for Market Transformation to Sustainability (MTS) Sustainable Materials Rating Technology Standard Version 4.0 – SMaRT 4.0. Alternatively, floor coverings must be durable, include some eco-preferred content, be modular and/or come from a manufacturer with a product stewardship program and ISO 14001 certification.	Builder/ Architect	Construction Documentation

Figure 6: Examples of approved environmental labels for products which may be incorporated for the development

[2] A Responsible Steel Maker must have facilities with a currently valid and certified ISO 14001 Environmental Management System (EMS) in place and be a member of the World Steel Association's (WSA) Climate Action Program (CAP).

2.7 Transport

Design Requirements	Responsibility & Implementation	Project Stage
Bicycle Parking – Non - Residential (BESS Transport 1.5)		
A total of 36 horizontal bicycle parking spaces will be provided across the development, with 4 provided to each warehouse. This will encourage staff and visitors to adopt cycling as an alternative form of transport	Architect	Design Development
Electric Vehicle Infrastructure (BESS Transport 2.1)		
To enhance the development's ability to reduce vehicle emissions, two carparking spaces will be provided to each tenancy with electric vehicle charging infrastructure (minimum 7kW 32A Type 2 charger). This will encourage building users to consider purchasing electric vehicles by making their use more convenient.	Services Consultant	Design Development
End of Trip Facilities (BESS Transport 1.6)		
A total of 57 lockers are provided across the warehouses with 5-7 lockers present in each tenancy. Each warehouse contains one EoT shower facility and one DDA shower, for use all office and warehouse employees.	Architect	Design Development
Public Transport		
The proposed development is proximal to the following public transport options: Bus Routes: • 928: Cardinia Road Station/Village Way (2km) • Regional Bus (South Coast Bus) to Fountain Gate Shopping Centre (300m) Train: • Pakenham Railway Station (3.4km) Whilst the site is not presently well-connected to bike trails, there are sections of the Princes Hwy both to the east and west which are marked as bike-friendly. Given the inclusion of bike parking and EoT facilities, the site will be designed to be ready for increased cyclist demand in the event of future improvements to the local cycling network.	Inherent in Location	

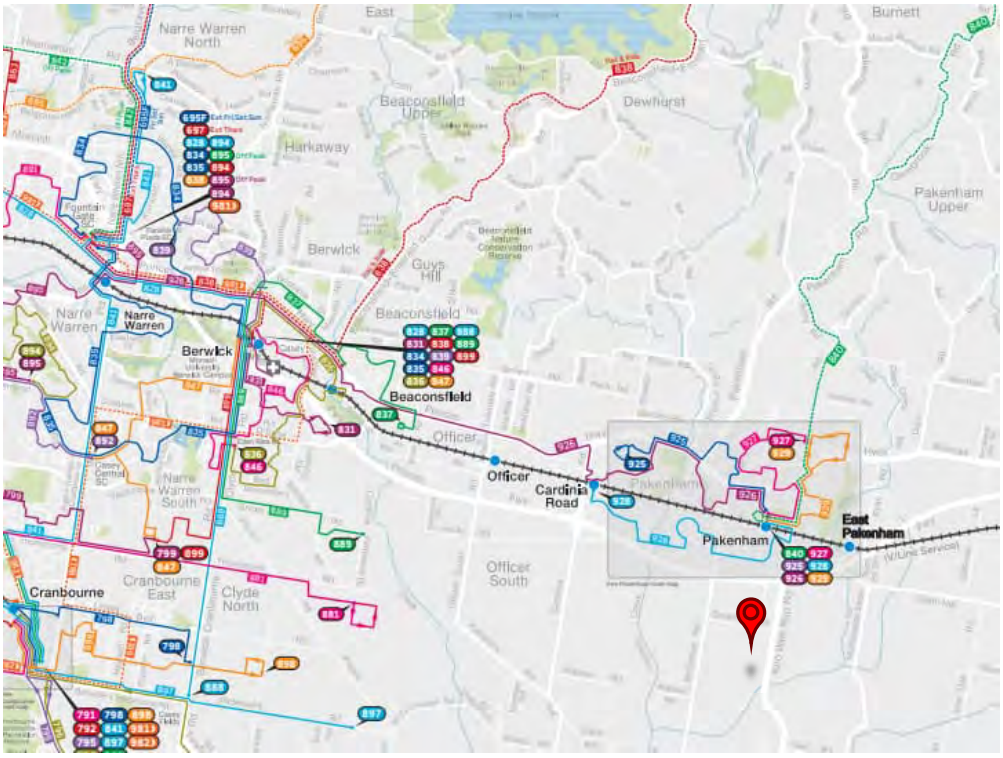


Figure 7: PTV Local Area Map indicating the public transport options surrounding the site (marked by the red balloon. (Source: ptv.vic.gov.au)

Figure 8: Bike Paths surrounding the site (Source: Google Maps)

2.8 Urban Ecology

Design Requirements	Responsibility & Implementation	Project Stage
Vegetation (BESS Urban Ecology 2.1)		
Approximately 6% of the site (6,772m^2) is covered by vegetation/landscaping. The vegetated surfaces will help treat stormwater runoff, reduce the urban heat island effect, and increase the outdoor amenity of the development.	Architect / Landscape Architect	Design Development
Refrigerant Ozone Depleting Potential		
All HVAC refrigerants used in the development will be selected to have an Ozone Depletion Potential (ODP) of zero.	Mechanical Engineer	Construction Documentation
Insulation Ozone Depleting Potential		
All thermal insulation used in the development will not contain any ozone-depleting substances and will not use any in its manufacturing.	Architect	Construction Documentation
Light Pollution		
No external luminaire on the project will have an Upward light Output Ratio (ULOR) exceeding 5%, relative to its mounted orientation. External lighting will be designed to avoid light spill off the site or into the night sky.	Architect/ Electrical Engineer	Schematic Design
Urban Heat Island Effect Reduction		
The development will adopt multiple initiatives to reduce the impact of urban heat island effect on the site. These initiatives include areas of landscaping and light-coloured surfaces. Landscaped areas will help provide cooling. Proposed metal roof sheeting will have moderate solar reflectivity that reduces the solar heat gain into the buildings when compared to darker roofing options. Zincalume has been selected.	Architect	Design Development

2.9 Innovation

Design Requirements	Responsibility & Implementation	Project Stage
Innovation – EV Charging Stations		
By providing two EV charging spaces for each tenancy (18 total), this exceeds the BESS requirement of 1 EV space for the entire site.	Services Consultant	Design Development

2.10 Climate Resilience

Design Requirements	Responsibility & Implementation	Project Stage
Shading Features		
Large awnings are placed over the majority of the eastern and western façade of Building 2 and the eastern façade of Building 1, allowing warehouse workers and truck drivers to operate outside in times of extreme heat. Large boxed canopies are provided over external office glazing, ensuring a high level of thermal comfort for occupants.	Services Consultant	Design Development
Occupant Warning System		
The development will include an occupant warning system with PA capabilities to be used in times of emergency.	Services Consultant	Design Development

Design Requirements	Responsibility & Implementation	Project Stage
Eave and Gutter Design		
Downpipes will be sized capable of withstanding high volumes of water. Eaves and gutters to be designed to a 20-year ARI of 131mm/hr, and box gutters designed to a 100-year ARI of 187mm/hr.	Services Consultant	Design Development

3. Conclusion

As set out in this SMP the proposed industrial development at Lot 4B North, 130 Greenhills Road, Pakenham will meet best practice requirements through the initiatives outlined in this report including the use of energy efficient systems, rainwater tanks and the use of low to zero VOC content materials, as well as reduced environmental impacts during the construction stage.

The initiatives that have been included within this SMP all have a proven track record of serving their individual purpose and can be easily maintained with any failures obvious to the occupants of the development. This helps to ensure the ongoing sustainability of the development, as the systems installed in the beginning are maintained for purpose throughout the life of the building.

With appropriate implementation, management, monitoring and maintenance, the initiatives outlined within this SMP will serve to provide the occupants with lower running costs, as well as benefit the surrounding environment with an environmentally and economically sustainable development.

The implementation of this SMP requires a clear process that will include:

- Full integration with architectural and building services plans and specifications;
- Endorsement of the SMP with town planning drawings; and
- SMP initiatives to be included in plans and specifications for building approval.

Appendix 1 – BESS Assessment

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake

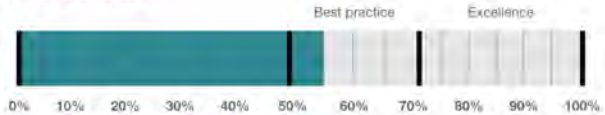
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 130 Greenhills Rd Pakenham Victoria 3810. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Cardinia Shire Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score



56%

Project details

Name	130 Greenhills Rd, Pakenham VIC 3810, Australia
Address	130 Greenhills Rd Pakenham Victoria 3810
Project ID	A364F9A1-R3
BESS Version	BESS-8
Site type	Non-residential development
Account	ryan@sdconsultants.com.au
Application no.	
Site area	112,000 m²
Building floor area	65,575 m²
Date	16 January 2025
Software version	2.0.1-B.574

Performance by category

Category	Weight	Score	Pass
Management	5%	27%	–
Water	9%	70%	✓
Energy	28%	69%	✓
Stormwater	14%	100%	✓
IEQ	17%	53%	✓
Transport	9%	37%	–
Waste	6%	50%	–
Urban Ecology	6%	12%	–
Innovation	9%	10%	–

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 1 of 22

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

Buildings

Name	Height	Footprint	% of total footprint
Building 1	1	36,804 m²	45%
Building 2	1	43,942 m²	54%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Office				
Dock Office 2C	1	100 m²	Building 2	< 1%
Dock Office 2E	1	100 m²	Building 2	< 1%
Dock Office 2B	1	100 m²	Building 2	< 1%
Dock Office 2A	1	100 m²	Building 2	< 1%
Office 2E	1	440 m²	Building 2	< 1%
Office 2D	1	195 m²	Building 2	< 1%
Office 2C	1	440 m²	Building 2	< 1%
Office 2B	1	440 m²	Building 2	< 1%
Office 2A	1	540 m²	Building 2	< 1%
Dock Office 1D	1	100 m²	Building 1	< 1%
Dock Office 1A	1	100 m²	Building 1	< 1%
Office 1D	1	440 m²	Building 1	< 1%
Office 1C	1	195 m²	Building 1	< 1%
Office 1B	1	195 m²	Building 1	< 1%
Office 1A	1	550 m²	Building 1	< 1%
Total	**15**	**4,035 m²**	**6%**	
Unconditioned Warehouse/factory				
Warehouse 2A	1	11,800 m²	Building 2	17%
Warehouse 1A	1	9,430 m²	Building 1	14%
Warehouse 1D	1	7,910 m²	Building 1	12%
Warehouse 2B	1	7,800 m²	Building 2	11%
Warehouse 1C	1	5,820 m²	Building 1	8%
Warehouse 1B	1	5,820 m²	Building 1	8%
Warehouse 2E	1	4,960 m²	Building 2	7%
Warehouse 2C	1	4,530 m²	Building 2	6%
Warehouse 2D	1	3,470 m²	Building 2	5%
Total	**9**	**61,540 m²**	**93%**	

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

Project composition

Building composition

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies	To be printed Electrical Documentation to show individual tenancy meters.	✓
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)	To be printed Electrical Documentation to show sub-meters to common areas.	✓
Water 3.1	Annotation: Water efficient garden details	To be printed Landscape Documentation to include reference to a water-efficient garden, with suitable indigenous species selected.	✓
Energy 4.2	Location and size of solar photovoltaic system	To be printed Location of PV Panels are shown in Architectural Documentation (roof level), Solar PV documentation to show size and specification.	✓
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)	To be printed Rainwater Tanks are shown in the Architectural Drawings prepared for the development (Site Plan). Rainwater Tank sizing to be included on future plans.	✓
Transport 1.5	Location of non-residential visitor bicycle parking spaces	To be printed Location of visitor bicycle parking spaces are shown in Architectural Documentation (site plan).	✓
Transport 2.1	Location of electric vehicle charging infrastructure	To be printed Location of EV charging parking spaces to be shown in Architectural Documentation (site plan).	✓
Waste 2.2	Location of recycling facilities	To be printed Location of waste facilities have been shown in Architectural Documentation (site plan).	✓

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 3 of 22

BESS, "30 Greenhills Rd, Pakenham VIC 3810, Australia" 130 Greenhills Rd, Pake...

Credit	Requirement	Response	Status
Urban Ecology 2.1	Location and size of vegetated areas	To be printed Vegetated areas have been shown in the Architectural Documentation (site plan).	✓

Supporting Documentation

Credit	Requirement	Response	Status
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings	To be printed Part J Part J assessment to be undertaken during detailed design phase.	✓
Energy 3.7	Average lighting power density and lighting type(s) to be used	To be printed Electrical Documentation Electrical Documentation to show average lighting power density and lighting type(s).	✓
Energy 4.2	Specifications of the solar photovoltaic system(s)	To be printed Solar PV Documentation Solar PV Documentation to show specifications of the PV System.	✓
Stormwater 1.1	STORM report or MUSIC model	To be printed SMP Information regarding storm water management can be found in Appendix 3 of the SMP prepared for the development.	✓
IEQ 1.4	A short report detailing assumptions used and results achieved.	To be printed SMP Information regarding the daylight assumptions and results can be found in the Appendix 2 of the SMP prepared for the development	✓

Credit summary

Management Overall contribution 4.5%

27%

1.1 Pre-Application Meeting	0%
2.3 Thermal Performance Modelling - Non-Residential	0%
3.2 Metering - Non-Residential	100%
3.3 Metering - Common Areas	100%
4.1 Building Users Guide	0%

Water Overall contribution 9.0%

Minimum required 50% 70% ✓ Pass

1.1 Potable Water Use Reduction	58%
3.1 Water Efficient Landscaping	100%
4.1 Building Systems Water Use Reduction	100%

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see www.bess.net.au

Page 4 of 22

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia (130 Greenhills Rd, Pake...

Energy Overall contribution 27.5%

	Minimum required 50%	69%	Pass
1.1 Thermal Performance Rating - Non-Residential		12%	
2.1 Greenhouse Gas Emissions		100%	
2.2 Peak Demand		0%	
2.6 Electrification		100%	
2.7 Energy consumption		100%	
3.1 Carpark Ventilation		N/A	Scoped Out
No enclosed carpark in the development.			
3.2 Hot Water		100%	
3.7 Internal Lighting - Non-Residential		100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A	Scoped Out
No cogeneration or trigeneration system in use.			
4.2 Renewable Energy Systems - Solar		23%	
4.4 Renewable Energy Systems - Other		N/A	Scoped Out
Nominal (non-solar PV) renewable energy ...			

Stormwater Overall contribution 13.5%

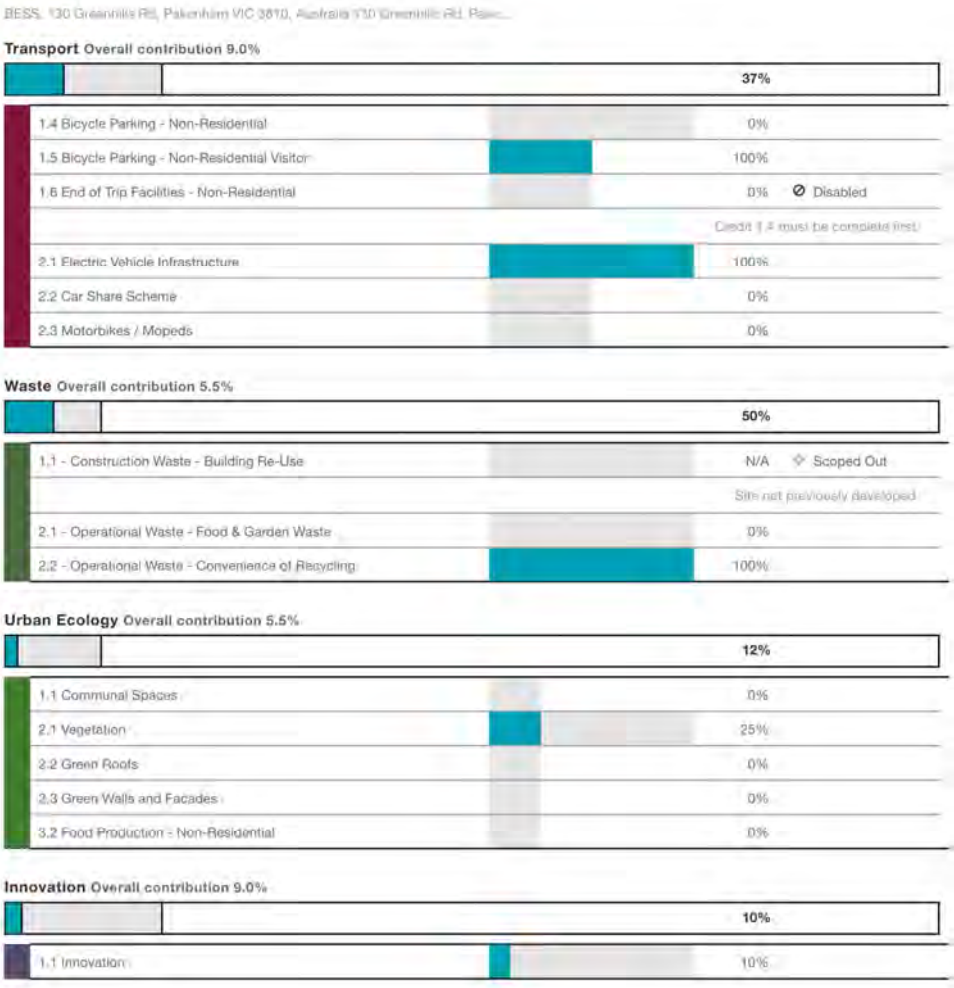
	Minimum required 100%	100%	Pass
1.1 Stormwater Treatment		100%	

IEQ Overall contribution 16.5%

	Minimum required 50%	53%	Pass
1.4 Daylight Access - Non-Residential		87%	Achieved
2.3 Ventilation - Non-Residential		46%	Achieved
3.4 Thermal comfort - Shading - Non-Residential		0%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	
4.1 Air Quality - Non-Residential		100%	

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 5 of 22



The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 6 of 22

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia (130 Greenhills Rd, Pake...

Credit breakdown

Management Overall contribution 4.5%

27%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 41.4% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.3 Thermal Performance Modelling - Non-Residential		0%
Score Contribution	This credit contributes 17.2% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?	
Question	Criteria Achieved ?	
Office	No	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Office	No	
3.2 Metering - Non-Residential		100%
Score Contribution	This credit contributes 13.8% towards the category score.	
Criteria	Have utility meters been provided for all individual commercial tenants?	
Question	Criteria Achieved ?	
Office	Yes	
Unconditioned Warehouse/factory	Yes	
3.3 Metering - Common Areas		100%
Score Contribution	This credit contributes 13.8% towards the category score.	
Criteria	Have all major common area services been separately submetered?	
Question	Criteria Achieved ?	
Office	Yes	
Unconditioned Warehouse/factory	Yes	
4.1 Building Users Guide		0%

Score Contribution	This credit contributes 13.8% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	No

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

Water Overall contribution 9.0%

	Minimum required 50%	70%	✔ Pass

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Fixtures, fittings & connections profile	
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 4 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	>= 6 Star WELS rating
Washing Machine Water Efficiency: All	Scope out
Which non-potable water source is the dwelling/space connected to?:	
Warehouse 1A Office 1A Dock Office 1A	RWT 1A
Warehouse 1B Office 1B	RWT 1B
Warehouse 1C Office 1C	RWT 1C
Warehouse 1D Office 1D Dock Office 1D	RWT 1D
Warehouse 2A Office 2A Dock Office 2A	RWT2A
Warehouse 2B Office 2B Dock Office 2B	RWT2B
Warehouse 2C Office 2C Dock Office 2C	RWT2C
Warehouse 2D Office 2D	RWT2D
Warehouse 2E Office 2E Dock Office 2E	RWT2E
Non-potable water source connected to Toilets: All	Yes

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 9 of 22

Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
RWT 1B	1,000 m²
RWT 1A	1,000 m²
RWT 1C	1,000 m²
RWT 1D	1,000 m²
RWT2A	1,000 m²
RWT2B	1,000 m²
RWT2C	734 m²
RWT2D	734 m²
RWT2E	734 m²
Tank Size:	
RWT 1B	20,000 Litres
RWT 1A	20,000 Litres
RWT 1C	20,000 Litres
RWT 1D	20,000 Litres
RWT2A	20,000 Litres
RWT2B	20,000 Litres
RWT2C	15,000 Litres
RWT2D	15,000 Litres
RWT2E	15,000 Litres
Irrigation area connected to tank:	
RWT 1B	677 m²
RWT 1A	677 m²
RWT 1C	677 m²
RWT 1D	677 m²
RWT2A	677 m²
RWT2B	677 m²
RWT2C	677 m²
RWT2D	677 m²
RWT2E	677 m²
Is connected irrigation area a water efficient garden?:	
RWT 1B	No
RWT 1A	No
RWT 1C	No
RWT 1D	No
RWT2A	No
RWT2B	No
RWT2C	Yes
RWT2D	Yes
RWT2E	Yes

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

Other external water demand connected to tank?:		
RWT 1B	0.0 Litres/Day	
RWT 1A	0.0 Litres/Day	
RWT 1C	0.0 Litres/Day	
RWT 1D	0.0 Litres/Day	
RWT2A	0.0 Litres/Day	
RWT2B	0.0 Litres/Day	
RWT2C	0.0 Litres/Day	
RWT2D	0.0 Litres/Day	
RWT2E	0.0 Litres/Day	
1.1 Potable Water Use Reduction		58%
Score Contribution	This credit contributes 71.4% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	40607 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	30545 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	24825 kL	
Output	% Reduction in Potable Water Consumption	
Project	38 %	
Output	% of connected demand met by rainwater	
Project	58 %	
Output	How often does the tank overflow?	
Project	Often	
Output	Opportunity for additional rainwater connection	
Project	5806 kL	
3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	
4.1 Building Systems Water Use Reduction		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?	
Question	Criteria Achieved ?	
Project	Yes	

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see www.bess.net.au

Page 11 of 22

Energy Overall contribution 27.5%

	Minimum required 50%	69%	✔ Pass

Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	No
Use the BESS Deem to Satisfy (DtS) method for Unconditioned non-residential spaces?:	Yes
Are water heating systems within one Star available, or 85% or better than the most efficient equivalent capacity unit?:	Yes
Non-residential buildings profiles	
Heating, Cooling & Comfort Ventilation - Electricity Reference fabric & services:	
Building 1	155,849 kWh
Building 2	242,158 kWh
Heating, Cooling & Comfort Ventilation - Electricity - proposed fabric and reference services:	
Building 1	155,849 kWh
Building 2	242,158 kWh
Heating, Cooling & Comfort Ventilation - Electricity Proposed fabric & services:	
Building 1	155,849 kWh
Building 2	242,158 kWh
Heating - Wood - reference fabric and services: All	0.0 MJ
Heating - Wood - proposed fabric and reference services: All	0.0 MJ
Heating - Wood - proposed fabric and services: All	0.0 MJ
Hot Water - Electricity - Reference:	
Building 1	4,652 kWh
Building 2	7,229 kWh
Hot Water - Electricity - Proposed:	
Building 1	4,652 kWh
Building 2	7,229 kWh
Lighting - Reference:	
Building 1	34,892 kWh
Building 2	54,215 kWh
Lighting - Proposed:	
Building 1	34,892 kWh
Building 2	54,215 kWh
Peak Thermal Cooling Load - Reference: All	0.0 kW
Peak Thermal Cooling Load - Proposed: All	0.0 kW
Solar Photovoltaic system profile	

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

System Size (lesser of inverter and panel capacity):	
PV WH1A	20.0 kW peak
PV WH1B	20.0 kW peak
PV WH1C	20.0 kW peak
PV WH1D	20.0 kW peak
PV WH2A	20.0 kW peak
PV WH2B	20.0 kW peak
PV WH2C	10.0 kW peak
PV WH2D	10.0 kW peak
PV WH2E	10.0 kW peak
Orientation (which way is the system facing)?:	
PV WH1A	West
PV WH1B	West
PV WH1C	West
PV WH1D	West
PV WH2A	West
PV WH2B	West
PV WH2C	East
PV WH2D	East
PV WH2E	East
Inclination (angle from horizontal):	
PV WH1A	3.0 Angle (degrees)
PV WH1B	3.0 Angle (degrees)
PV WH1C	3.0 Angle (degrees)
PV WH1D	3.0 Angle (degrees)
PV WH2A	3.0 Angle (degrees)
PV WH2B	3.0 Angle (degrees)
PV WH2C	3.0 Angle (degrees)
PV WH2D	3.0 Angle (degrees)
PV WH2E	3.0 Angle (degrees)
Which Building Class does this apply to?:	
PV WH1A	Unconditioned Warehouse/factory
PV WH1B	Unconditioned Warehouse/factory
PV WH1C	Unconditioned Warehouse/factory
PV WH1D	Unconditioned Warehouse/factory
PV WH2A	Unconditioned Warehouse/factory
PV WH2B	Unconditioned Warehouse/factory
PV WH2C	Unconditioned Warehouse/factory
PV WH2D	Unconditioned Warehouse/factory
PV WH2E	Unconditioned Warehouse/factory
1.1 Thermal Performance Rating - Non-Residential	12%

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 13 of 22

	Score Contribution	This credit contributes 26.7% towards the category score.
	Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?
	Annotation	Estimated based on 'Baseline Energy Consumption and Greenhouse Gas Emissions in Commercial Buildings in Australia', November 2012. Average office tenancy energy consumption of 530MJ/m2, split into energy end uses as per Figure 5.9 ('Office Base Buildings Electricity End Use Shares') of the same document. Building 1 Total = 837,400MJ/232,611kWh Main Office 1A 550m2 = 291,500MJ = 80,972kWh, Dock Office 1A 100m2 = 53,000MJ = 14,722kWh, Main Office 1B 195m2 = 103,350MJ = 28,708kWh, Main Office 1C 195m2 = 103,350MJ = 28,708kWh, Main Office 1D 440m2 = 233,200MJ = 64,778kWh, Dock Office 1D = 53,000MJ = 14,722kWh Building 2 Total = 1,301,150MJ/361,431kWh Main Office 2A 540m2 = 286,200MJ = 79,500kWh, Dock Office 2A 100m2 = 14,722MJ Main Office 2B 440m2 = 233,200MJ = 64,778kWh, Dock Office 2B 100m2 = 14,722MJ Main Office 2C 440m2 = 233,200MJ = 64,778kWh, Dock Office 2C 100m2 = 14,722MJ Main Office 2D 195m2 = 103,350MJ = 28,708kWh Main Office 2E 440m2 = 233,200MJ = 64,778kWh, Dock Office 2E 100m2 = 14,722MJ 67% to HVAC 15% to lighting 2% to DHW
	Output	Total Improvement
	Office	0 %
	2.1 Greenhouse Gas Emissions	100%
	Score Contribution	This credit contributes 10.8% towards the category score.
	Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
	Output	Reference Building with Reference Services (BCA only)
	Office	21,916 kg CO2
	Output	Proposed Building with Proposed Services (Actual Building)
	Office	21,916 kg CO2
	Output	% Reduction in GHG Emissions
	Office	0 %
	2.2 Peak Demand	0%
	Score Contribution	This credit contributes 3.3% towards the category score.
	Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?
	2.6 Electrification	100%
	Score Contribution	This credit contributes 16.1% towards the category score.
	Criteria	Is the development all-electric?
	Question	Criteria Achieved?
	Project	Yes
	2.7 Energy consumption	100%

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

Score Contribution	This credit contributes 21.5% towards the category score.	
Criteria	What is the % reduction in annual energy consumption against the benchmark?	
Output	Reference Building with Reference Services (BCA only)	
Office	92,820 MJ	
Output	Proposed Building with Proposed Services (Actual Building)	
Office	92,820 MJ	
Output	% Reduction in total energy	
Office	0 %	
3.1 Carpark Ventilation		N/A ✧ Scoped Out
		No enclosed carpark in the development.
This credit was scoped out	No enclosed carpark in the development.	
3.2 Hot Water		100%
Score Contribution	This credit contributes 5.4% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?	
Output	Reference	
Office	2,691 MJ	
Output	Proposed	
Office	2,691 MJ	
Output	Improvement	
Office	0 %	
3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 10.8% towards the category score.	
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?	
Question	Criteria Achieved ?	
Office	Yes	
Unconditioned Warehouse/factory	Yes	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A ✧ Scoped Out
		No cogeneration or trigeneration system in use.
This credit was scoped out	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		23%
Score Contribution	This credit contributes 5.4% towards the category score.	
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?	
Output	Solar Power - Energy Generation per year	
Unconditioned Warehouse/factory	168,445 kWh	
Output	% of Building's Energy	
Unconditioned Warehouse/factory	54 %	

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see www.bess.net.au

Page 15 of 22

BESS. 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

4.4 Renewable Energy Systems - Other		N/A	Scoped Out
		No other (non-solar PV) renewable energy is in use.	
This credit was scoped out	No other (non-solar PV) renewable energy is in use.		

Stormwater Overall contribution 13.5%

	Minimum required 100%	100%	Pass

Section Notes: A contribution has been or will be paid to the relevant authority to facilitate the infrastructure and treatment trains implemented under the Deep Creek South Drainage Scheme (1601), ensuring that the local area meets the Best Practice Environmental Management Guidelines. Prior to outflow a total minimum of 8,200m2 of roof area will drain to a total 165kL rainwater tank volume (6 x 20kL & 3 x 15kL RWTs). The remainder of the site will discharge to the Deep Creek South Drainage Scheme.

Which stormwater modelling software are you using?:	MUSIC or other modelling software
1.1 Stormwater Treatment	100%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	Flow (ML/year)
Project	0.0 % Reduction
Question	Total Suspended Solids (kg/year)
Project	80.0 % Reduction
Question	Total Phosphorus (kg/year)
Project	45.0 % Reduction
Question	Total Nitrogen (kg/year)
Project	45.0 % Reduction

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 16 of 22

BESS: 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

IEQ Overall contribution 16.5%

	Minimum required 50%	53%	✔ Pass

1.4 Daylight Access - Non-Residential		87%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the nominated floor area has at least 2% daylight factor?		
Question	Percentage Achieved?		
Office	32 %		
Unconditioned Warehouse/factory	92 %		
2.3 Ventilation - Non-Residential		46%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the regular use areas are effectively naturally ventilated?		
Question	Percentage Achieved?		
Office	0 %		
Unconditioned Warehouse/factory	100 %		
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?		
Question	Percentage Achieved?		
Office	0 %		
Unconditioned Warehouse/factory	0 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Office	0 ppm		
Unconditioned Warehouse/factory	0 ppm		
3.4 Thermal comfort - Shading - Non-Residential		0%	
Score Contribution	This credit contributes 17.6% towards the category score.		
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?		
Question	Percentage Achieved?		
Office	0 %		
Unconditioned Warehouse/factory	0 %		
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 17 of 22

Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	What percentage of regular use areas in tenancies have ceiling fans?
Question	Percentage Achieved?
Office	0 %
Unconditioned Warehouse/factory	0 %
4.1 Air Quality - Non-Residential	100%
Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Unconditioned Warehouse/factory	Yes
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Unconditioned Warehouse/factory	No carpet
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Unconditioned Warehouse/factory	Yes

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

Transport Overall contribution 9.0%

37%

1.4 Bicycle Parking - Non-Residential		0%
Score Contribution	This credit contributes 25% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	No	
Unconditioned Warehouse/factory	No	
Question	Bicycle Spaces Provided ?	
Office	0	
Unconditioned Warehouse/factory	0	
1.5 Bicycle Parking - Non-Residential Visitor		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Unconditioned Warehouse/factory	Yes	
Question	Bicycle Spaces Provided ?	
Office	18	
Unconditioned Warehouse/factory	18	
1.6 End of Trip Facilities - Non-Residential		0% ⊘ Disabled
		Credit 1.4 must be complete first.
This credit is disabled	Credit 1.4 must be complete first.	
2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 25% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Car Share Scheme		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Has a formal car sharing scheme been integrated into the development?	
Question	Criteria Achieved ?	
Project	No	
2.3 Motorbikes / Mopeds		0%

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see www.bess.net.au

Page 19 of 22

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?
Question	Criteria Achieved ?
Project	No

Waste Overall contribution 5.5%

50%

1.1 - Construction Waste - Building Re-Use		N/A ✧ Scoped Out
		Site not previously developed.
This credit was scoped out	Site not previously developed.	
2.1 - Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	
2.2 - Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia (130 Greenhills Rd, Pake...

Urban Ecology Overall contribution 5.5%

12%

1.1 Communal Spaces		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Question	Common space provided	
Office	182 m²	
Unconditioned Warehouse/factory	0.0 m²	
Output	Minimum Common Space Required	
Office	218 m²	
Unconditioned Warehouse/factory	445 m²	
2.1 Vegetation		25%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	5 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
3.2 Food Production - Non-Residential		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	What area of space per occupant is dedicated to food production?	
Question	Food Production Area	
Office	0.0 m²	
Unconditioned Warehouse/factory	0.0 m²	
Output	Min Food Production Area	
Office	81 m²	
Unconditioned Warehouse/factory	308 m²	

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 21 of 22

BESS, 130 Greenhills Rd, Pakenham VIC 3810, Australia 130 Greenhills Rd, Pake...

Innovation Overall contribution 9.0%

Innovation		
Description: Additional EV charging		Exceeding the BESS requirement of 1 space, by providing 2 per tenancy (20 total) is a significant increase.
Points Targeted: Additional EV charging		1
1.1 Innovation		10%
Score Contribution	This credit contributes 100% towards the category score.	
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?	

Disclaimer

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

The Municipal Association of Victoria (MAV) and CASBE (Council Alliance for a Sustainable Built Environment) member councils do not guarantee, and accept no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of BESS, any material contained on this website or any linked sites.

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Page 22 of 22

Appendix 2 – Daylight Hand Calculations

Non-Residential

The following hand calculations are included to show that there is sufficient daylight amenity in the proposed development. The daylight mark-ups are included below. All floor area excluding the lifts, stairs and associated corridors, is considered as the nominated area (orange and yellow areas, as shown on documentation). The areas shaded orange within these areas identifies the proportion of nominated floor space deemed to achieve a Daylight Factor of 2% or greater.

The Green Star Daylight Hand Calculation methodology was used to assess the light penetration through the glazing, targeting a minimum 33% of floor area across all nominated areas achieving compliance.

Note: The warehouse spaces are assumed to achieve a minimum daylight factor of 2% across at least 95% of floor area where provided with roof lights to a minimum 10% of floor area.

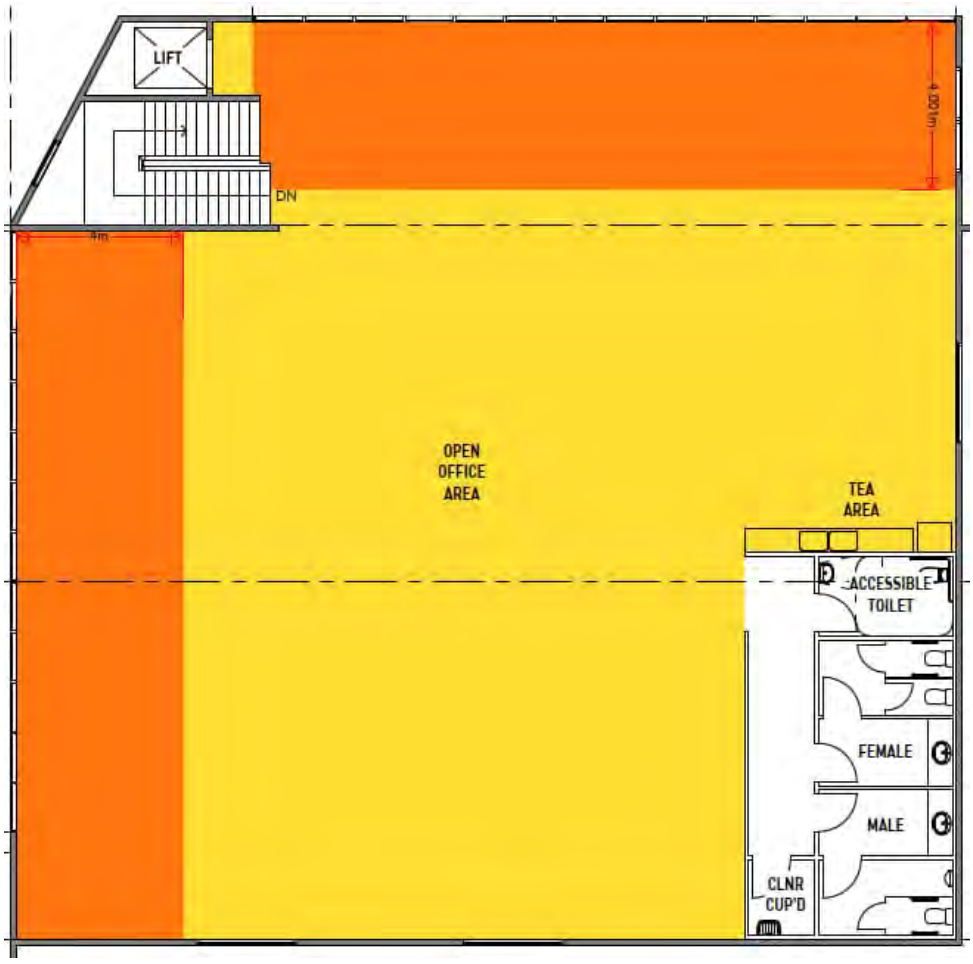


Figure 9: Main Office 1A, compliant area marked in orange (mark-up by SDC)

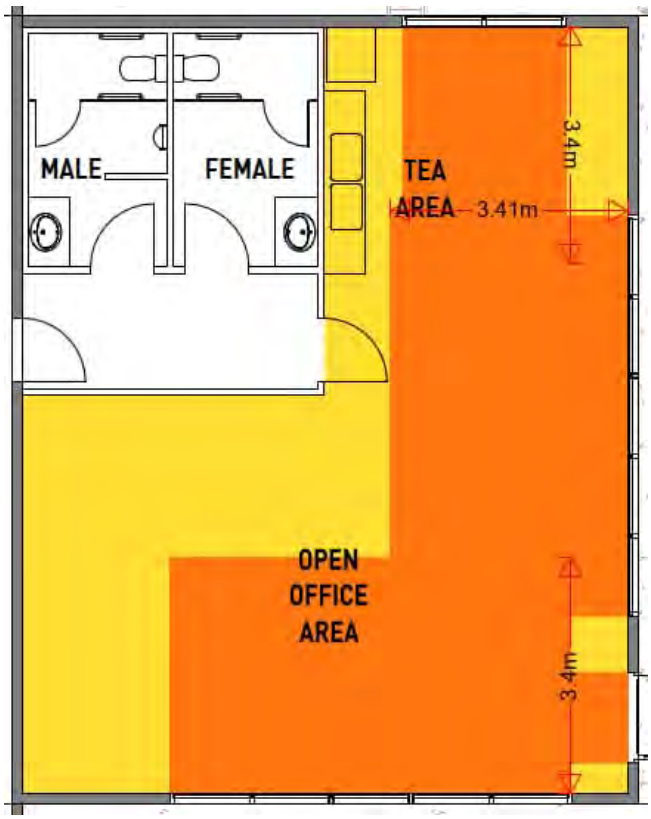


Figure 10: Dock Office 1A, compliant area marked in orange

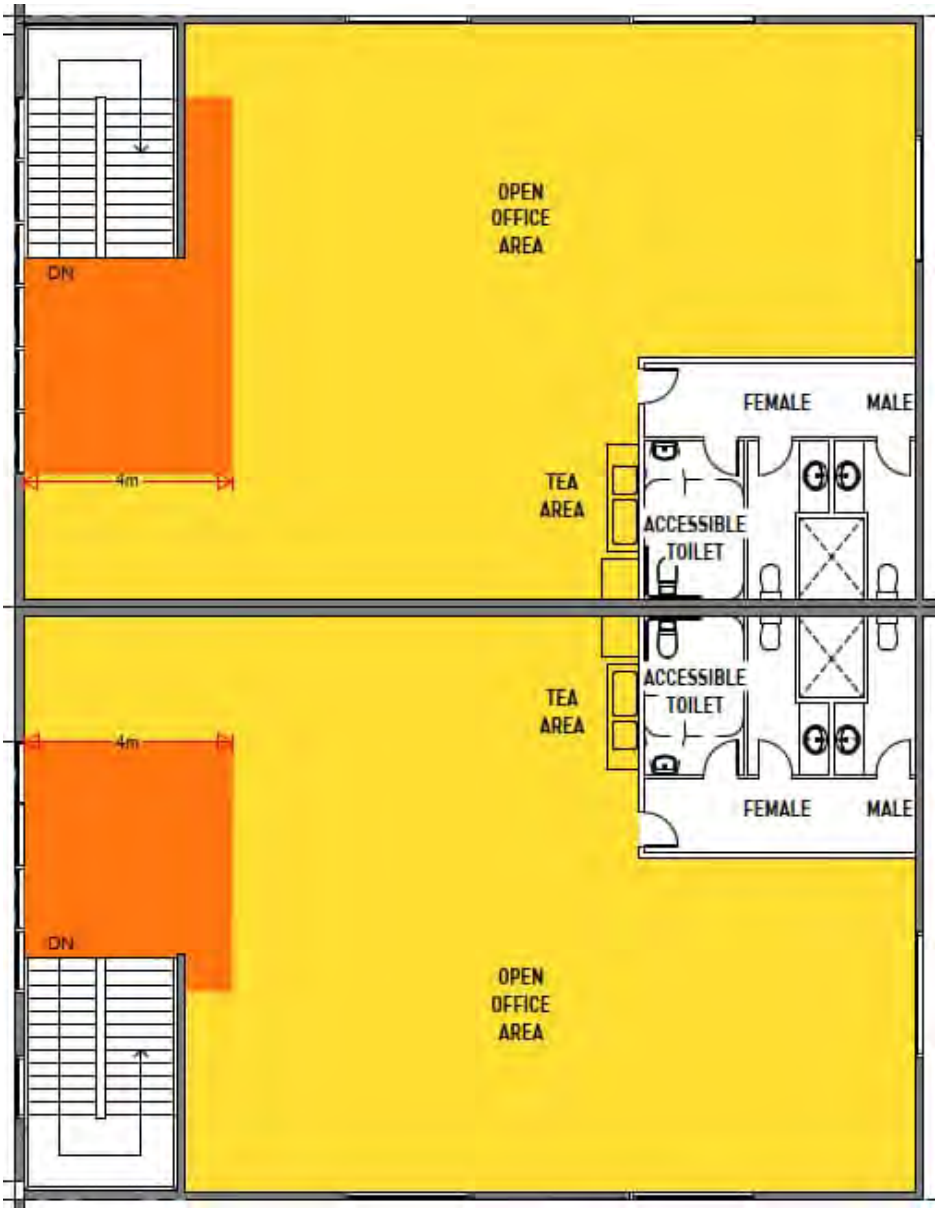


Figure 11: Main Office B and Main Office C, compliant area marked in orange (mark-up by SDC)

Figure 12: Main Office 1D, compliant area marked in orange (mark-up by SDC)

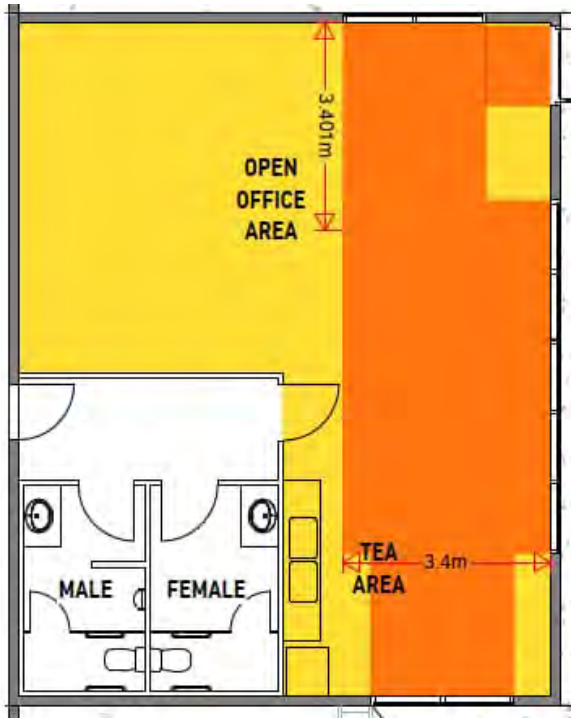


Figure 13: Dock Office 1D, compliant area marked in orange (mark-up by SDC)

Figure 14: Main Office 2A, compliant area marked in orange (mark-up by SDC)

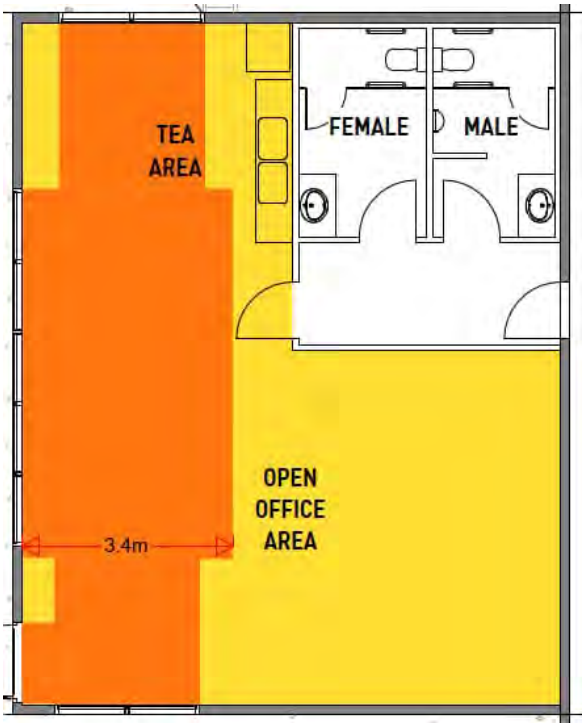


Figure 15: Dock Office 2A, compliant area marked up in orange (mark-up by SDC)

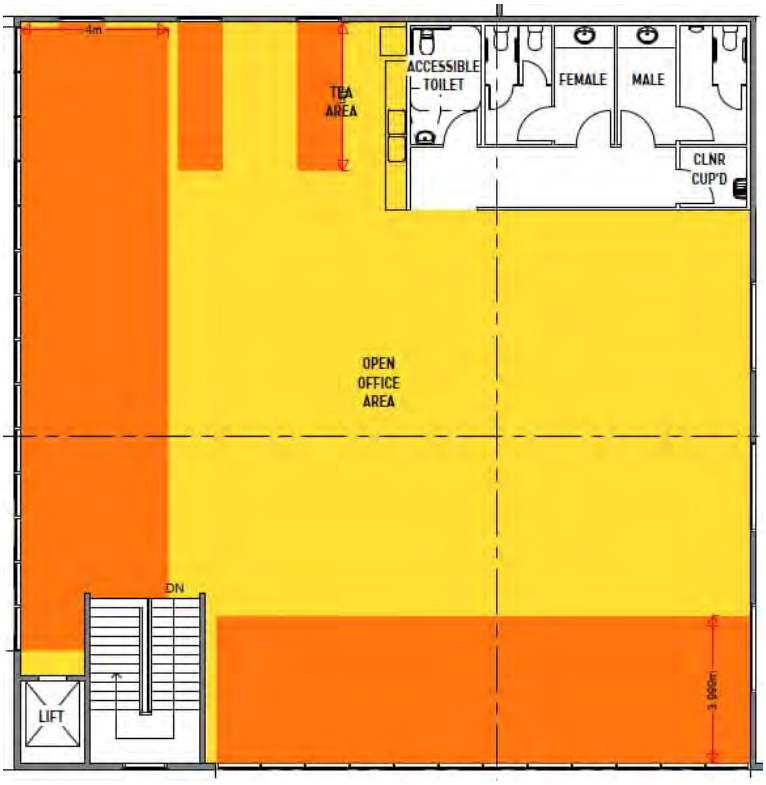


Figure 16 Main Office 2B, compliant area marked in orange (mark-up by SDC)

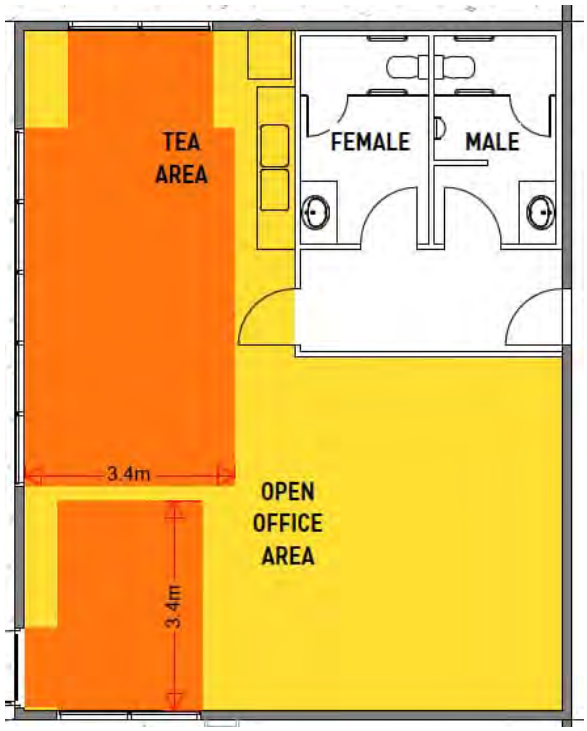


Figure 17: Dock Office 2B, compliant area marked up in orange (markup by SDC).

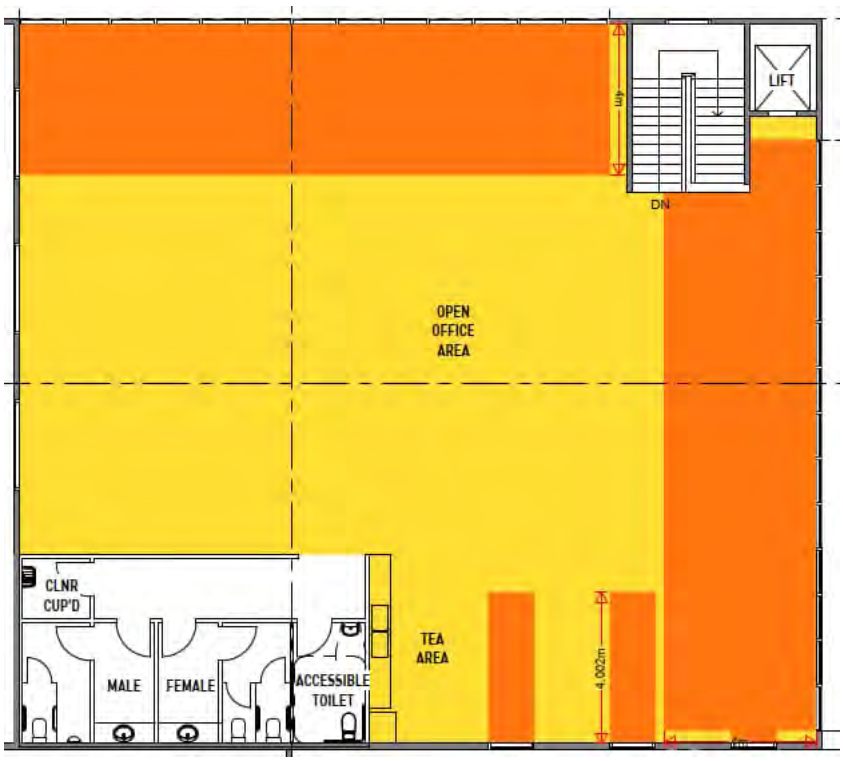


Figure 18: Main Office 2C, compliant area married in orange (mark-up by SDC)

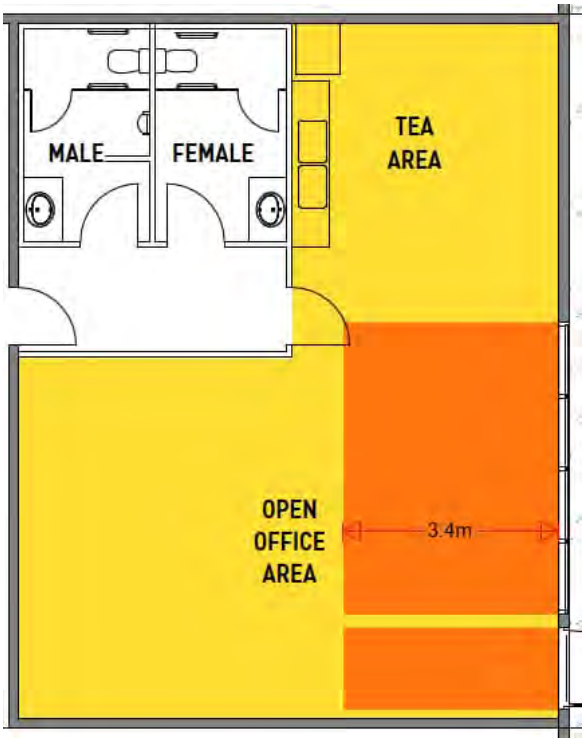


Figure 19: Dock Office 2C, compliant area marked up in orange (markup by SDC).

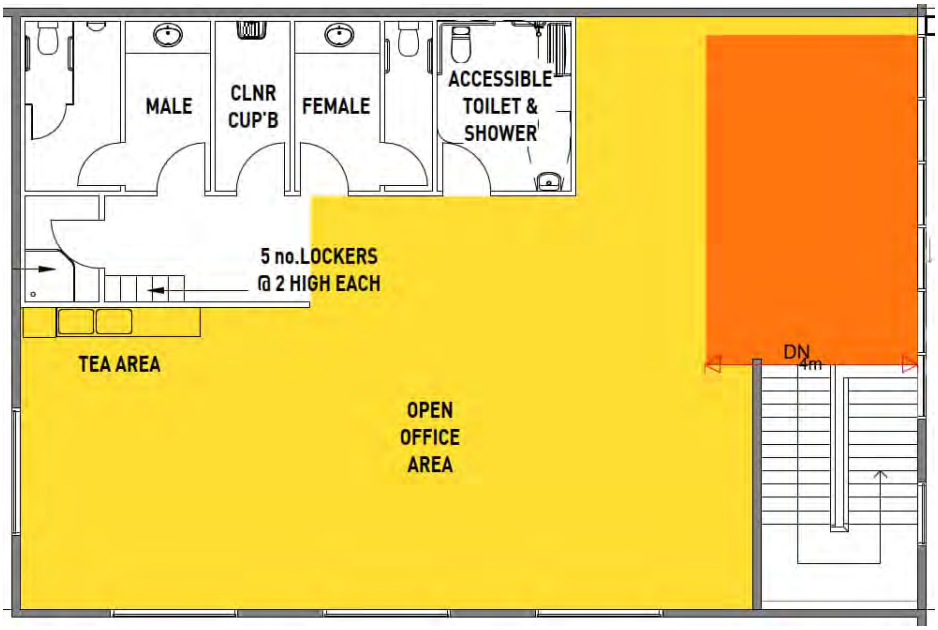


Figure 20: Main Office 2D, compliant area married in orange (mark-up by SDC)

Figure 21: Main Office 2E, compliant area marked up in orange (mark-up by SDC)

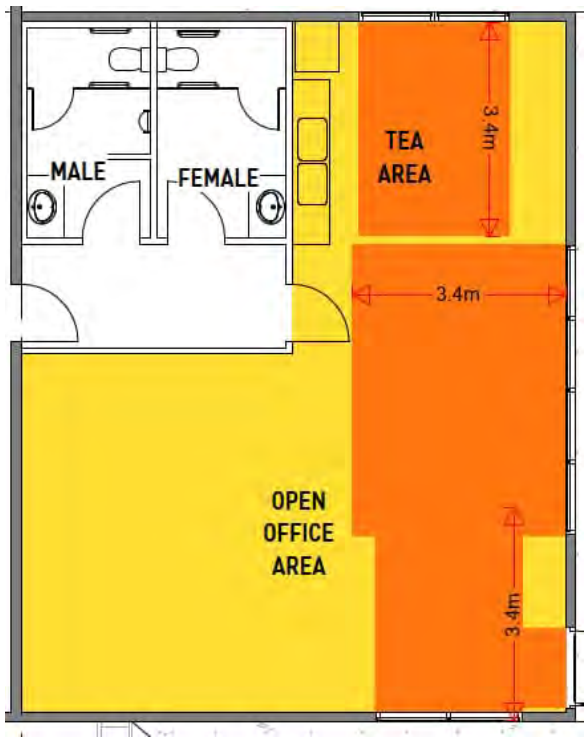


Figure 20: Dock Office 2E, compliant area marked up in orange (mark-up by SDC)

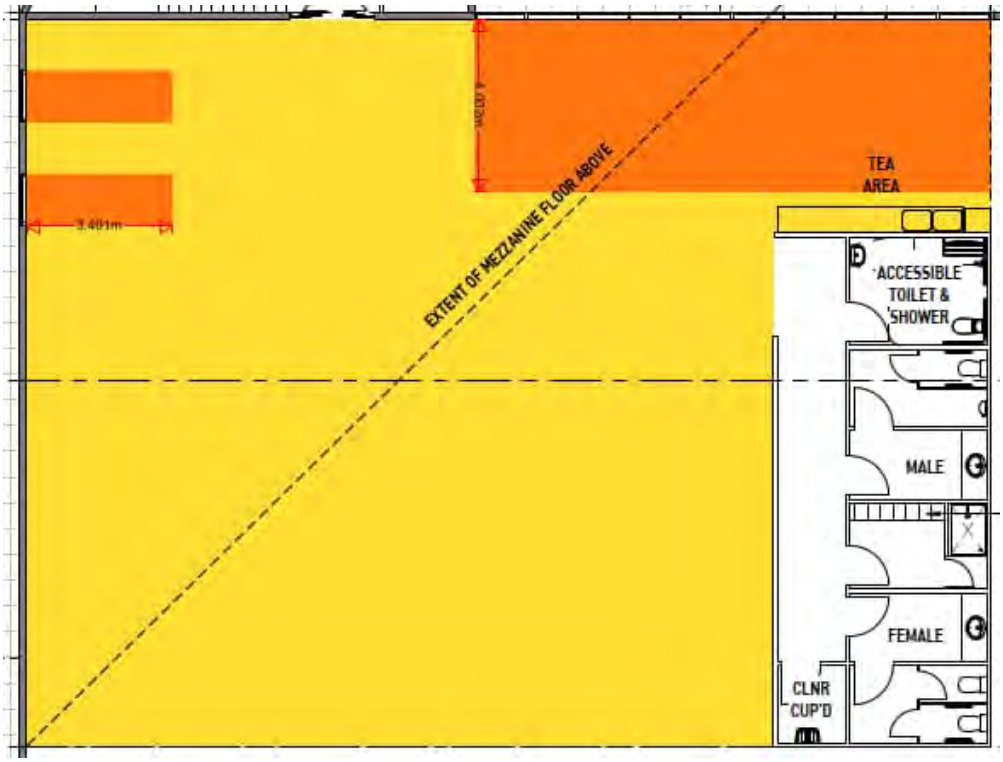


Figure 21: WH1A Under croft, compliant area marked up in orange (mark-up by SDC)

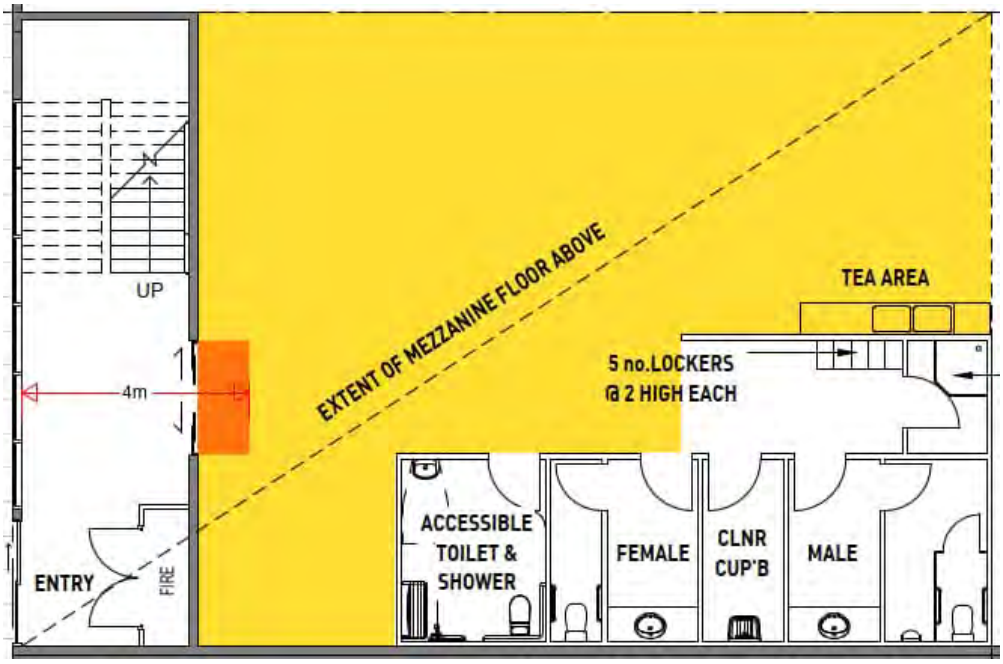


Figure 22: WH1B Under croft, compliant area marked up in orange (mark-up by SDC)

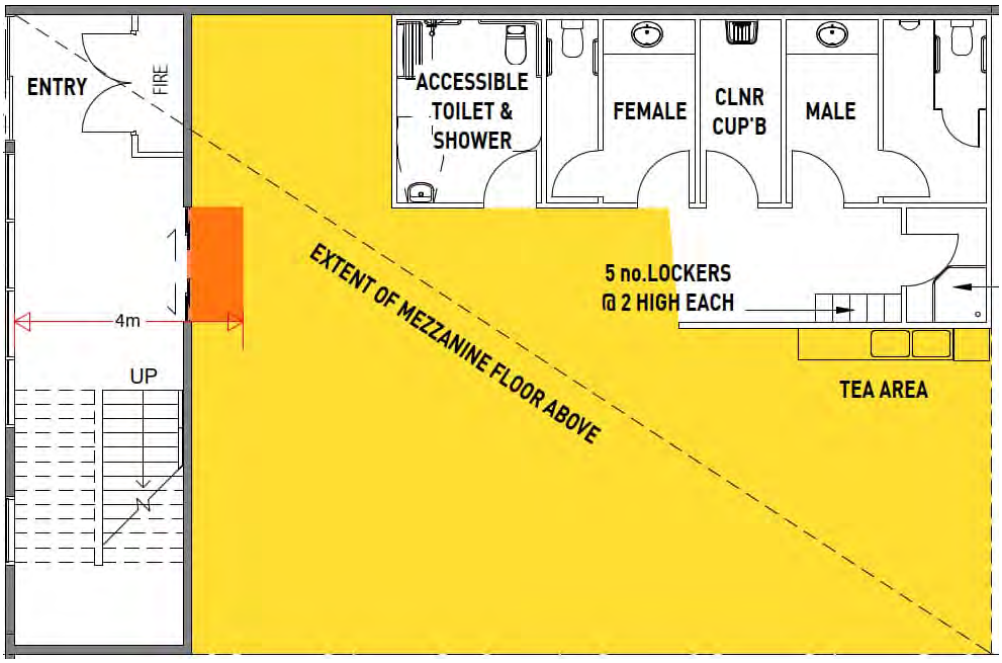


Figure 235: WH1C Under croft, compliant area marked up in orange (mark-up by SDC)

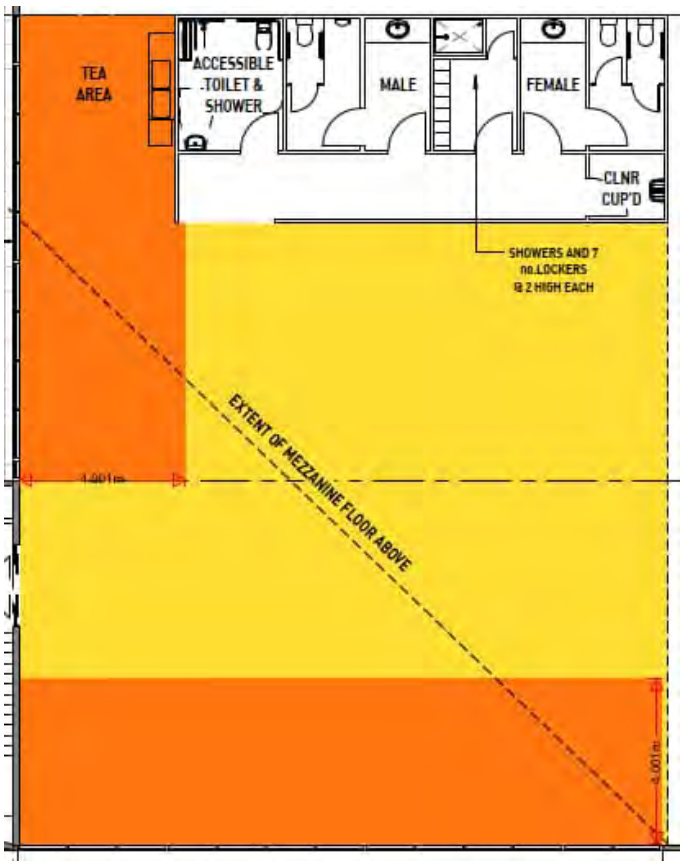


Figure 26: WH1D Under croft, compliant area marked up in orange (mark-up by SDC)

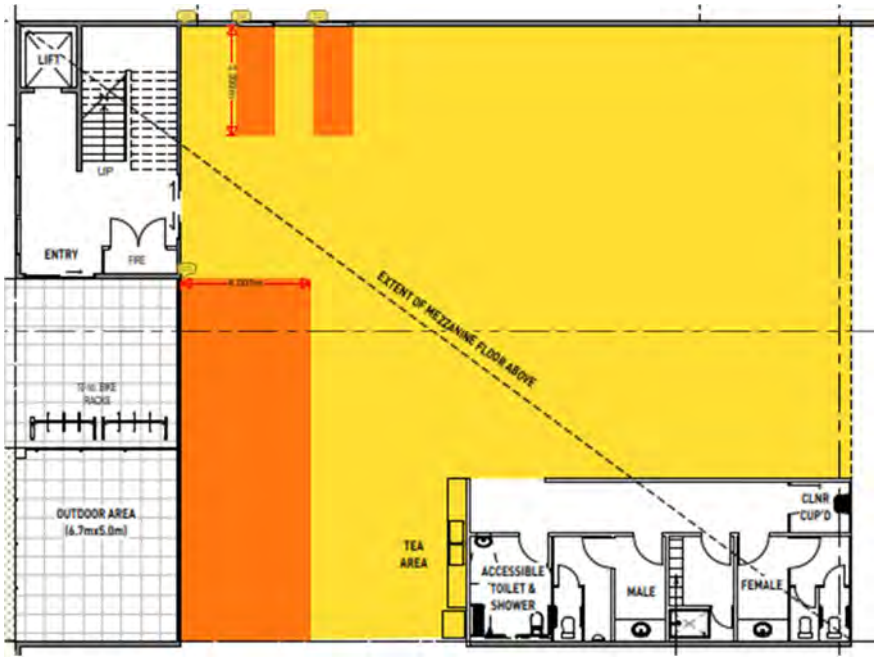


Figure 27 WH2A Under croft, compliant area marked up in orange (mark-up by SDC)

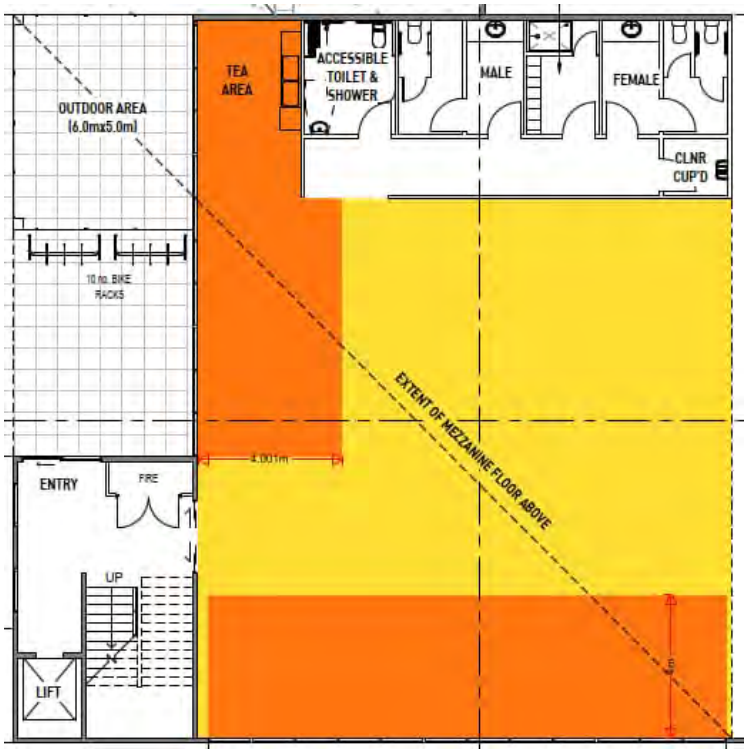


Figure 28 WH2B Under croft, compliant area marked up in orange (mark-up by SDC)

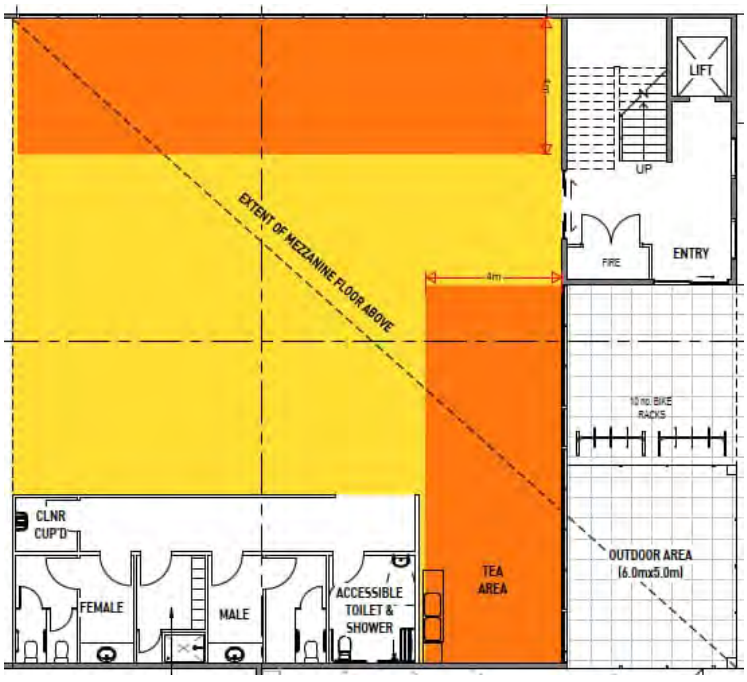


Figure 29 WH2C Under croft, compliant area marked up in orange (mark-up by SDC)

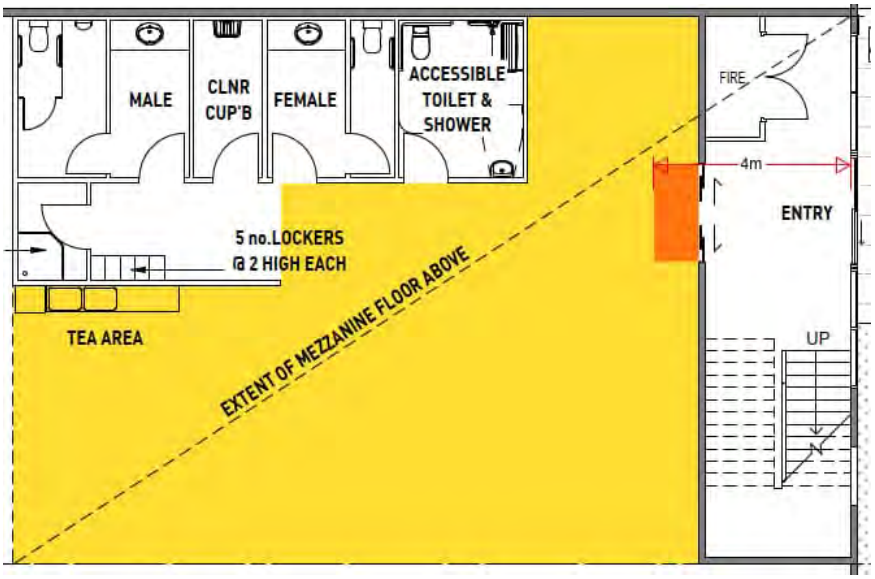


Figure 30 WH2D Under croft, compliant area marked up in orange (mark-up by SDC)

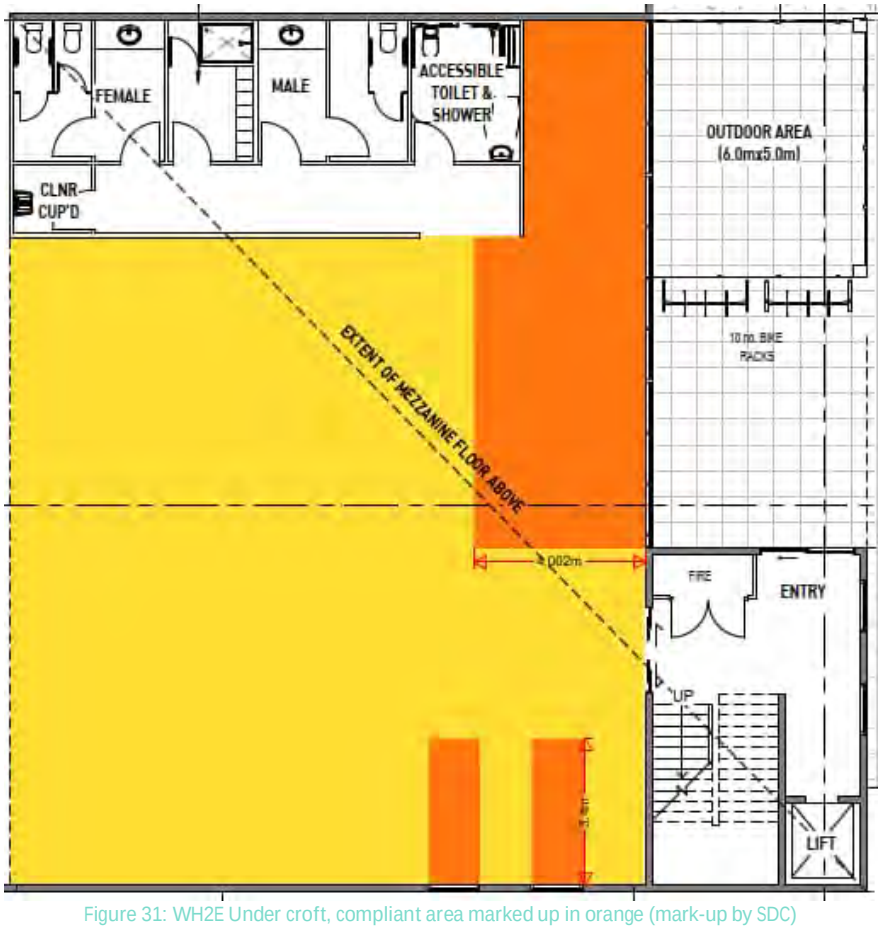


Figure 31: WH2E Under croft, compliant area marked up in orange (mark-up by SDC)

Table 2: Hand Calculation daylight assessment

Space	Nominated Area (m^2)	Compliance Area (m^2)	% Compliant Area
Main Office 1A	418.7	134.6	32%
Main Office 1B	149.0	19.3	13%
Main Office 1C	149.0	17.1	11%
Main Office 1D	345.1	123.9	36%
Main Office 2A	430.7	107.4	25%
Main Office 2B	327.7	131.6	40%
Main Office 2C	334.8	131.6	39%
Main Office 2D	127.2	24.7	19%
Main Office 2E	330.9	96.1	29%
Dock Office 1A	72.5	43.0	59%
Dock Office 1D	72.5	33.1	46%
Dock Office 2A	72.5	32.6	45%
Dock Office 2B	72.5	32.0	44%
Dock Office 2C	71.1	20.2	28%
Dock Office 2E	72.5	31.6	44%
Offices Total	3,046.7	978.7	32.0%
Warehouse 1A	9,430.0	8,958.5	95.0%
Warehouse 1B	5,820.0	5,529.0	95.0%
Warehouse 1C	5,820.0	5,529.0	95.0%
Warehouse 1D	7,910.0	7,514.5	95.0%
Warehouse 2A	11,800.0	11,210	95.0%
Warehouse 2B	7,800.0	7,410.0	95.0%
Warehouse 2C	4,530.0	4,303.5	95.0%

Warehouse 2D	3,470.0	3,296.5	95.0%
Warehouse 2E	4,960.0	4712.0	95.0%
Warehouse 1A Under croft	320.0	56.3	18%
Warehouse 1B Under croft	108.6	1.8	2%
Warehouse 1C Under croft	108.5	2.0	2%
Warehouse 1D Under croft	255.7	106.1	41%
Warehouse 2A Under croft	337.6	53.3	16%
Warehouse 2B Under croft	237.0	100.5	42%
Warehouse 2C Under croft	248.2	111.0	45%
Warehouse 2D Under croft	108.6	1.8	2%
Warehouse 2E Under croft	237.8	51.4	22%
Warehouses Total	63,502.0	58,947.2	92.8%
Development Total	66,548.7	59,925.9	90.0%

Appendix 3 – WSUD Report

Objectives

The quality and quantity of stormwater leaving a site can have a significant impact on the surrounding infrastructure and waterways. Impervious surfaces move water quickly and efficiently out of built-up areas straight into stormwater infrastructure, which in turn quickly moves the untreated water into natural watercourses. This process does not treat the stormwater and as the water flows into natural water courses, it causes erosion and pollution of those waterways with the rubbish, sediments, pathogens, and other pollutants off the impervious surfaces into the stormwater drains.

New developments in the Shire of Cardinia must comply with *Clauses 19.03-3S and 53.18* and the best practice performance targets for suspended solids, total phosphorous and total nitrogen, as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee 1999. Currently, these water quality performance targets require:

- Suspended Solids - 80% retention of typical urban annual load.
- Total Nitrogen - 45% retention of typical urban annual load.
- Total Phosphorus - 45% retention of typical urban annual load.
- Litter - 70% reduction of typical urban annual load.

New developments must also incorporate treatment measures that improve the quality of water and reduce flow of water discharged into waterways (such as collection and use of rainwater/stormwater on site) and encourage the use of measures to prevent litter being carried off-site in stormwater flows.

Stormwater Quality Contribution

A contribution has been or will be paid to the relevant authority to facilitate the infrastructure and treatment trains implemented under the Deep Creek South Drainage Scheme (1601), ensuring that the local area meets the Best Practice Environmental Management Guidelines. Prior to outflow a total minimum of 8,200m^2 of roof area will drain to a total 165kL rainwater tank volume (6 x 20kL & 3 x 15kL RWTs). The remainder of the site will discharge to the Deep Creek South Drainage Scheme.

Site Characteristics

For the purposes of the stormwater assessment, the development has been delineated into the basic surface types listed below and highlighted in marked-up plans following:

- Total site area: 112,000m²
- Roof (orange): 8,200m²
- Remaining Roof (uncoloured): 72,546 m²
- Permeable surfaces (green): 6,772m²
- Remaining impervious surfaces (uncoloured): 24,482m²

Rainwater Reuse

To confirm that the rainwater tank is suitably sized to meet the demand for rainwater reuse, the Green Star Design & As-Built v1.3 Potable Water Calculator (PWC) was used to estimate the expected water consumption from toilet and urinal flushing and irrigation across the development. These values were then used to determine a suitable roof catchment area for the rainwater tank. Based on these calculations and nominal occupancy rates, the rainwater tank will meet the demand of the development.

From the PWC the rainwater water reuse demand is as follows:

Table 3: Reuse demand (as per Green Star Potable Water Calculator)

Use	Demand (kL/year)
Toilets	674
Urinals	118

Use	Demand (kL/year)
Landscaping	1,859
Total	2,651

To achieve a 75% reliability for the rainwater tank, a catchment area of 8,200m^2 is required. A mark-up of a possible rainwater collection area is in figure 6.

Figure 24: Possible rainwater catchment areas shown in orange (mark-up by SDC)

Below are screenshots of the inputs used for the Potable Water Calculator:

GENERAL

Building occupancy, areas and operation

Space type description	Area (m²)	Peak days of operation (remaining days assumed off-peak)	Occupancy profile	Maximum design occupancy used in water use calculations (m²/person) (Enter manually OR use default)		Percentage of building users who occupy the space continually for periods greater than one hour.
				Proposed Building design occupancy (m2/person)	Default design occupancy (Not applicable for residential areas)	
Offices	4,035	5 days a week	Class 5, Class 7 Class 8 or Class 9a		Office (10m2/person)	100%
Warehouses	61,540	5 days a week	Class 5, Class 7 Class 8 or Class 9a	150	Please select	100%
		Please Select	Please Select		Please select	
		Please Select	Please Select		Please select	
		Please Select	Please Select		Please select	
		Please Select	Please Select		Please select	
		Please Select	Please Select		Please select	
		Please Select	Please Select		Please select	
		Please Select	Please Select		Please select	
		Please Select	Please Select		Please select	
		Please Select	Please Select		Please select	
Non occupied areas		n/a	n/a			
TOTAL AREA	65,575					

1. SANITATION

Water demand from sanitation fixtures and fittings

(Annual water demand from fixtures and fittings is calculated using assumed usage rates based on the space types and occupancies entered above. See pages

TOILETS

Description	Water efficiency (Enter manually OR nominate WELS Star Rating)		Water efficiency used in calculations (L/flush)	Percentage of each type	Proposed Building water demand (kL/year)	Standard Practice Building water demand (kL/year)
	Manufacturer's data (L/flush)	WELS Star Rating selection				
Toilets		4 Star	3.5	100%		
<enter description>						
<enter description>		Select star rating				
<enter description>		Select star rating				
<enter description>		Select star rating				
<enter description>		Select star rating				
<enter description>		Select star rating				
<enter description>		Select star rating				
<enter description>		Select star rating				
			Total	100%	674	770

URINALS

Are urinals installed?	Yes
Would urinals normally be installed in the building type?	Yes

(Note: if "No" is selected, the project team should provide justification within the short report as to why the standard practice buildi

Urinals on auto timer

Enter average L/flush	
Enter number of urinals on autotimer	
Percentage of total number of Urinals	

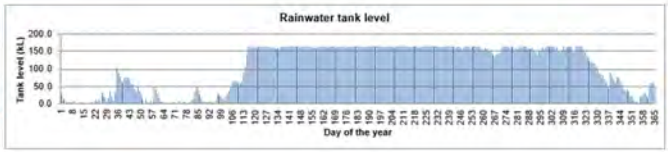
Description	Water efficiency (Enter manually OR nominate WELS Star Rating)		Water efficiency used in calculations (L/min)	Percentage of each type	Proposed Building water demand (kL/year)	Standard Practice Building water demand (kL/year)
	Manufacturer's data (L/min)	WELS Star Rating selection				
	0.8	6 Star	0.8	100%		
<enter description here>		Select star rating				
<enter description here>		Select star rating				
<enter description here>		Select star rating				
<enter description here>		Select star rating				
<enter description here>		Select star rating				
<enter description here>		Select star rating				
<enter description here>		Select star rating				
<enter description here>		Select star rating				
			Total	100%	118	296

Landscape zones

Name and description	Area of zone (m^2)	Percentage of zone undercover (%)	Weighted average crop coefficient in zone	Common irrigation systems water application efficiency	User determined application efficiency
Landscaping	6,095	0%	0.450	Subsurface drip (SDI) (90%)	
				Please select	
				Please select	
				Please select	
				Please select	
				Please select	
				Please select	
				Please select	
				Please select	
				Please select	
Standard practice landscape irrigation assumptions:	(Same as Proposed Building)	(Same as Proposed Building)	(0.6)	(75%)	

Rainwater collection

Rainfall collection area (m2)		8,200
Run-off co-efficient	Pitched roof with profiled metal sheeting	0.9
Storage capacity (kL)		165
Rainwater tank reliability %		75%

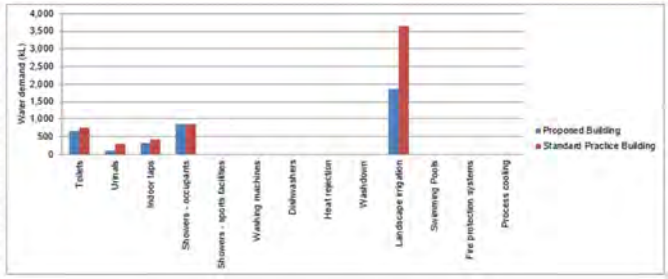


WATER DEMAND SUMMARY

Total water demand summary for each system and per month

TOTAL WATER DEMAND FOR EACH SYSTEM

Water system	Proposed Building (kL)	Standard Practice Building (kL)
Toilets	674	770
Urinals	118	296
Indoor taps	333	416
Showers - occupants	859	859
Showers - sports facilities	0	0
Washing machines	0	0
Dishwashers	0	0
Heat rejection	0	0
Washdown	0	0
Landscape irrigation	1,859	3,658
Swimming Pools	0	0
Fire protection systems	0	0
Process cooling	0	0
Total	3,843	6,000



Stormwater Management Initiatives

Stormwater treatment initiatives will need to be implemented. The following section presents the different surfaces that have been identified for treatment, and the required treatment. The initiatives to manage stormwater flows for the building area will underpin the overall performance of the building and its ability to meet stormwater management objectives.

Table 4: List of areas and their stormwater treatment measures

Surfaces	Topographic Area (m^2)	Required Treatment
Roof Catchment Area	8,200m^2	Runoff from the total catchment area of 8,200m^2will be diverted to rainwater tanks with a total effective storage capacity of 165,000L (6 x 20kL for tenancies 1A-1D and 2A-2B & 3 x 15kL RWTs for tenancies 2C-2E).The stored water will be used for toilet and urinal flushing and landscape irrigation. Overflow from the tanks will be diverted to the Legal Point of Discharge (LPD) on site.
Remaining Roof (Untreated)	72,546m^2	The runoff from the remaining roof area will drain to the local point of discharge.
Landscaping Area	6,772m^2	The landscaped area is assumed to be permeable, with no additional treatment required.
Remaining Impervious Area	24,482m^2	All remaining impervious area runoff will be diverted directly to the LPD onsite.

Stormwater Runoff from Roof Catchment Areas

Treatment – Rainwater Tanks

Rainwater tanks are considered one of the most practical and effective mechanisms to reduce the quantity and velocity of stormwater leaving a site. Rainwater tanks will capture the stormwater that runs off the marked roof surfaces and store it for toilet/urinal flushing re-use throughout the development site, and for irrigation, effectively reducing the actual volume of water leaving the site. Instead of rainwater being considered as waste and a burden on the infrastructure, it is seen as a resource which has the double benefit of reducing demand on potable water supplies and as a stormwater mitigation initiative.

Rainwater Tank Systems

The rainwater tank will require regular maintenance and monitoring to ensure they function as designed. An operation maintenance manual will be prepared for the site. The following section outlines key maintenance tasks and recommended frequency. The property owner will be responsible for continuous implementation of stormwater management device maintenance.

The standard maintenance activities that typically take place as part of an ongoing maintenance schedule for the rainwater tank system are as follows:

Rainwater tank system element	Frequency	Maintenance Task
Rainwater tanks – Minor service	Quarterly	• Check for any damage/compression • Check that supporting base is free of cracks and movement • Empty and clean first flush diverters • Remove and clean inlet and outlet/overflow strainers • Check correct operation of potable mains back up switch • Check that mesh covers have not deteriorated and intact • Check for mosquito infestation
Rainwater tanks – Major service	Every 2 years	• Clean tank to remove accumulated sludge

Pumps	Every 6 months	• Service water pump to prolong life
Roof and gutters	Every 6 months	• Clean out of leaves/debris

Disposal of Waste Materials

The accumulated pollutants found in the stormwater treatment systems must be handled and disposed of in a manner that is in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes.

Stormwater Runoff Treatment during the Construction Stage

Treatment – Various

Stormwater management in the construction stage will include measures which will be put in place to minimise the likelihood of contaminating stormwater discharge from the site as well as reduce the velocity of the flows generated from the building as it is being constructed. This will mean ensuring buffer strips are in place, and the site will be kept clean from any loose rubbish. More information is available from "*Keeping Our Stormwater Clean – A Builder's Guide*" by Melbourne Water[3]. The diagram below is an illustration of the various objectives which assist in minimising the impacts of stormwater runoff typical during the construction phase. Typical pollutants that are generated from a construction site during a rainfall event include:

- Dust
- Silt
- Mud
- Gravel
- Stockpiled materials
- Spills/oils
- Debris/litter

[3] For copies please contact Melbourne Water on 131 722.

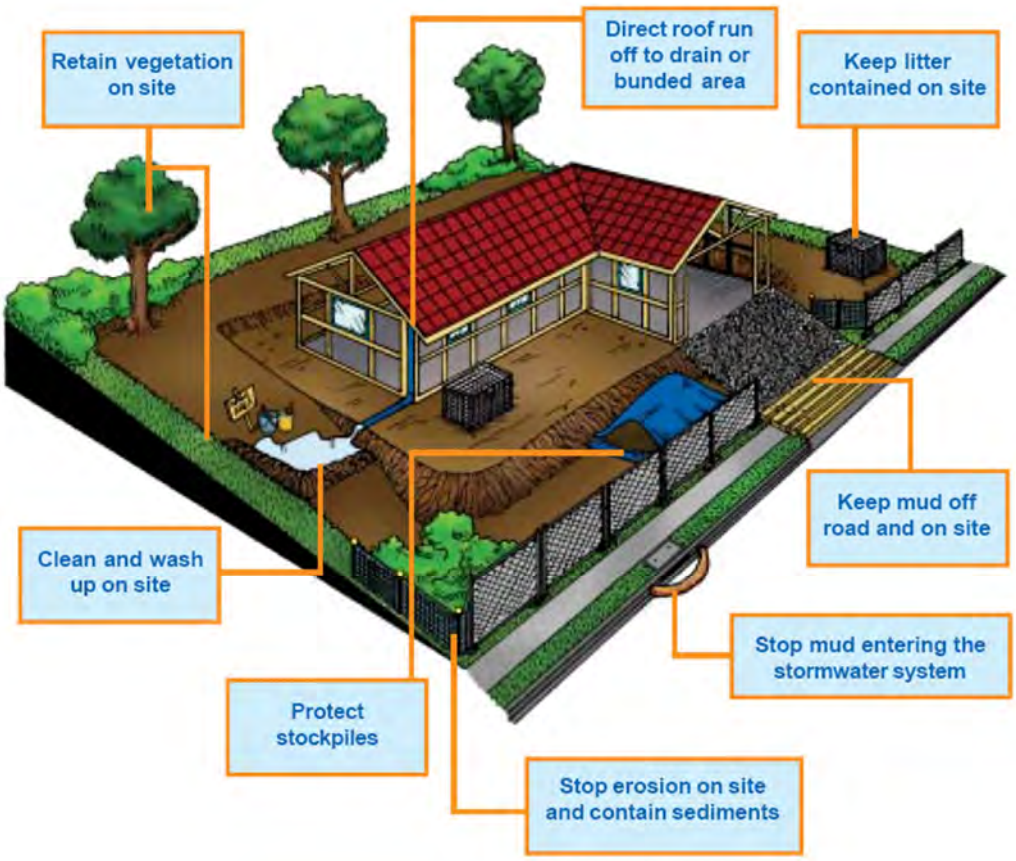
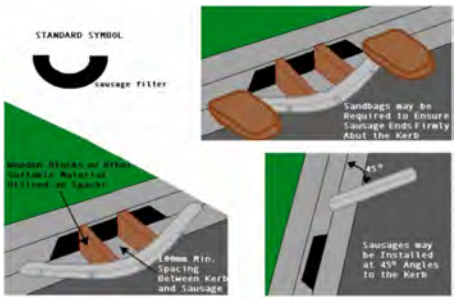


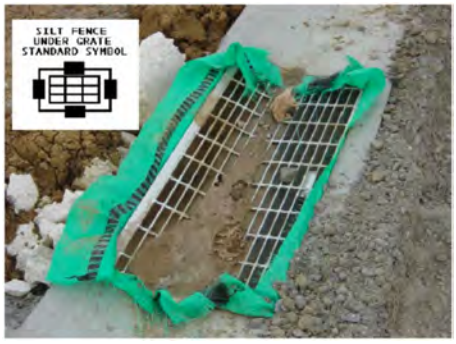
Figure 25: Stormwater will be effectively managed during construction phase according to the requirements listed in "Keeping Our Stormwater Clean – A Builder's Guide"

To reduce the impacts and minimise the generation of these pollutants the following measures are proposed. The symbols embedded within each image are typically used for Construction Environmental Management Plans.

Gravel Sausage filters – to be placed at the entrance of pits/side stormwater inlets. These permeable sacks will filter the suspended soils and sediments and any other litter carried by the stormwater to prevent the pollutants entering the system.



Silt Fences Under Grates - Silt fence material may be placed under the grate of surface-entry inlets to prevent sediment from entering the stormwater system.



Temporary Rumble Grids – these are designed to open the tread on tires and vibrate mud and dirt off the vehicle (in particular the chassis). This will heavily minimise the amount of soil/dirt deposited on local roads where it can be washed (by rainfall or other means) into the stormwater drains.

Appendix 4 – Green Star VOC and Formaldehyde Limits

Table 5: Maximum Volatile Organic Compound Levels for construction materials (Source: Green Building Council Australia – Green Star Buildings Submission Guidelines Version 1, 2021)

Product Type/Sub Category	Max TVOC Content (g/L of ready-to-use-product)
Paints, Adhesives and Sealants	
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100
Carpets	
Total VOC limit	0.5 mg/m^2 per hour
4-PC (4-Phenylcyclohexene)	0.05mg/m^2 per hour
ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m^2 per hour
ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5 mg/m^2 per hour

Table 6: Maximum Formaldehyde levels for processed wood products. (Source: Green Building Council Australia – Green Star Buildings Submission Guidelines Version 1, 2021)

Formaldehyde emission limit values for different testing methods	
Test Method	Emission Limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/ L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/ L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/ L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/ L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/m^{2}hr
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1 mg/m^{2}hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m^{2}hr (at 3 days)
ASTM D6007	≤0.12mg/m^3
ASTM E1333	≤0.12mg/m^3
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m^3
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m^{2}hr

5.2 PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATED AUTHORITY - APRIL 2025

Responsible GM:	Debbie Tyson
Author:	Jason Gilbert
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	**5.1 We practise responsible leadership** 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council note the 'Planning Matters Dealt with by Officers Under Delegated Authority – April 2025' report.

Executive Summary

The following matters have been dealt with under delegated powers since the last report to Council.

Planning Matters Report

The below is for the period between 10 February 2025 and 17 March 2025.

Attachments

Nil

Beacon Hills Ward

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240492	25 Twin Creeks Road, Pakenham Upper VIC 3810	Buildings and works associated with an outbuilding (Shed)	Issued	26/09/2024	11/02/2025
T230189 - 1	710 Pakenham Road, Pakenham Upper VIC 3810	Section 72 Amendment to Planning Permit T230189 for Buildings and Works (Construction of an Outbuilding)	Issued	20/08/2024	24/02/2025
T230295	537 Gembrook Road, Pakenham Upper VIC 3810	Development of an outbuilding and native vegetation removal	Issued	19/06/2023	28/02/2025
T240660	32 Salisbury Road, Beaconsfield Upper VIC 3808	Buildings and Works (Construction of a Carport)	Issued	6/12/2024	28/02/2025
T250049	135 Beaconsfield-Emerald Road, Beaconsfield Upper VIC 3808	Buildings and works (construction of a deck)	Issued	3/02/2025	5/03/2025
T240623	24-26 Grant Court, Beaconsfield Upper VIC 3808	Buildings and Works (Extension to an Existing Dwelling)	Issued	25/11/2024	11/03/2025
T240042	56 Beaconsfield-Emerald Road, Beaconsfield Upper VIC 3808	Buildings and Works (Extension to an Existing Dwelling)	Issued	6/02/2024	12/03/2025
T240173	7 Corringham Road, Beaconsfield Upper VIC 3808	Buildings and Works (Alterations and Additions to an Existing Dwelling and Construction of a Shed)	Issued	12/04/2024	12/03/2025
T250066	75 Marks Lane, Emerald VIC 3782	Buildings and works (construction of a verandah)	Issued	13/02/2025	13/03/2025

Bunyip Ward

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T230470	5 Mary Street, Bunyip VIC 3815	Use and development of land for two (2) dwellings and construction of an outbuilding, removal of native vegetation and removal of two (2) pine trees	NOD	25/09/2023	10/02/2025
T220815 - 2	48 Archer Road, Garfield VIC 3814	Subdivision of land into five (5) lots and creation of restrictions	Issued	10/09/2024	12/02/2025
T230456	12 Racecourse Road, Nar Nar Goon VIC 3812	Use of the land for of Rural Workers Accommodation	Issued	15/09/2023	13/02/2025
T180157 - 2	30 - 32 Tynong Rd, TYNONG VIC 3813	Subdivision of the land into two (2) lots (boundary realignment) and removal of native vegetation	Issued	13/02/2024	14/02/2025
T250045	13B Ryan Road, Pakenham VIC 3810	Buildings and works (construction of an outbuilding associated with an existing dwelling)	Issued	31/01/2025	14/02/2025
T250087	585 Bald Hill Road, Nar Nar Goon VIC 3812	Buildings and works (construction of a verandah)	Issued	11/02/2025	25/02/2025
T240338	30 Richards Road, Nar Nar Goon VIC 3812	Buildings and works (Construction of an outbuilding ancillary to a dwelling)	Issued	18/07/2024	27/02/2025
T240481	27A Pinehill Drive, Pakenham VIC 3810	Buildings and Works (Construction of a Shed)	Issued	20/09/2024	27/02/2025
T240293	39 Peet Street, Pakenham VIC 3810	Subdivision of land into 3 lots	Issued	27/06/2024	28/02/2025
T240079	1705 Gembrook-Tonimbuk Road, Tonimbuk VIC 3815	Buildings and Works (Construction of an Agricultural Building)	Issued	28/02/2024	3/03/2025
T240437	21 Broadhurst Road, Pakenham VIC 3810	Subdivision of land into two (2) lots	Issued	2/09/2024	5/03/2025
T240063	Princes Highway, Bunyip North VIC 3815	Creation of an accessway to a road in Transport Zone 2	Issued	16/02/2024	7/03/2025
T240552	22 Halifax Road, Nar Nar Goon North VIC 3812	Construction of Three Outbuildings (Yurts)	NOD	17/10/2024	7/03/2025
T210891	42 A'Beckett Road, Bunyip VIC 3815	Buildings and works (construction of a carport)	Refused	26/11/2021	12/03/2025
T230511	21 Henry Road, Bunyip VIC 3815	Buildings and works (construction of a dwelling) and removal of native vegetation	Issued	17/10/2023	12/03/2025

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240508	195 Olsen Road, Nar Nar Goon North VIC 3812	Buildings and Works (Construction of a Shed)	Issued	2/10/2024	12/03/2025
T240698	2490 Princes Highway, Tynong VIC 3813	Buildings and works (construction of a carport)	Issued	19/12/2024	12/03/2025
T240426	Ryan Road, Pakenham VIC 3810	REMOVAL OF NATIVE VEGETATION	Issued	28/08/2024	14/03/2025

Central Ward

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240375	1 Niki Place, Officer VIC 3809	Development of the land for a childcare centre and convenience restaurant, use of the land for a childcare centre, display of business identification, electronic and internally illuminated signage, reduction of the car parking requirement pursuant to Clause 52.06 and waiver of bicycle facility requirements pursuant to Clause 52.34 of the Scheme	Issued	1/08/2024	3/03/2025

Henty Ward

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T000898 - 4	74 Princes Highway, Pakenham VIC 3810	Use and development of the land for seven (7) convenience restaurants, sale and consumption of liquor, to display business identification and illuminated signage and alteration to access to a road in a Road Zone Category 1, generally in accordance with the substituted plans known as TP1.P and TP2-J and the endorsed plans	Issued	3/09/2024	28/02/2025
T240062	39 Rogers Street, Pakenham VIC 3810	Use and development of the land for Community Care Accommodation	Issued	16/02/2024	12/03/2025

Officer Ward

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T210947 - 1	34 Rix Road, Officer VIC 3809	Subdivision of land, creation of a reserve, creation of an easement and native vegetation removal	Issued	7/01/2025	17/02/2025
T210872 - 1	Siding Avenue, Officer VIC 3809	Use of land for the sale and consumption of liquor and the display of internally illuminated and business identification sigange	Issued	7/11/2024	18/02/2025
T240611	Brown Road road reserve, Officer VIC 3809	Removal of Native Vegetation	Issued	20/11/2024	26/02/2025
T240085	21 Kentwell Road, Officer VIC 3809	Use and development of the land for a dwelling within the Bushfire Management Overlay and the environmental Significance Overlay and the removal of native vegetation.	Issued	4/03/2024	12/03/2025

Pakenham Hills Ward

None

Ranges Ward

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T230561 - 1	335 Evans Road, Cockatoo VIC 3781	Building and works associated with a dwelling extension, in accordance with the endorsed plans	Issued	10/12/2024	12/02/2025
T240640	1A Walnut Avenue, Emerald VIC 3782	Buildings and works (construction of a greenhouse)	Issued	28/11/2024	17/02/2025
T250055	4 Grandview Avenue, Emerald VIC 3782	Buildings and works (construction of an outbuilding)	Issued	6/02/2025	20/02/2025
T230608	125 Woori Yallock Road, Cockatoo VIC 3781	Subdivision of land into two (2) lots, creation of two (2) easements and non-native vegetation removal	Issued	27/11/2023	24/02/2025
T200586	6 Pakenham Rd, Cockatoo VIC 3781	Development of the land for a Carport and Shed	Issued	9/09/2020	27/02/2025

T220610 - 1	7 Upper Grieve Road, Avonsleigh VIC 3782	Amendment to Planning Permit T220610 for 'Buildings and works associated with the construction of a dwelling' to include a concrete water tank	Issued	11/08/2024	4/03/2025
T230231	36 Seaview Road, Cockatoo VIC 3781	Building and Works (Construction of a Dwelling and Carport) and Removal of Vegetation	Issued	17/05/2023	4/03/2025
T240548	18 Beenak East Road, Gembrook VIC 3783	Buildings and Works (Construction of an Outbuilding)	Issued	17/10/2024	5/03/2025
T240585	Shop 1-2/76 Main Street, Gembrook VIC 3783	Use of land for a motel	Issued	11/11/2024	12/03/2025

Toomuc Ward

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T230637	66 Thewlis Road and 15 Cemetery Road, Pakenham VIC 3810	Construct a multi-dwelling development, to use and develop the land for two (2) community care units and a rooming house and to remove, destroy and lop native vegetation under Clause 52.17-1 of the Scheme.	Issued	18/12/2023	12/02/2025
T240685	94 Grandvue Boulevard, Pakenham VIC 3810	Buildings and works (verandah) in the Significant Landscape Overlay - Schedule 6	Issued	18/12/2024	21/02/2025
T230106 - 1	124 Sundance Promenade, Pakenham VIC 3810	Development of the land with eight (8) dwellings and associated works	Issued	7/06/2024	26/02/2025
T240247	10-12 Purton Road, Pakenham VIC 3810	Use and Development of Land for a Place of Worship	Issued	4/06/2024	28/02/2025
T240582	85 Mulcahy Road, Pakenham VIC 3810	Two lot subdivision, removal of vegetation, and creation of an easement and associated works	Issued	8/11/2024	7/03/2025

Westernport Ward

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T210959 - 2	1185 Koo Wee Rup Road, Pakenham VIC 3810	Amendment to Planning Permit T240959 (issued for Development of the land for warehouses and a store (storage units) and a reduction in car parking requirements) to amend what permit allows and amend the endorsed plans	Issued	11/09/2024	12/02/2025
T240351	43 Henry Street, Koo Wee Rup VIC 3981	Development of the land for a second dwelling	Issued	25/07/2024	14/02/2025
T240686	39 Sette Circuit, Pakenham VIC 3810	Buildings and Works (Construction of a Warehouse)	Issued	18/12/2024	17/02/2025
T230548	186-190 Station Street, Koo Wee Rup VIC 3981	Use and development of the land for a Childcare Centre, display of illuminated signs and creation and alterations to Transport Zone 2	Issued	2/11/2023	18/02/2025
T240298	Cardinia Road (Lot 19 Advance Boulevard), Officer South VIC 3809	Development of the land for two (2) warehouses and a reduction in car parking requirements	Issued	24/06/2024	19/02/2025
T240390	125 McDonalds Drain Road, Koo Wee Rup VIC 3981	Buildings and works (construct two outbuildings)	Issued	9/08/2024	19/02/2025
T240547	295 Cardinia Road (future Lot 322 PS908960, 7 Indigo Parade), Officer South VIC 3809	Construct a building or construct or carry out works for a warehouse, reduction in car parking	Issued	17/10/2024	19/02/2025
T240647	6 Trade Place, Pakenham VIC 3810	Buildings and Works (Construction of a Warehouse)	Issued	2/12/2024	19/02/2025
T240595	CA 6A Parish of Pakenham, Cardinia Road (future lot 49 PS845121, 4 Evolve Street), Officer South VIC 3809	Construct a building or carry out works for warehouses	Issued	18/11/2024	21/02/2025
T240648	8 Trade Place, Pakenham VIC 3810	Buildings and Works (Construction of a Warehouse)	Issued	3/12/2024	21/02/2025
T240665	35 Sette Circuit, Pakenham VIC 3810	Buildings and Works (Construction of a Warehouse)	Issued	9/12/2024	21/02/2025
T250084	92 Enterprise Road, Pakenham VIC 3810	Display of internally illuminated sign and business identification sign(s)	Issued	17/02/2025	21/02/2025
T220464 - 1	100 Greenhills Road & 6 Soldiers Road, Pakenham VIC 3810	Subdivision of land (boundary realignment)	Issued	26/07/2024	25/02/2025

Permit Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240389	60 & 100 Greenhills Road, Pakenham VIC 3810	Subdivision of land (re-subdivision of existing lots)	Issued	9/08/2024	27/02/2025
T240397	165 O'Briens Road, Bayles VIC 3981	Alterations and Additions to an Existing Dwelling	Issued	13/08/2024	27/02/2025
T230179 - 1	60 , 100 & 130 Greenhills Road, 6 Soldiers Road & 955 Koo Wee Rup Road, Pakenham VIC 3810	Subdivision of land in stages, subdivision of land adjacent to a road in a Transport Zone 2, removal of easements and associated works	Issued	21/02/2025	28/02/2025
T240145	234-236 Rossiter Road, Koo Wee Rup VIC 3981	Use and Development of a Childcare Centre, Display Business Identification Signage and Creation of Access to a TRZ2	Issued	2/04/2024	28/02/2025
T250010	75 Rices Road, Dalmore VIC 3981	Buildings and works (extension to an existing shed)	Issued	10/01/2025	6/03/2025
T250070	30 Bravo Loop, Pakenham VIC 3810	Buildings and Works (Construction of a Mezzanine Floor) and a Reduction in Car Parking Requirements	Issued	13/02/2025	6/03/2025
T240165	230 Cams Road, Lang Lang East VIC 3984	Buildings and works for an agricultural shed	Issued	10/04/2024	12/03/2025
T240578	CA 6A Parish of Pakenham, Cardinia Road (future Lot 47 PS845121, 74 Advance Boulevard), Officer South VIC 3809	Construct a building or construct or carry out works for a warehouse	Issued	6/11/2024	12/03/2025
T240018 - 1	565 Seven Mile Road, Nar Nar Goon VIC 3812	S72 Amendment to Planning Permit T240018 for Buildings and Works (Construction of an Agricultural Shed) (Plans and Preamble)	Issued	24/09/2024	13/03/2025
T240428	380 Fourteen Mile Road, Garfield VIC 3814	Buildings and Works (Construction of a Verandah)	Issued	28/08/2024	13/03/2025
T240581	42 Sette Circuit, Pakenham VIC 3810	Buildings and works (construction of an industrial building associated with the use of the land as a store)	Issued	8/11/2024	17/03/2025

5.3 PLANNING MATTERS VCAT REPORT - APRIL 2025

Responsible GM:	Debbie Tyson
Author:	Jason Gilbert
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	**5.1 We practise responsible leadership** 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council note the 'Planning Matters VCAT Report – April 2025' report.

Executive Summary

The following list is presented to keep Council informed of applications that are currently the subject of appeals proceedings and recent decisions from the Victorian Civil and Administrative Tribunal (VCAT). This list is current as of 17 March 2025.

Matters Recently Lodged at VCAT

Hearing Date	App. No.	Address	Proposal	Council Decision	Appealed By
20/8/2025	T230589	215 Evans Road, Longwarry	Use of land for a Dwelling and Buildings and Works (Construction of a Dwelling, Shed and Associated Earthworks)	Refusal	Applicant
23-25/6/2025	T230472	1610 Princes Highway, Nar Nar Goon	Staged subdivision of land and removal of native vegetation	Refusal (Melbourne Water)	Applicant
30/6/2025 & 1-2/7/2025	T230269	1610 Princes Highway, Nar Nar Goon	To construct and carry out buildings and works associated with Stage 1 - Pakenham East Local Town Centre and to use the land for a restricted recreation facility (gym)	Refusal (Melbourne Water)	Applicant

Matters Currently the Subject of VCAT Appeal

Hearing Date	App. No.	Address	Proposal	Council Decision	Appealed By
24/07/2025	T230359	225 Bladens Road, Koo Wee Rup	Use of land for a Dwelling and Buildings and Works (Construction of a Dwelling and Outbuilding)	FTD	Applicant
22/07/2025	T240177	80 O'Briens Road, Yannathan	Use and Development of land for Dwelling, Outbuilding and Associated works	Refusal	Applicant
23-24/07/2025	T120364-3	2 Montuna Grove, Guys Hill	Use of Land for an Art Gallery, Building and Works (Construction of a Studio and Art Gallery) and Display of Signage (Business Identification)	Notice of Decision to Grant a Permit	Objector
14-15/05/2025	T210341	209 Berglund Road, Beaconsfield Upper	Use and development of the land a dwelling, outbuilding and removal of native vegetation	Refusal	Applicant
8-10/04/2025	T230342	565 Murray Road, Vervale	Use of the land for Rural Industry (mud brick manufacturing)	Notice of Decision to Grant a Permit	Objector
29/04/2025	T230499	1 Outlook Road, Emerald	Buildings and Works (Construction of a Garage and Earthworks) and Vegetation Removal	Refusal (FTD)	Applicant
TBD	N/A	67 Officer South Road, Officer	N/A – Application for declaration in relation to the Officer Major Activity Centre Urban Design Framework	UDF adopted	Applicant

*FTD denotes an application for review of Council's failure to issue a decision within the prescribed timeframe.

Matters Recently Decided at VCAT

App. No.	Address	Proposal	Council Decision	Appealed By	Outcome	Decision Date
T240285	490-494 McGregor Road, Pakenham	Two (2) Lot Subdivision (boundary realignment)	Refusal	Applicant	Withdrawn	N/A
T220667	24-26 Honeyeater Way, Pakenham	Use and development of a Child Care Centre	Refusal	Applicant	Matter consented to following Compulsory Conference – Permit granted	24/2/2025

Attachments

Nil

5.4 PLANNING SCHEME AMENDMENTS ACTIVITY REPORT - APRIL 2025

Responsible GM:	Debbie Tyson
Author:	Marcelle Bell
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	**5.1 We practise responsible leadership** 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council note the 'Active Planning Scheme Amendments' report in Table 1.

Executive Summary

This report provides an update on the status of active Planning Scheme Amendments and planning scheme amendment requests received.

Status of Active Planning Scheme Amendments

In Table 1 details the status of active Planning Scheme Amendments being processed as of 18 March 2025.

Table 1: Planning Scheme Amendment Activity

A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
C274	Victorian Planning Authority (VPA)	Officer South Employment Precinct	Incorporate the Officer South Employment Precinct Structure Plan and Supplementary Infrastructure Contributions Plan into the Cardinia Planning Scheme	05/09/23	27/10/23	The Minister for Planning has approved Amendment C274card to the Cardinia Planning Scheme on the 27 February 2025. The Amendment introduces the Officer South Employment Precinct Structure Plan (PSP) and Infrastructure Contributions Plan (ICP) into the Cardinia Planning Scheme and makes other changes to the planning scheme to implement the directions of the PSP. More information can be found here Officer South (Employment) - VPA
C278	Cardinia Shire Council	Municipal wide	Introduces a new Environmentally Sustainable Development (ESD) local policy (Clause 22.11) and makes associated changes to the Municipal Strategic Statement (MSS).	29/02/24	8/04/24	• Council endorsed to seek authorization from the Minister for Planning to prepare proposed Amendment C278card on the 20/03/2023. • Council received the Ministers authorization on the 23/10/2023 to prepare the proposed Amendment C278card. • The proposed Amendment was placed on public exhibition from the 29/02/2024 until the 8/04/2024. Council received five submissions to the proposed Amendment C78card. • On the 17 June 2024 Council considered the submissions made to C278card and endorsed referring the submissions to a Planning Panel appointed by the Minister for Planning.

A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
						• A Planning Panel Hearing was held on the 26/8/2024 and Council received the Panel report on the 6/09/2024. • On the 16/12/2024 Council adopted the proposed Amendment C278card with changes based on the Panel Report and to submit the adopted Amendment to the Minister for Planning for approval. • On the 23 December 2024, a Council officer submitted the Amendment to the Minister for Planning for approval.
C282	James Hicks Pottery Pty Ltd	Lot AA PS814723 Cotswold Crescent, Officer	The amendment under Section 96A of the Planning and Environment Act 1987 amends the Schedule to the Heritage Overlay (Clause 43.01) to allow Council to consider a prohibited use under the Heritage Overlay (HO104) for an office.	To be determined	To be determined	• Council in February 2025 received new information and is reviewing the information from the Applicant before progressing the proposed Amendment C282card to a future Council meeting to seek authorization for the proposed Amendment.
						•
C283	Cardinia Shire Council	Municipal wide	Section 20(4) Amendment to make corrections of anomalies and errors (Fix-Up Amendment).	To be determined	To be determined	Council on the 14/04/2025 will consider the proposed Amendment C283card to seek authorisation from the Minister for Planning to prepare and exercise her Ministerial powers of intervention pursuant to Section 20(4) of the Planning and Environment Act to approve Amendment C283card.
C284	Cardinia Shire Council	Crown Allotment 2001 next to Pakenham Cemetery	Section 20(2) Amendment to rezone former road reserve known as Crown Allotment 2001 from Urban Growth Zone Schedule 1 (UGZ1) to Public Use Zone Schedule 5 (PUZ5).	To be determined	To be determined	Council on the 14/04/2025 will consider the proposed Amendment C284card to request the Minister for Planning to authorise Council to prepare Amendment C284card.

Attachments

Nil

6 Meeting Closure