

NOTICE OF AN APPLICATION FOR AN AMENDMENT TO A PLANNING PERMIT

The land affected by the application is located at:	88-90 & 82-86 & 76-80 & CM1 PS435535 & 74 Princes Highway and 1 Deveney Street, Pakenham VIC 3810 L1 PS435535, L2 PS435535, L3 PS435535, CM1 PS435535, L13 LP58251, L14 LP58251
The application is to amend permit:	Amendments to Planning Permit T000898-2 to amend the endorsed plans to make modifications to the site layout in relation to traffic movements and modification to signage.
The applicant for the amendment to the permit is:	SLR Consulting Australia Pty Ltd
The application reference number is:	T000898 - 3
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809 This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: https://www.cardinia.vic.gov.au/advertisedplanningapplications

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

- An objection must
- * be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at mail@cardinia.vic.gov.au
 - * include the name and address of the objector / submitter
 - * include the application number and site address
 - * include the reasons for the objection, and
 - * state how the objector would be affected.

The Responsible Authority will not decide on the application before:	29 April 2024
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If you object, the Responsible Authority will tell you its decision.

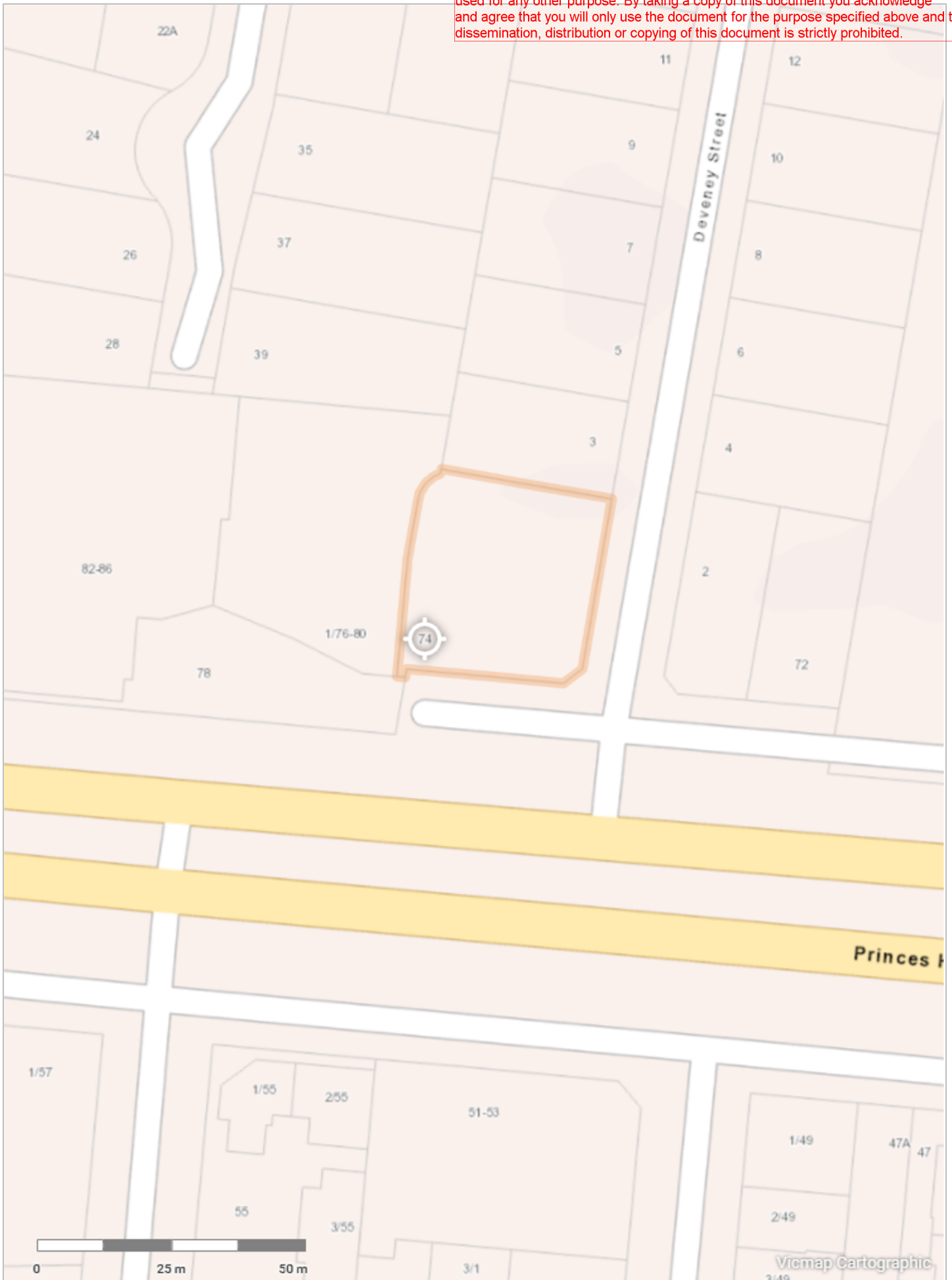
Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the P&E Act. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

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


Application to AMEND a Planning Permit


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

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

 This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

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

 Click for further information.

Clear Form

The Land


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

Street Address *

Unit No.:	St. No.: 74-90	St. Name: Princes Highway
Suburb/Locality: Pakenham		Postcode: 3810

Formal Land Description *

Complete either A or B.

 This information can be found on the certificate of title.

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


A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: PS435535
OR	1,2,3A, 4 CM1				
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.: T000898-2


The Amended Proposal

 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

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

This application seeks to amend:	
<input type="checkbox"/> What the permit allows	<input checked="" type="checkbox"/> Plans endorsed under the permit
<input type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details:	
This amendment seeks approval for modifications to existing site access arrangements, one (1) business identification sign and the extension of existing operational hours of the Guzman Y Gomez convenience restaurant.	
<p style="color: red; font-size: small;">This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>	
 Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.	



Development Cost i

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:	Cost of the permitted development:	Cost difference (+ or -):
\$ 50,000	\$	\$

Insert 'NA' if no development is proposed by the permit.

You may be required to verify this estimate.

Existing Conditions i

Describe how the land is used and developed now *

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

Have the conditions of the land changed since the time of the original permit application? Yes No
If yes, please provide details of the existing conditions.

The use and development of land for the purpose of seven (7) convenience restaurants with associated car parking and business identification and illuminated signage

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information i

Encumbrances on title *

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

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

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

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Applicant and Owner Details

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

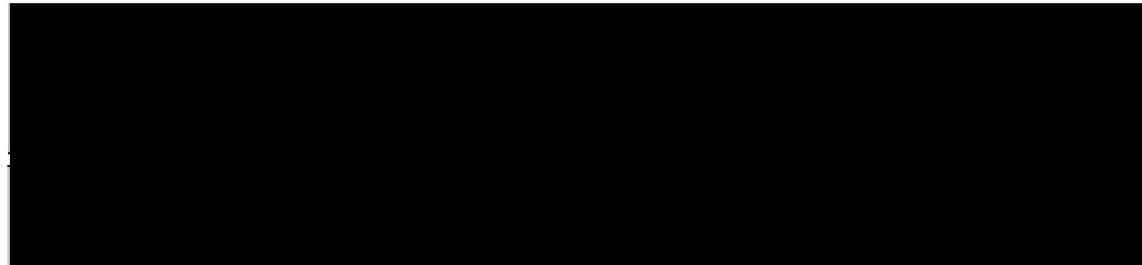
Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): SLR Consulting Australia Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 8-14	St. Name: Kings Road
Suburb/Locality: New Lambton	State: NSW	Postcode: 2305



Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner *


The person or organisation who owns the land

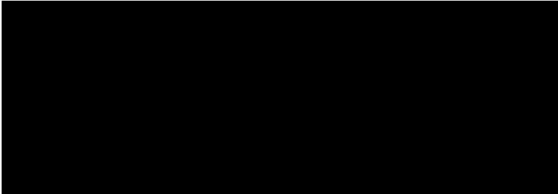
Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable): Maver Services Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 33	St. Name: Grant Street
Suburb/Locality: Malvern East	State: VIC	Postcode: 3145
Owner's Signature (Optional):	Date: day / month / year	

Declaration

This form must be signed by the applicant*

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

I declare that the information in this application is true and correct; that this is part of the amended proposal and that the information is true and correct for this application.	
	Date: 21/12/23 day / month / year

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

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

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


<input checked="" type="radio"/> No	<input type="radio"/> Yes	If 'Yes', with whom?:
		Date: day / month / year



Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

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

Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624
Fax: (03) 5941 3784
Email: mail@cardinia.vic.gov.au
DX: 81006

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

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Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T000898-3
Address of the Land:	74 Princes Highway, Pakenham VIC

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	SLR Consulting Australia Pty Ltd
Address:	8-14 Kings Road, New Lambton NSW 2305
Phone:	[REDACTED]
Email:	[REDACTED]

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
This s50 amendment seeks to remove the proposed extension of operating hours (amendments to Condition 14 of the T000898-2) component of the application.		
In addition, this amendment includes changes to the proposed plans as a result of comments from Council's traffic engineers. The amendments include modifications to the drive-through exit to allow both left and right turn egress movements and the removal		

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of signage encouraging GYG drive-through customers to enter via Deveney Road. A supporting updated Traffic Impact Assessment and Functional Site Layout Plan has been included.

Specify the estimated cost of any development for which the permit is required:

Not applicable

Unchanged

New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:

Signature:

Date:

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

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

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

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

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

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

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

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

Page 1 of 1

VOLUME 10640 FOLIO 408

Security no : 124111486933E

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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 435535H.
PARENT TITLE Volume 10389 Folio 401
Created by instrument PS435535H 10/04/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MAVER SERVICES PTY LTD of 33 GRANT STREET MALVERN EAST VIC 3145
AH047110X 18/02/2010

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS435535H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS435535H

DOCUMENT END



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Document Type	Plan
Document Identification	PS435535H
Number of Pages (excluding this cover sheet)	4
Document Assembled	21/12/2023 14:16

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PLAN OF SUBDIVISION	Stage No.	LTO use only EDITION 2	PLAN NUMBER PS 435535H
----------------------------	-----------	----------------------------------	----------------------------------

Location of Land
 Parish: NAR NAR GOON
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 9 (PART)

LTO base record: DCMB
 Title References:
 Vol 10389 Fol 401

Last Plan Reference: LOT 4, PS 413099A
 Postal Address: 78 PRINCES HIGHWAY,
 PAKENHAM, 3810.

AMG Co-ordinates: E 366600
 (Of approx. centre of plan) N 5785000 Zone 55

Council Certification and Endorsement

Council Name: SHIRE OF CARDINIA Ref: 3.00/039

- ~~1. This plan is certified under section 6 of the Subdivision Act 1988.~~
2. This plan is certified under section 11(7) of the Subdivision Act 1988.
 Date of original certification under section 6 26 / 6 / 2000
3. ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made.

(ii) ~~The requirement has been satisfied.~~

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

Council Delegate
 Council seal
 Date 19/11/01

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate
 Council seal
 Date 19/11/01

Vesting of Roads or Reserves

Identifier	Council/Body/Person
NIL	NIL

Notations

Depth Limitation: Does not apply	Staging This is/is not a staged subdivision Planning Permit No. T000210
THE COMMON PROPERTY IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS	Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). In Proclaimed Survey Area no.

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
 A - Appurtenant Easement R - Encumbering Easement (Road)

Easements and rights implied by section 12(2) of the Subdivision Act 1988 apply to all the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE SEWERAGE	2	LP 148216 THIS PLAN	LAND IN LP 148216 SOUTH EAST WATER LTD.
E-2	Pipeline, Channel, Carriageway SEWERAGE WATER SUPPLY	3	LP 143719 (Sec 17A Dandenong Valley Authority Act) LP 143719 PS 413099A	Dandenong Valley Authority LAND IN LP 143719 LOT 3 ON PS 413099A
E-3	WAY	SEE DIAG.	THIS PLAN	LOT 1 ON THIS PLAN
E-4	SEWERAGE	0.50	THIS PLAN	SOUTH EAST WATER LTD.
E-5	DRAINAGE	1.83	LP58251	LOTS ON LP58251
E-5 & E-6	SEWERAGE	SEE DIAG.	PS435535H/D2	SOUTH EAST WATER CORPORATION

LTO use only _____

Statement of Compliance / Exemption Statement

Received


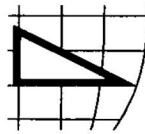
Date 7/3/02

LTO use only _____

PLAN REGISTERED
 TIME 2.11

LICENSED SURVEYOR MALCOLM JOHN PERRIAM

REF 7538/02 VERSION 7 DATE 6/12/2001 SIGNATURE _____

 <p>PEYTON WAITE CONSULTING LAND SURVEYORS & TOWN PLANNERS 353 PLENTY ROAD PRESTON 3072 PHONE 94784933 FAX 94706992 A.C.N. 004 963 884 CERTIFIED QUALITY SYSTEM - ISO 9001:1994 Cert No. 842</p>		Sheet 1 of 3 Sheets DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3
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PS435535H

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FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT



Department of Environment, Land, Water & Planning

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Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS435535H

The land in PS435535H is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1, 2, 3A, 4.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

VICTORIA BODY CORPORATE SERVICES PTY LTD 64 FENNEL STREET PORT MELBOURNE VIC 3207

PS435535H/D2 17/06/2022

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	2525	2525
Lot 2	3325	3325
Lot 3A	2075	2075
Lot 4	2075	2075
Total	10000.00	10000.00



Department of Environment, Land, Water & Planning

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Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS435535H

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: SACKVILLE WILKS PTY LTD.

Phone: 9658-7777

Address: LEVEL 2, 139 COLLING STREET MELBOURNE

Ref: FL 90960

Customer Code: 1527A



Privacy Collect The information statutory authori maintaining publ indexes in the Vi	AH047110X 18/02/2010 \$1350 45
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MADE AVAILABLE/CHANGE CONTROL Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Volume 10640 Folio 408

Estate and Interest: *(e.g. "all my estate in fee simple")*

All its estate in fee simple

Consideration:

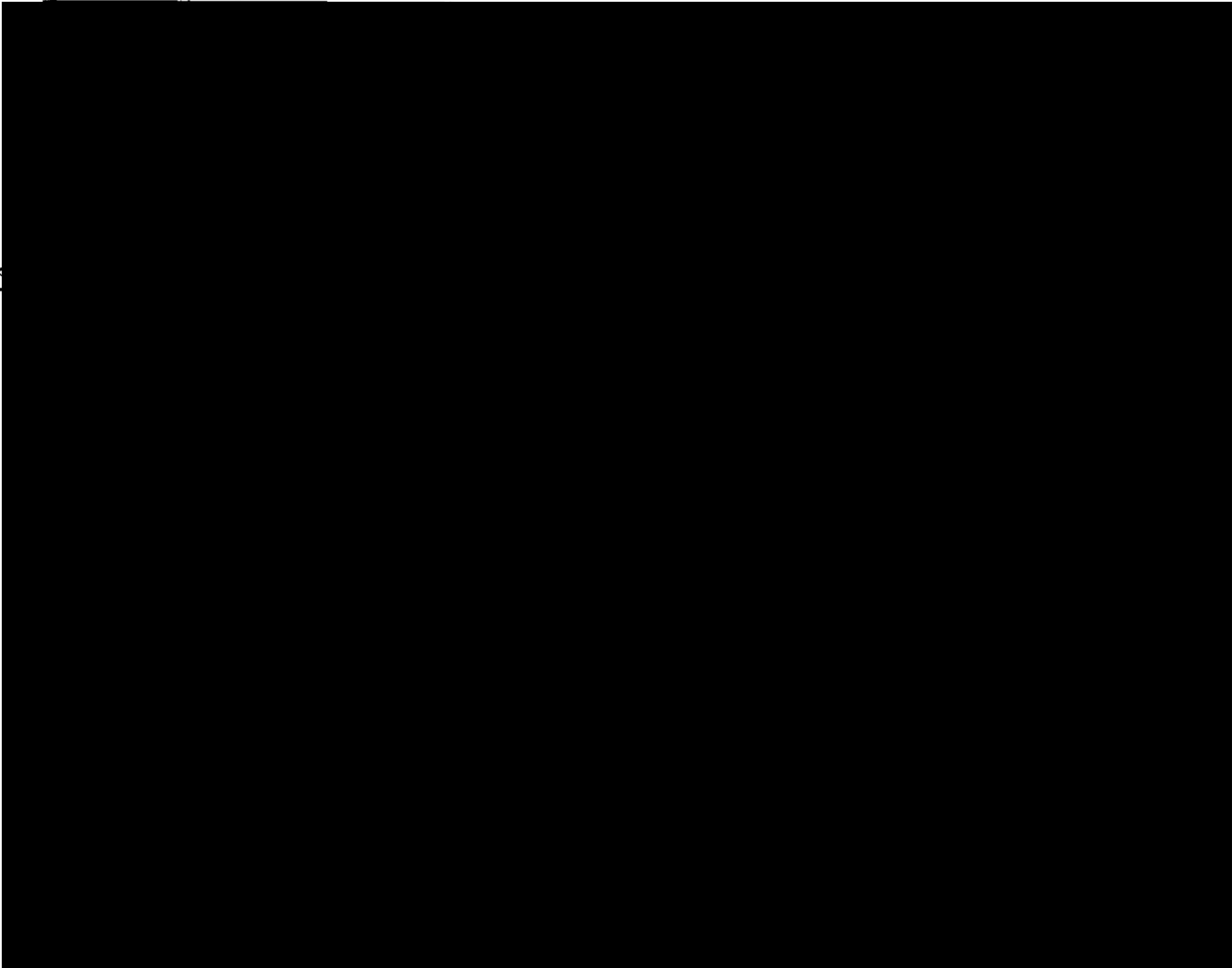
\$1,710,000.00

Transferor: *(full name)*

Hiltearn Pty Ltd ACN 008 588 136

Transferee: *(full name and address including postcode)*

Maver Services Pty Ltd ACN 055 958 211 of 33 Grant Street MALVERN EAST 3145



8 April 2024

SLR Ref No.: 630.031021.00001-L0.1-v0.3-20231221.docx

Attention: General Manager

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

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SLR Project No.: 630.031177.00001

**RE: Section 72 Application to amend Planning Permit T000898-2
74 Princes Highway, 76-80 Princes Highway, 82-86 Princes Highway,
89-90 Princes Highway, and 1 Deveney Street, Pakenham VIC 3810**

1.0 Introduction

This letter has been prepared by SLR Consulting Australia Pty Ltd on behalf of Guzman Y' Gomez in support of a s72 application to amend Planning Permit T000898-2 at 74 Princes Highway, 76-80 Princes Highway, 82-86 Princes Highway, 88-90 Princes Highway, Pakenham and 1 Deveney Street, Pakenham VIC 3810. The permit allows *'The use and development of land for the purpose of seven (7) convenience restaurants with associated car parking and 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'*.

This amendment seeks approval for modifications to existing site access arrangements and business identification sign at the existing Guzman Y Gomez convenience restaurant. This report should be read in conjunction with the appended documents, including the Architectural Plans located at **Appendix A**.

1.1 Background

T000898 was issued at the direction of the Victorian Civic and Administrative Tribunal for the use and development of the land for Town Planning Committee Meeting 7 June 2021 136 the purpose of six (6) convenience restaurants with associated car parking generally in accordance with the substituted plans TP1.P and TP2-J on 20 December 2001.

A search of Cardinia Shire Council's ePlanning Portal found the following applications for the site:

- **T000898-1** – *Amendments to Planning Permit T000898 for changes to the permit to allow for the use and development of the land for a seventh convenience restaurant (located on 78 Princes Hwy and 1 Deveney St, Pakenham) and associated works, 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 (Approved 08 July 2021)*
- **T000898- PC1** – *T000898-1 PC1 (Con. 1.1a-k and n (SMP)) - Plans to Comply Application Amendments to Planning Permit T000898 for changes to the permit to allow for the use and development of the land for a seventh convenience restaurant (located on 78 Princes Hwy and 1 Deveney St, Pakenham) and associated works, 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 (Plans to Comply Issued 09 September 2021)

- **T000898-PC2** – *T000898-1 PC2 (Con. 1.1 (I) LMP) - Plans to Comply Application (Plans to Comply issued 21 October 2021)*
- **T000898-2** - *Provision of acoustic and non-acoustic plant screening to the roof (Currently Under Assessment).*
- **T000898 SC0074-23** – Amended endorsed plans issued under a Secondary Consent on 14 September 2023 to include a new illuminated pylon sign.

This application seeks further amendments to the endorsed plans under T000898-2, as detailed within **Section 3.0**.

2.0 The Site and Surrounds

The entire site is located across five (5) parcels of land, including Lot 1, Lot 2, Lot 3A, Lot 4 and Lot CM1 of PS435535, and is generally referred to as 74 Princes Highway, 76-80 Princes Highway, 82-86 Princes Highway, 88-90 Princes Highway, and 1 Deveney Street Pakenham VIC 3810. The entire site is bound by Princes Highway (TRZ2) to the north, and Deveney Street to the east. It is noted the proposed amendments relate to the approved Convenience Restaurant (GYG) located on Lot 4 PS435535 (74 Princes Highway) and the existing site access arrangements located on Lot CM1 PS435535 (78 Princes Highway, Pakenham).

Existing vehicle access arrangements to the site are provided via an ingress driveway and a separate ingress driveway off Princes Highway. A combined ingress/ egress driveway off the Princes Highway service Road provides access directly to Lot 4 PS435535 (74 Princes Highway). Additionally, an ingress only driveway is provided off Deveney Street.

Currently located on site is the existing convenience restaurant building, along with associated car parking and landscaping. Existing vehicle access to the site is provided via separate ingress and egress driveways off Princes Highway. A separate combined ingress/egress driveway is provided via Princes Highway Service Road to the GYG premises, as well as a separate ingress only driveway off Deveney Street.

Princes Highway is identified as a Transport Road Zone 2 (TRZ2) Road. Located north, south and east of the site is residential development, containing one and two storey dwellings. West of the site is commercial development, including food and drink and retail premises. Located further east of the site is a health and medical use, namely Oz Skin Cancer Clinics Pakenham.

Refer to the below figures for the site and surrounds.

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Figure 1 Cadastral Plan (Source: VicPlan)



Figure 2 Site Aerial (Source: Near Maps)



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Figure 3 Cadastral Plan of Lot 4 PS435535 (74 Princes Highway) (Source: VicPlan)



Figure 4 Site Aerial of Lot 4 PS435535 (74 Princes Highway) (Source: Near Maps)



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3.0 Proposed Amendment

In accordance with Condition 2 of T000898-2, the layout of the site and the size of the proposed buildings and works, as shown on the approved plans, shall not be altered or modified without the consent in-writing of the Responsible Authority. As such, this application is seeking Council approval to amend the existing site layout, including the alteration of the vehicle crossover adjacent to Deveney Street, signage and traffic line marking to improve circulation arrangements.

The modifications sought under this application relate to both the GYG site (Lot 4 PS435535), and the site more broadly.

The proposed modifications are summarised below:

Broader Site Modifications

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- Princes Highway ingress access:
 - New signage and pavement marking treatments at the site's ingress access to Princes Highway, aimed at controlling vehicle entry speeds in order to facilitate safer ingress to the wider site. To achieve this, the following changes are proposed:
 - Reinstate give-way pavement marking where the channelised left-turn lane terminates.
 - Provide a 90-degree intersection with the east-west car parking aisle from Princes Highway and delineating two-way, two-lane traffic. Treatment to assist with slowing travel speed for vehicles entering the site and also to assist drivers in being better positioned on approach to the GYG drive-through lane. This treatment is aimed at deterring drive-thru vehicles approaching the GYG central to the existing accessway (blocking vehicles otherwise wanting to egress the site). This is illustrated in the Architectural Plans and Traffic Engineering Assessment at **Appendix A** and **B** respectively. To accommodate this, the following layout amendments are proposed:
 - Chevron pavement marking to create a single lane for all vehicles entering from Princes Highway.
 - Two-way directional pavement marking immediately east of the Princes Highway ingress.
 - Additional give-way pavement marking and signage from the northern car park to better position egressing vehicles in being able to perform the required left-turn egress movement to Princes Highway.
 - Separate GYG entry and site egress traffic lanes:
 - Internal pavement marking (prior to the Princes Highway Service Road) to delineate two (2) distinct traffic lanes, with one (1) lane exclusively designated for entry to the GYG tenancy and the other to facilitate broader site egress to Princes Highway. To accomplish this, the following changes are proposed:
 - Custom signage indicating GYG entrance in the left lane and exit to Princes Highway in the right lane.
 - Directional arrow pavement marking, stencil pavement marking and lane delineation as shown.



GYG Tenancy Modifications

- Deveney Street crossover widening and associated modifications:
 - Proposed widening of the Deveney Street crossover to allow concurrent ingress and egress movements. The proposal effectively formalises an existing condition, noting that the majority of traffic egressing the drive-thru were observed (refer to **Appendix B** which demonstrates this through photos) to exit via Deveney Street (being the shortest route to Princes Highway). The following amendments are proposed associated with the crossover widening:
 - Deveney Street vehicle crossover widened to 7m.
 - Removal of 'no exit' stencil pavement marking and left-turn only directional arrow.
 - Kerb modifications at drive-thru exit to facilitate concurrent ingress/egress movements at the Deveney Street crossover.
 - Give way signage at drive through egress.

Justification:

The proposed alterations to existing site access arrangements results from a site inspection complete by WGA Consulting Engineers to assess existing site operations, focusing on vehicle access and circulation movements. The inspection was undertaken during peak demand time, being 6.00pm-7.30pm on Friday 12th August 2022. The inspection identified the following key issues:

- GYG drive-thru queuing lengths – At times, GYG drive-thru queuing lengths extended beyond the confines of the site, encroaching upon the adjacent car park. On occasion, due to the absence of appropriate pavement marking, the extent of queuing impeded efficient exit movements to Princes Highway for site vehicles, with some vehicles option to mount kerbs in order to vacate the premises as a result.
- Unlawful egress onto Deveney Street – Vehicles attempting to exist the GYG site via the designated “entry-only” crossover to Deveney Street, likely due to its convenience proximity to Princes Highway.

As such, approval for the above amendments to existing site access arrangements is sought in order to alleviate congestion on site, encourage safer driver behaviour and improve traffic flow functionality. Refer to the Traffic Engineering Assessment prepared by WGA located at **Appendix B** for further details.

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4.0 Planning Controls

Compliance with all legislative requirements under the Cardinia Peninsula Planning Scheme remains unchanged under this application. The proposed amendment will result in substantially the same development with the primary uses on site remaining as approved under T000898.

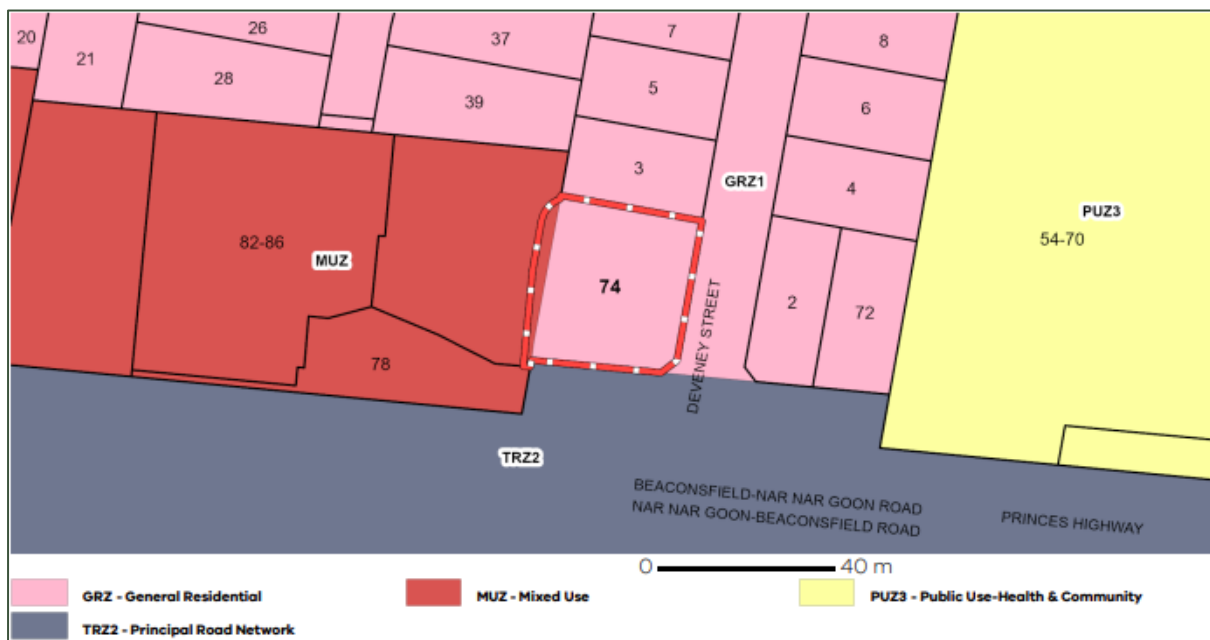
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4.1 Zoning

The entire site is shown on the Cardinia Planning Scheme map as being located across two zones, including the Mixed-Use Zone (MUZ) and the General Residential Zone (GRZ), refer to **Figure 5**. It is noted the GYG premises located at 74 Princes Highway, Pakenham (Lot 4 PS435535) is located predominantly within the GRZ.

This application relates to Lot CM1 PS435535, located within the MUZ, and Lot 4 PS435535 located within the GRZ1 and MUZ.

Figure 5 Zoning Map Extract (Source: VicPlan)



4.1.1 Clause 32.04 Mixed Use Zone

Clause 32.04 of the Planning Scheme states the purpose of the MUZ zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.
- To provide for housing at higher densities.
- To encourage development that responds to the existing or preferred neighbourhood character of the area.



- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

The proposed use of the site is consistent with the purpose of the MUZ, in that it will contribute to the range of uses within the area and complements the mixed-use nature of the locality. The proposal is maintaining the approved use of the site and responds to the character of the area.

Clause 32.04-9 Buildings and Works

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2.

In accordance with Clause 32.04-9, a permit is required to construct a building or construct or carry out works.

Clause 32.04-12 Application Requirements

The application requirements for a building and works application within the MUZ has been summarised within **Table 1**.

Table 1 Clause 32.04-12 Application Requirements

Application Requirement	Comment
<p>General</p> <p>Any application requirements specified in a schedule to this zone.</p>	<p>No application requirements specified in the Schedule to the MUZ.</p>
<p>Buildings and Works Associated with a Section 2 use</p> <p>An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:</p> <ul style="list-style-type: none"> • A site analysis and descriptive statement explaining how the proposal responds to the site and its context. • Plans drawn to scale and dimensioned which show: <ul style="list-style-type: none"> - The layout of proposed buildings and works. - An elevation of the building design and height. - Setbacks to property boundaries. - All proposed access and pedestrian areas. - All proposed driveway, car parking and loading areas. - Existing vegetation and proposed landscape areas. - The location of easements and services. 	<p>A site analysis has been provided within Section 2.0 of this report.</p> <p>Refer to the Architectural Plans located at Appendix A.</p>

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Clause 32.04-14 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the decision guidelines under Clause 32.04-15 of the MUZ as summarised in **Table 2**.

Table 2 Clause 32.04-15 Decision Guidelines

Decision Guideline	Comment
<p>General</p> <ul style="list-style-type: none"> The Municipal Planning Strategy and the Planning Policy Framework. The objectives set out in a schedule to this zone. Any other decision guidelines specified in a schedule to this zone. The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a Mixed Use Zone or Residential Growth Zone 	<p>This planning report is considered to give due regard to the Municipal Planning Strategy and Planning Policy Frameworks.</p> <p>The proposed buildings and works are considered to be in accordance with the objectives of the Mixed Use Zone and does not result in adverse impact to the adjoining residential zone.</p>
<p>Use for industry, service station and warehouse</p> <ul style="list-style-type: none"> The effect that existing uses on adjoining or nearby land may have on the proposed use. The design of buildings, including provision for solar access. The availability and provision of utility services. The effect of traffic to be generated by the use. The interim use of those parts of the land not required for the proposed use. Whether the use is compatible with adjoining and nearby land uses. For non-residential uses, the proposed hours of operation, noise and any other likely off-site amenity impacts. 	<p>Not Applicable – the proposed use is not for industry, service station or warehouse.</p>
<p>Subdivision</p> <ul style="list-style-type: none"> The pattern of subdivision and its effect on the spacing of buildings. For subdivision of land for residential development, the objectives and standards of Clause 56. 	<p>Not Applicable – No subdivision proposed.</p>
<p>Construction and Extension of one dwelling on a lot</p> <ul style="list-style-type: none"> The objectives, standards and decision guidelines of Clause 54. 	<p>Not Applicable – the proposal is not for the construction or extension of a dwelling.</p>

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Decision Guideline	Comment
<p>Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings</p> <p>For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.</p> <p>For an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58</p>	<p>Not Applicable – the proposal is not for residential development.</p>

4.1.2 Clause 32.08 General Residential Zone

Clause 32.08 of the Planning Scheme states the purpose of the GRZ zone is:

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

The proposed use of the site is consistent with the purpose of the GRZ, in that it will contribute to the range of non-residential uses in an appropriate location while being complimentary to the nature of the locality and serving the local community. The proposal is maintaining the approved use of the site and responds to the character of the area.

Clause 32.08-10 Buildings and Works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.

In accordance with Clause 32.08-10, a permit is required to construct a building or construct or carry out works in accordance with a Section 2 use.

Clause 32.08-11 Application Requirements

The application requirements for a building and works application within the GRZ has been summarised within **Table 3**.

Table 3 Clause 32.08-12 Application Requirements

Application Requirement	Comment
<p>For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.</p>	<p>Not applicable – not a residential development.</p>



Application Requirement	Comment
For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.	Not applicable – not an apartment development.
For an application for subdivision, a site and context description and design response as required in Clause 56.	Not applicable – no subdivision proposed.
Plans drawn to scale and dimensioned which show: <ul style="list-style-type: none"> - Site shape, size, dimensions and orientation. - The siting and use of existing and proposed buildings. - Adjacent buildings and uses. - The building form and scale. - Setbacks to property boundaries. 	Refer to the Architectural Plans located at Appendix A .
The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.	The proposed minor changes to existing access arrangements are considered suitable for the existing road network. The amendments will not result in adverse effects to adjoining land.
Any other application requirements specified in a schedule to this zone.	The site is located within Schedule 1 of the GRZ. There are no application requirements specified in the schedule to the zone.

Clause 32.08-14 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the decision guidelines under Clause 32.08-14 of the GRZ as summarised in **Table 4**.

Table 4 Clause 32.08-14 Decision Guidelines

Decision Guideline	Comment
<p>General</p> <ul style="list-style-type: none"> • The Municipal Planning Strategy and the Planning Policy Framework. • The purpose of this zone. • The objectives set out in a schedule to this zone. • Any other decision guidelines specified in a schedule to this zone. • The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone. 	<p>This planning report is considered to give due regard to the Municipal Planning Strategy and Planning Policy Frameworks.</p> <p>The proposed line marking amendments (buildings and works) are considered to be in accordance with the objectives of the GRZ and does not result in adverse impact to the adjoining residential zone.</p>
<p>Subdivision</p> <ul style="list-style-type: none"> • The pattern of subdivision and its effect on the spacing of buildings. 	Not Applicable – No subdivision proposed.



Decision Guideline	Comment
<ul style="list-style-type: none"> For subdivision of land for residential development, the objectives and standards of Clause 56. 	
<p>Dwellings and Residential Buildings</p> <ul style="list-style-type: none"> For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54. For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement. For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58. 	<p>Not Applicable – the proposal is not for residential development.</p>
<p>Non-Residential Use and Development Whether the use or development is compatible with residential use.</p>	<p>The proposal is not altering the approved use of the site. The use remains compatible with surrounding residential development.</p>
<p>Whether the use generally serves local community needs.</p>	<p>The use will continue to assist in servicing the communities food and drink needs.</p>
<p>The scale and intensity of the use and development.</p>	<p>The scale and intensity of the development remains appropriate with the character of the area.</p>
<p>The design, height, setback and appearance of the proposed buildings and works</p>	<p>No change to the design, height, setback and appearance of the building is proposed.</p>
<p>The proposed landscaping.</p>	<p>Minor changes to landscaping are required to accommodate the proposed layout changes along Deveney Street. The majority of landscaping will remain in-situ.</p>
<p>The provision of car and bicycle parking and associated accessways.</p>	<p>No change to car and bicycle parking is proposed.</p>
<p>Any proposed loading and refuse collection facilities.</p>	<p>No change to loading and refuse collection facilities proposed.</p>
<p>The safety, efficiency and amenity effects of traffic to be generated by the proposal.</p>	<p>The amendments to the site layout, including access arrangements and circulation on site, will result in an improvement to the safety, efficiency and amenity of traffic and manoeuvrability on site.</p>

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4.2 Overlays

4.2.1 Clause 45.06 Development Contributions Plans Overlay – Schedule 1 (DCPO1)

Pakenham Township Development Contributions Plan

The site is located within Schedule 1 of Clause 45.06 Development Contributions Overlay (DCPO1). The purpose of the overlay is to identify areas which require the preparation of a development contributions plan for the purposes of levying contributions for the provision of works, services and facilities before development can commence.

Section 4.0 of the Schedule states all non-residential land is excluded from the requirements of the development contributions plan. The portion of the site located within the MUZ is therefore excluded from this clause. The minor nature of the works within the GRZ will not trigger development contributions under this overlay.

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4.3 Planning Policy Frameworks

The following Planning Policy Frameworks (PPFs) apply to the proposed works:

4.3.1 Clause 13.05 Noise

This clause aims to assist the management of noise effects on sensitive land uses.

The proposal is within the commercial character of the area and is maintaining the existing approved use of the site. As such, noise generation impacts are expected to be negligible.

4.3.2 Clause 15.01-5S Neighbourhood character

The purpose of this Clause is to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

The site is located adjacent to a residential zone, however the proposed development does not alter the approved use of built form of the site and is therefore is not likely to result in any significant amenity impacts to nearby residential uses. The proposed upgrades to site access will enhance existing access arrangements resulting in positive improvements for the site. As such, the proposal is designed to be sympathetic to the existing neighbourhood character and surrounding development of Pakenham.

4.4 Particular Provisions

The following outlines and responds to the purpose of each of the Particular Provisions that apply to the proposed development.

4.4.1 Clause 52.05 Signs

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Purpose:

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

Response:

The Mixed-Use Zone (MUZ) and the General Residential Zone – Schedule 1 (GRZ1) are defined as a *Category 3 – High Amenity Areas* under Clause 52.05. This application seeks approvals for the relocation of an existing GYG direction sign ‘Sign 04A’ of T000898-2 relocated adjacent to the altered Deveney Street egress. The signage is required to accompany the proposed amendments to site access arrangements and will assist patrons in manoeuvring throughout the site.

The signage remains compatible with the amenity and visual appearance of the area and the approved development. The signage remains of an appropriate size, location and illumination level, which is not considered to adversely affect the natural or built environment,



nor the safety and efficiency of the car park. No visual clutter or visual disorder will be caused by the proposed signage and the proposed signs will not result in a loss of amenity or adverse effects to the site surroundings. It is considered that the signs will not cause hazards to motorists or pedestrians on Princes Highway and Deveney Street. Therefore, it is considered that the proposed signage will satisfy the purpose of this particular provision.

In accordance with 52.05-13, directional signage does not require a planning permit. A compliance table demonstrating this and assessing the proposal against the relevant decision guidelines is provided in **Appendix C** of the planning report. Refer to the Traffic Engineering Assessment and its coinciding **Attachment A** – Functional Layout Plan which details a signage schedule.

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4.5 General Provisions

4.5.1 Clause 62.02 Buildings and Works

According to Clause 62.02-2, the following does not require a planning permit unless specifically required by the planning scheme:

'Repairs and routine maintenance to an existing building or works.'

As it is not specifically stated, any required make good works and maintenance following the proposed buildings and works does not require a planning permit under this clause.

4.5.2 Clause 65 Decision Guidelines

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

This Planning Report provides a comprehensive assessment of the considerations outlined in Clause 65. The report and appendices provides an assessment of the relevant planning issues applying to the proposed development. In accordance with this assessment, the proposed works are considered acceptable and compliant with Clause 65.

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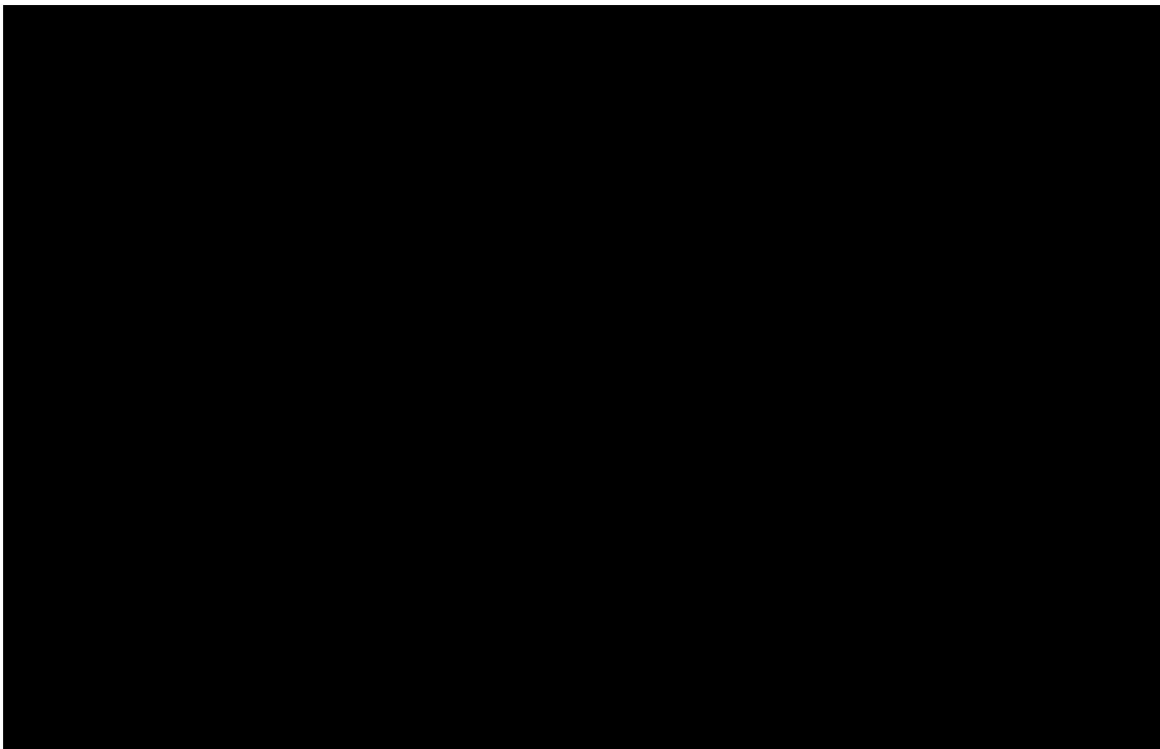


5.0 Conclusion

This s72 Application proposes amendments to the endorsed plans of Planning Permit T000898-2 seeking to amend the existing site layout, including the alteration of the vehicle crossover adjacent to Deveney Street, traffic line marking to improve circulation arrangements at the approved convenience restaurant, Guzman Y' Gomez, located at 74 Princes Highway, 76-80 Princes Highway, 82-86 Princes Highway, 88-90 Princes Highway, and 1 Deveney Street, Pakenham VIC 3810.

The purpose of the modification is to amend the site layout to improve site access and manoeuvrability. The proposed modifications include the replacement of several endorsed plans.

Given the minor nature of the proposed modifications and the absence of any significant environmental impacts, the s72 application to amend the Planning Permit No. T000898, is considered to be in the public's interest and worthy of Council's support. If you have any queries with any of the above, please don't hesitate to contact me on (02) 4940 0442.



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Appendix A

Architectural Plans

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Appendix B

Traffic Impact Assessment

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Appendix C

Compliance Table

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Table 5 52.05 Advertising Signage – Particular Provisions

Control	Requirement	Comment	Compliance
52.05-11 Category 3 – High Amenity Areas	Section 1 – Permit Not Required Bed and breakfast sign, Home based business sign (Only one to each premises. The display area must not exceed 0.2sqm) Direction Sign	The proposed directional signage meets the Section 1 requirements, as new signage proposed under this application is classified directional signage.	Y
	Section 2 – Permit Required Above-verandah sign, Business Identification Sign, Floodlit sign, Internally Illuminated Sign, Pole Sign, Reflective Sign. Electronic Sign, Promotion Sign (The display area must not exceed 3sqm) High Wall Sign (The display area must not exceed 3sqm).	N/A	N/A
	Section 3 – Prohibited Any sign not in Sections 1 or 2.	N/A	N/A
Decision Guidelines	The character of the area including: - The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character. -The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.	The site is located within a mixed-use zone and residential zone, and is surrounding my commercial and residential uses. The proposal is maintaining the existing use of the site and will not result in adverse impacts to nearby sensitive uses. The proposed directional signage is compatible with the existing and desired character of the area. It is not considered that the proposed signage adds visual clutter, nor does it negatively impact the visual amenity of the area.	Y Y Y



Control	Requirement	Comment	Compliance
	<p>- The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs</p> <p>The consistency with any identifiable outdoor advertising theme in the area.</p>	N/A, there is no identified advertising theme within the area.	N/A
	<p>Impacts on views and vistas:</p> <ul style="list-style-type: none"> - The potential to obscure or compromise important views from the public realm. - The potential to dominate the skyline. - The potential to impact on the quality of significant public views. <p>The potential to impede views to existing signs</p>	The proposed signage will not obstruct any important views and will therefore not result in any negative impacts on views or vistas. The proposed signage will not impede any views to existing signs or create any additional impact.	Y
	<p>The relationship to the streetscape, setting or landscape:</p> <ul style="list-style-type: none"> - The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape. 	The proportion and scale of the proposed signage is considered acceptable relative to the streetscape and setting of the area.	Y
	<ul style="list-style-type: none"> - The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements. 	The proposed signage will not protrude above existing buildings on adjoining land. It is considered that the signage is integrated with the surrounding landscape.	Y
	<ul style="list-style-type: none"> - The ability to screen unsightly built or other elements. 	N/A	N/A
	<ul style="list-style-type: none"> - The ability to reduce the number of signs by rationalising or simplifying signs. 	The proposed signage involves the removal of existing directional signage), and the relocation of (Sign 04A of T000898-2).The proposed signage is therefore not considered excessive.	Y
	The ability to include landscaping to reduce the visual impact of parts of the sign structure.	It is considered that the signage is integrated with the surrounding landscape.	Y
	The relationship to the site and building:		Y

Control	Requirement	Comment	Compliance
	<ul style="list-style-type: none"> - The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building. - The extent to which the sign displays innovation relative to the host site and host building. - The extent to which the sign requires the removal of vegetation or includes new landscaping. 	<p>The proposed signage is of a scale and proportion appropriate to the built form and site on which it is located.</p> <p>The proposed signage is an example of modern technology being implemented into everyday use.</p> <p>N/A</p>	<p>Y</p> <p>N/A</p>
	<p>The impact of structures associated with the sign:</p> <ul style="list-style-type: none"> - The extent to which associated structures integrate with the sign. - The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area. 	<p>All structures for proposed signage will be integrated with the design or appropriately screened as to not create unsightliness.</p>	<p>Y</p>
	<p>The impact of any illumination:</p> <ul style="list-style-type: none"> - The impact of glare and illumination on the safety of pedestrians and vehicles. - The impact of illumination on the amenity of nearby residents and the amenity of the area. - The potential to control illumination temporally or in terms of intensity. 	<p>N/A</p>	<p>N/A</p>
	<p>The impact of any logo box associated with the sign:</p> <ul style="list-style-type: none"> - The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign. - The suitability of the size of the logo box in relation to its identification purpose and the size of the sign. - The need for identification and the opportunities for adequate identification on the site or locality. 	<p>N/A</p>	<p>N/A</p>

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Control	Requirement	Comment	Compliance
	The impact on road safety. A sign is a safety hazard if the sign: - Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.	The proposed signage will be located appropriately within the site and will not obstruct driver's line of sight.	Y
	- Obstructs a driver's view of a traffic control device or is likely to create a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device.	The proposed signage will be located appropriately within the site and will not obstruct driver's view of a traffic control device or create a dominating or confusing background.	Y
	- Could dazzle or distract driver's due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.	N/A	N/A
	- Is at a location where particular concentration is required, such as a high pedestrian volume intersection.	The site is not located at a high pedestrian volume intersection.	Y
	- Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.	The signage is not likely to be mistaken for traffic control devices.	Y
	- Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.	The signage will not require close study from moving vehicles.	Y
	- Invites drivers to turn where there is fast moving traffic, or the sign is so close to the turning point that there is no time to signal and turn safely.	The signage will not invite drivers to turn.	Y
	- Is within 100 metres of a rural railway crossing.	N/A	N/A
	- Has insufficient clearance from vehicles on the carriageway.	N/A	N/A
	- Could mislead drivers or be mistaken as an instruction to drivers.	The signage will not mislead drivers.	Y

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Appendix D

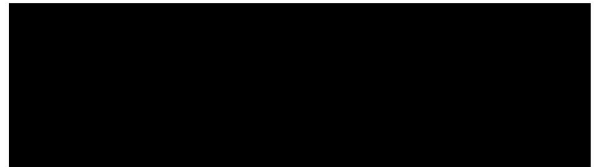
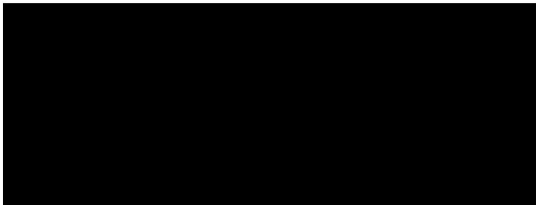
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GYG PAKENHAM - PROPOSED SITE LAYOUT MODIFICATIONS TRAFFIC ENGINEERING ASSESSMENT

1. INTRODUCTION

WGA has been engaged by SLR Consulting Australia Pty Ltd on behalf of the applicant to prepare a Functional Layout Plan (FLP) and supporting swept path analysis diagrams detailing proposed layout modifications for the site addressed as 74 Princes Highway & 1 Deveney Street, Pakenham.

Layout modifications are planned to address current site access and circulation issues experienced specifically within / adjacent to the Guzman Y Gomez (GYG) Pakenham convenience restaurant.

The FLP contains details relating to proposed signage and pavement marking modifications aiming to ensure a safer and more efficient use of existing site access points and connecting access aisles. Functional design changes expected to offer improved site circulation for drivers associated with all tenancies contained across the broader site.

2. EXISTING CONDITIONS REVIEW

WGA were previously engaged by GYG to undertake a site inspection on Friday 12 August 2022 in order to gain a thorough appreciation of existing site operations, focusing on vehicle access and circulation movements from/to Princes Highway and Deveney Street.

The inspection occurred between approximately 6:00pm-7:30pm in order to observe a period of operation typically coincident with peak drive-thru demand activity for GYG sites. Noting the nature of the broader site in accommodating a number of additional food & drink and convenience restaurant uses, the site inspection was assumed to overlap with the peak demand periods also attributed to these uses. This was further evidenced by notes the high turnover of car parking spaces fronting these additional tenancies observed during the inspection.

During the site inspection, the following key issues were identified:

- GYG drive-thru queue lengths: At times, GYG drive-thru queuing vehicles extended beyond the confines of the site, encroaching upon the adjacent car park. On occasion, due to the absence of appropriate pavement marking, the extent of queuing impeded efficient exit movements to Princes Highway for site vehicles, with some vehicles opting to mount kerbs in order to vacate the premises as a result.

- Unlawful egress onto Deveney Street: Vehicles attempting to exit the GYG site via the designated "entry-only" crossover to Deveney Street, likely due to its convenient proximity to Princes Highway.

Examples of the abovementioned items are shown in below.



Figure 2.1: Observed Unlawful Egress to Deveney Street from GYG Car Park



Figure 2.2: Vehicles Observed Mounting Raised Island to Bypass GYG Queue to Egress To Princes Highway

In response to the above observations, an FLP has been prepared by WGA to assist in alleviating congestion within the broader site, encourage safer driver behaviour and improve traffic flow functionality.

The FLP is attached in Appendix A, with associated swept path assessments guiding the design attached in Appendix B.

3. PROPOSED LAYOUT CHANGES

The proposed modifications detailed in the attached FLP note the following elements.

3.1 Broader Site Modifications

- Princes Highway ingress access:
 - New signage and pavement marking treatments at the site's ingress access to Princes Highway, aimed at controlling vehicle entry speeds in order to facilitate safer ingress to the wider site. To achieve this, the following changes are proposed:
 - Reinstate give-way pavement marking where the channelised left-turn lane terminates.
 - Provide a 90-degree intersection with the east-west car parking aisle from Princes Highway and delineating two-way, two-lane traffic. Treatment to assist with slowing travel speed for vehicles entering the site and also to assist drivers in being better positioned on approach to the GYG drive-through lane. This treatment is aimed at deterring drive-thru vehicles approaching the GYG central to the existing accessway (blocking vehicles otherwise wanting to egress the site). This is illustrated in sketch 'WGA221485-SK-TT-0002' attached. To accommodate this, the following layout amendments are proposed:
 - Chevron pavement marking to create a single lane for all vehicles ingressing from Princes Highway.
 - Two-way directional pavement marking immediately east of the Princes Highway ingress.
 - Additional give-way pavement marking and signage from the northern car park to better position egressing vehicles in being able to perform the required left-turn egress movement to Princes Highway.
 - Separate GYG entry and site egress traffic lanes:
 - Internal pavement marking (prior to the Princes Highway Service Road) to delineate two (2) distinct traffic lanes, with one (1) lane exclusively designated for entry to the GYG tenancy and the other to facilitate broader site egress to Princes Highway. To accomplish this, the following changes are proposed:
 - Custom signage indicating GYG entrance in the left lane and exit to Princes Highway in the right lane.
 - Directional arrow pavement marking, stencil pavement marking and lane delineation as shown.

3.2 GYG Tenancy Modifications

- Deveney Street crossover widening and associated modifications:
 - Proposed widening of the Deveney Street crossover to allow concurrent ingress and egress movements. The proposal effectively formalises an existing condition, noting that the majority of traffic egressing the drive-thru were observed to exit via Deveney Street (being the shortest route to Princes Highway). The following amendments are proposed associated with the crossover widening:
 - Deveney Street vehicle crossover widened to 7m.
 - Removal of 'no exit' stencil pavement marking and left-turn only directional arrow.
 - Kerb modifications at drive-thru exit to facilitate concurrent ingress/egress movements at the Deveney Street crossover.
 - Give way signage at drive through egress.

Noting Deveney Street operates as a residential 'No Through Road', left turn egress movements would be negligible and limited to residents only, for those that opt to drive to site instead of walk.

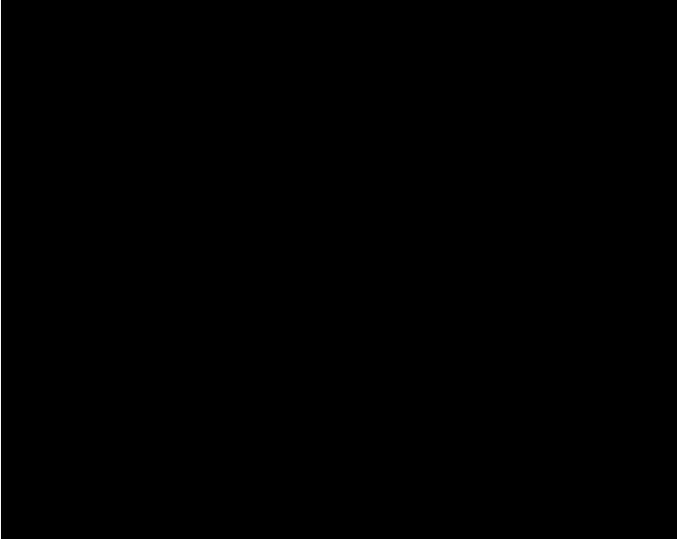
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4. CONCLUSIONS

Based on the preceding assessment, WGA considers the amended site layout to serve as an improvement to existing site access, circulation conditions and driver safety.

As such, we do not believe there to be any traffic engineering grounds that should otherwise prohibit Council's endorsement of the proposed FLP.

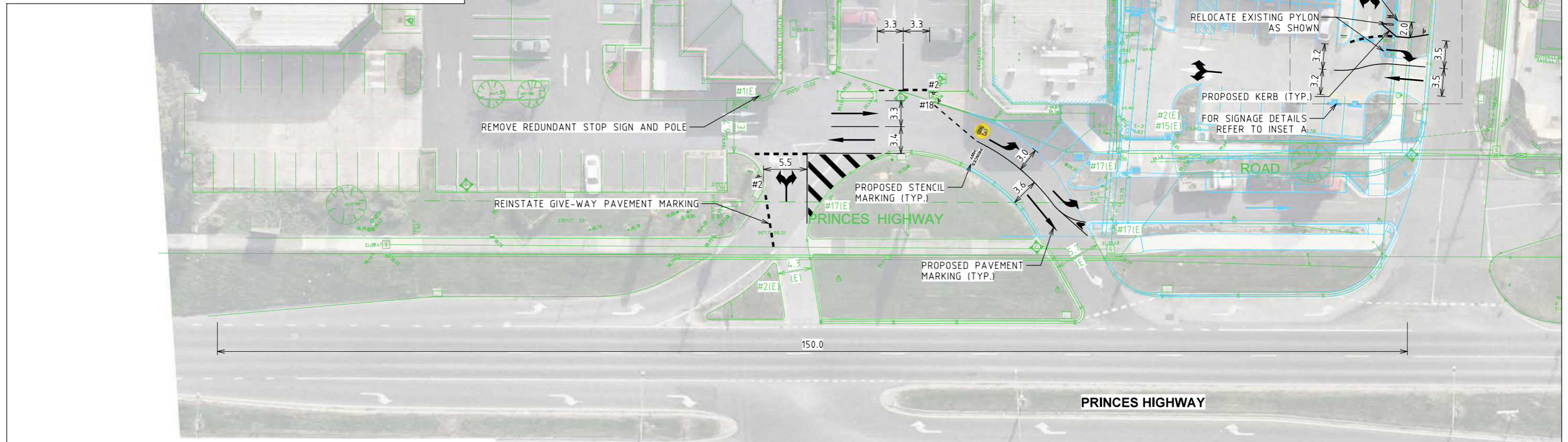
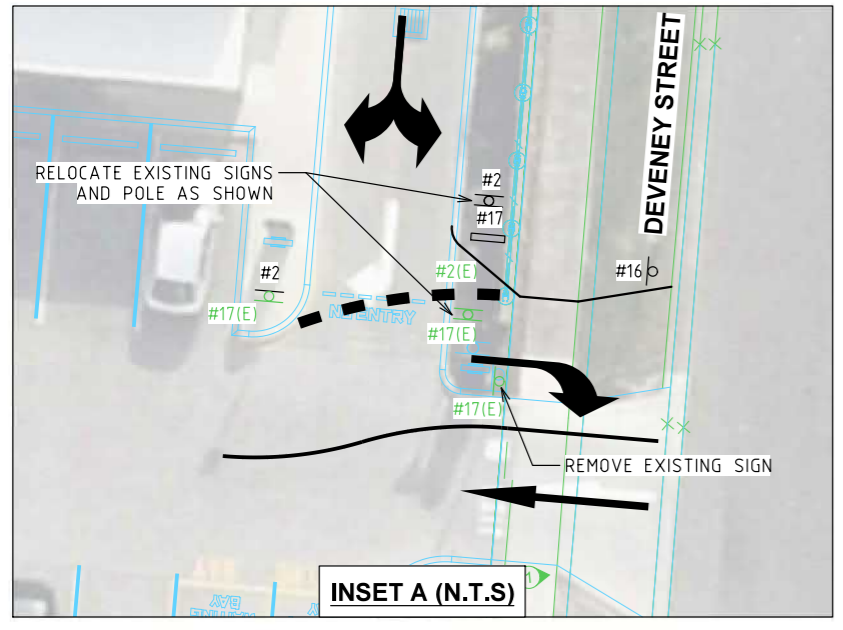
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APPENDIX A

FUNCTIONAL LAYOUT PLAN

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SIGN SCHEDULE

#1		R1-1	#2		R1-2	#15		R2-14(L)
#16		R2-14(R)	#17		R2-4	#18		CUSTOM

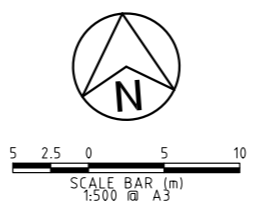
- GENERAL NOTES**
1. BASE INFORMATION PROVIDED BY MORRIS CO DESIGN REF No. GYG15 A-100rvB SITE PLAN.dwg
 2. ALL DIMENSIONS ARE IN METRES AND TO FACE OF KERB AND CHANNEL UNLESS NOTED OTHERWISE.
 3. DECLARED ROAD - PRINCES HIGHWAY (80km/h)
LOCAL ROAD - DEVENEY STREET (50km/h)
 4. INSTALL ALL SIGNS AND LINE MARK IN ACCORDANCE WITH AUSTRROADS GUIDE TO TRAFFIC MANAGEMENT VOLUME 10, AS 1742 AND RELEVANT VICROADS SUPPLEMENTS.
 5. REMOVE ALL REDUNDANT SIGNAGE AND PAVEMENT MARKING UNLESS NOTED OTHERWISE.

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WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE.
NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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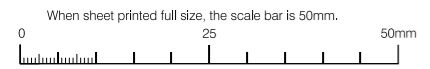
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B	08.03.2024	STAKEHOLDER COMMENTS	W.O	J.A	E.K



GYG PAKENHAM
74 PRINCES HIGHWAY, PAKENHAM
FUNCTIONAL LAYOUT PLAN
SIGNAGE & PAVEMENT MARKING

DOCUMENT NUMBER
Job Number Sheet No. Rev.

Design J.A Drawn J.A
WGA221485-DR-TT-0001 B

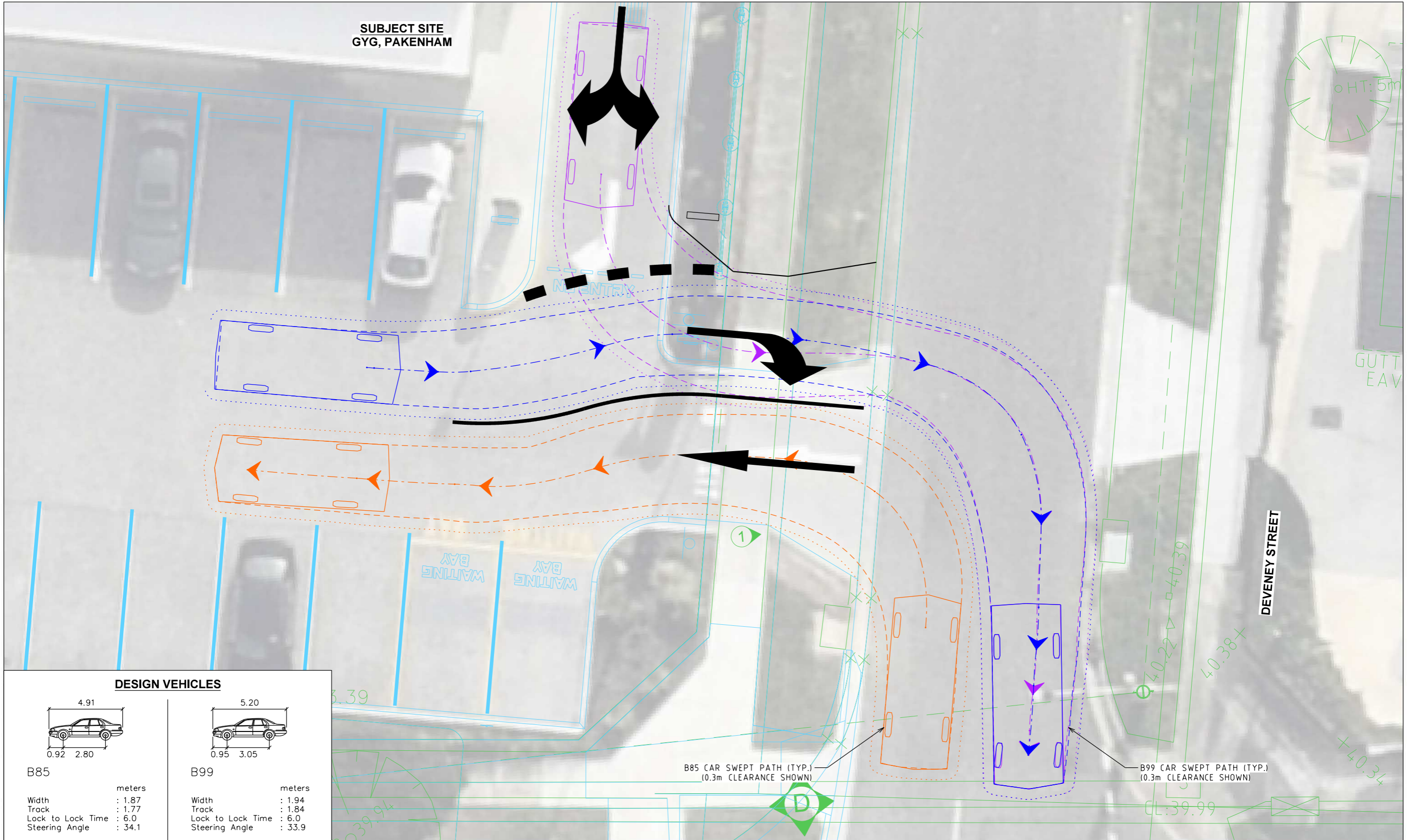


APPENDIX B

SWEPT PATH ANALYSIS

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**SUBJECT SITE
GYG, PAKENHAM**

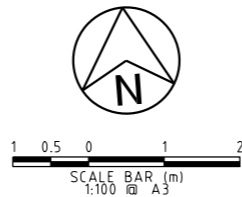


DESIGN VEHICLES

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Steering Angle	: 34.1	Steering Angle	: 33.9

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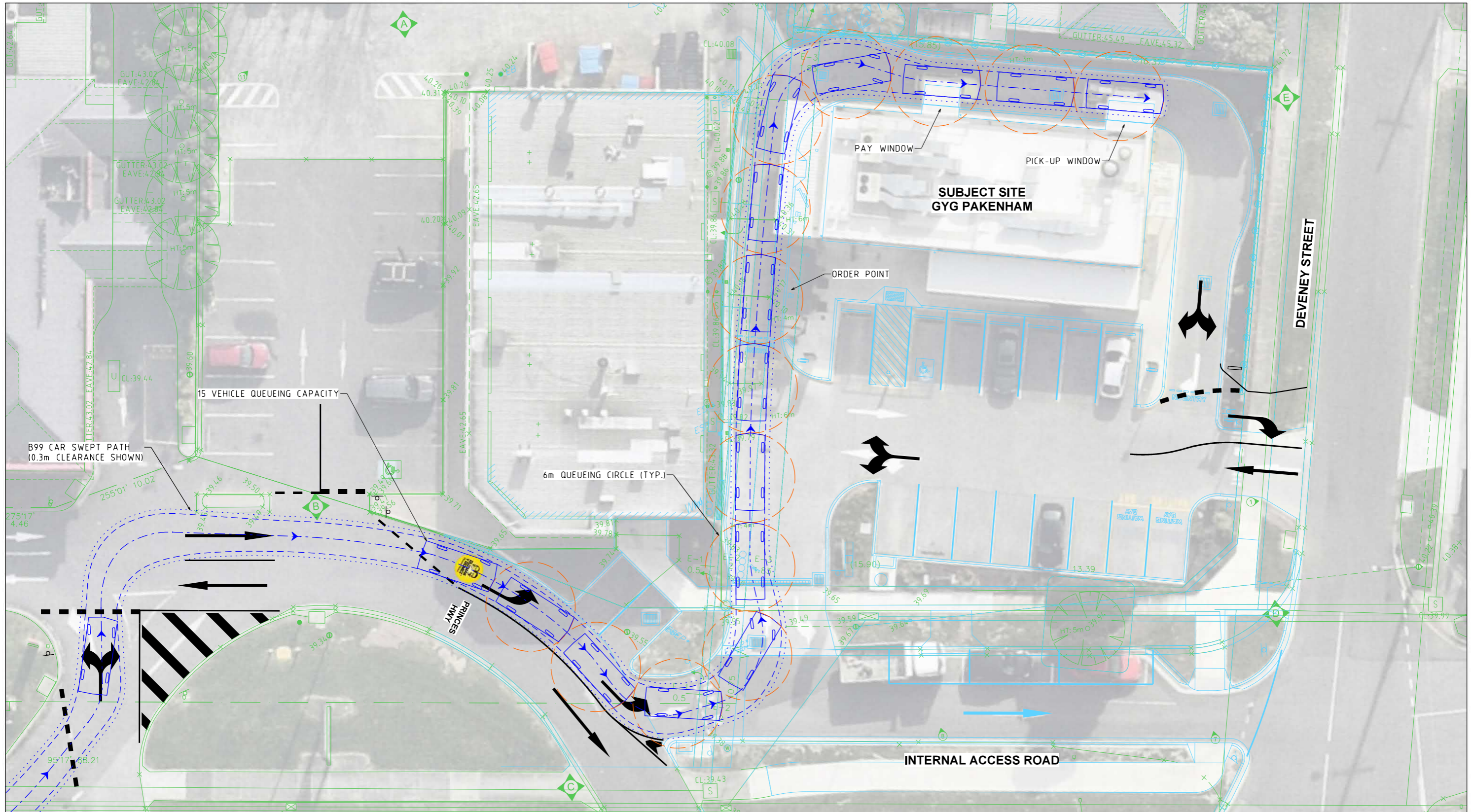
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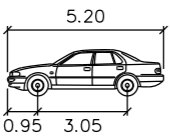
GYG PAKENHAM
74 PRINCES HIGHWAY, PAKENHAM
SWEEP PATH ANALYSIS - SITE ACCESS
B85 CAR & B99 CAR

DOCUMENT NUMBER
Job Number Sheet No. Rev.
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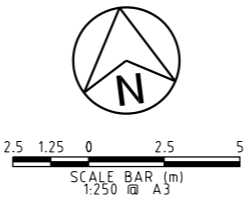
DESIGN VEHICLE



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	Steering Angle	33.9	

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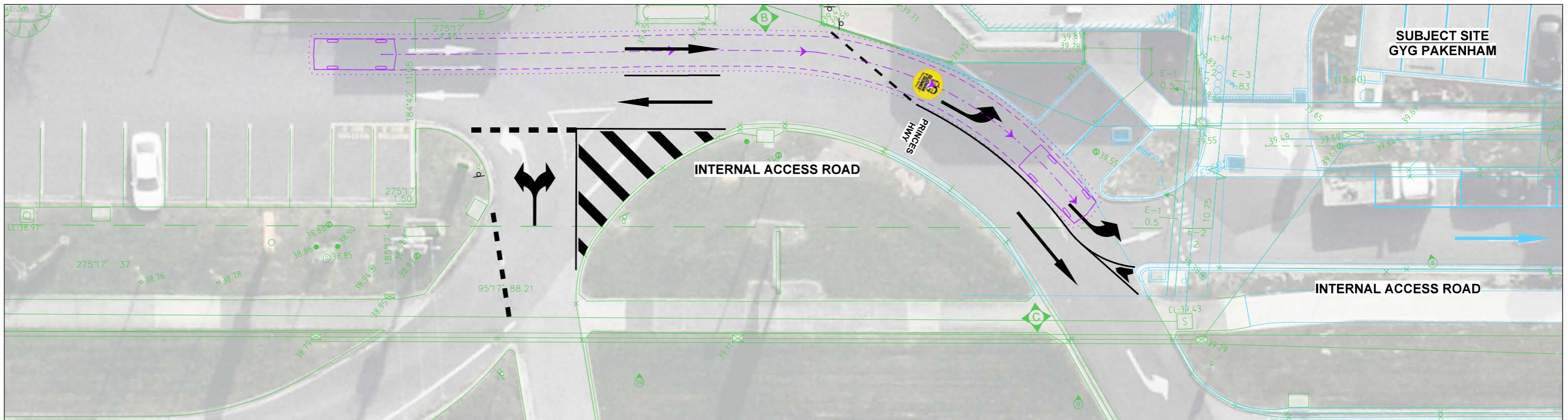
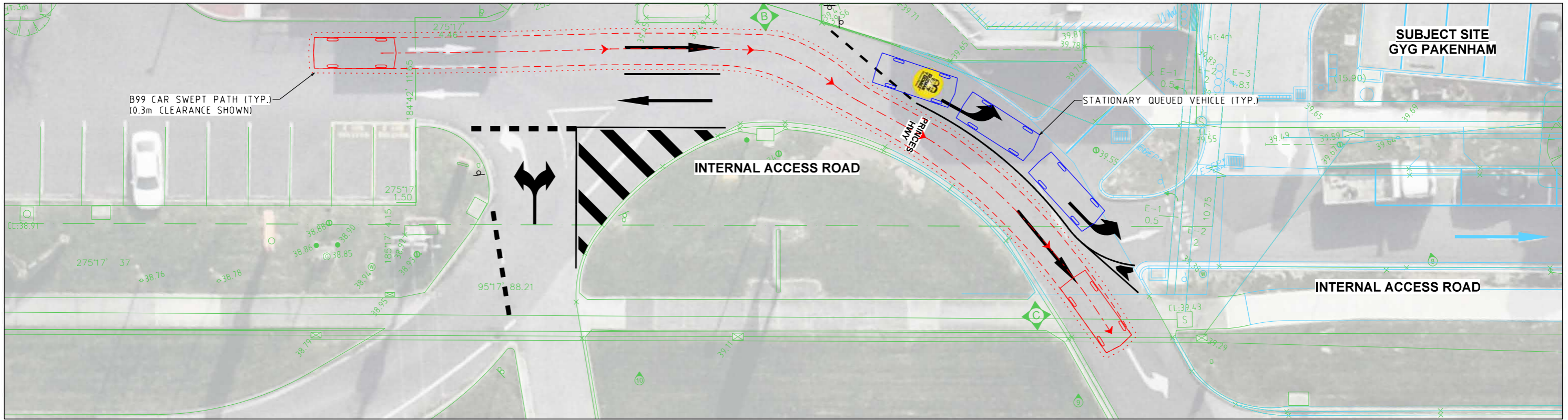


GYG PAKENHAM
74 PRINCES HIGHWAY, PAKENHAM
SWEEP PATH ANALYSIS - SERVICE ROAD ACCESS
B99 CAR

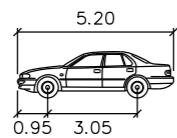
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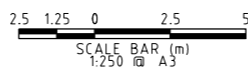
DESIGN VEHICLE



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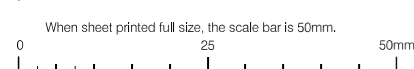
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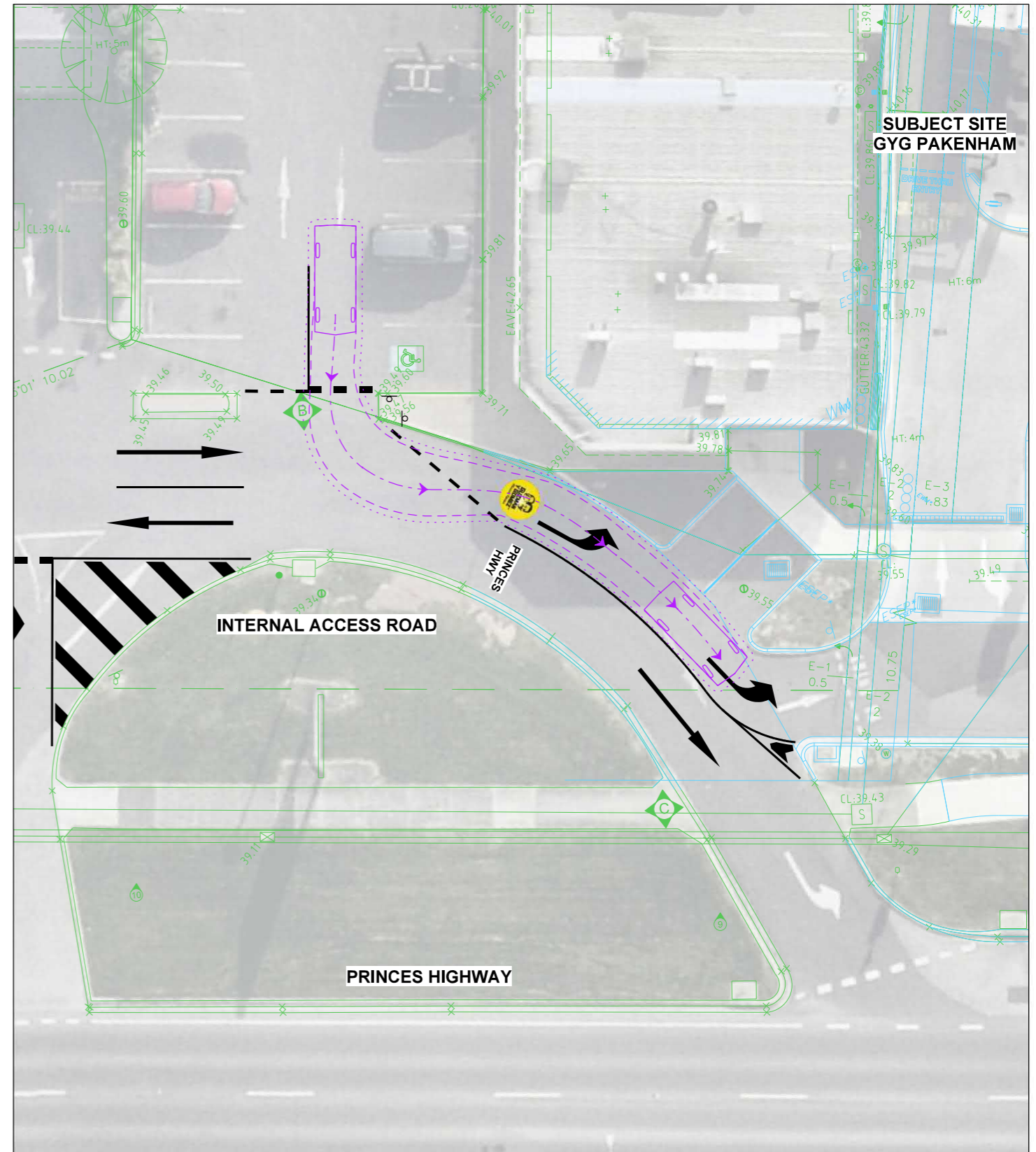
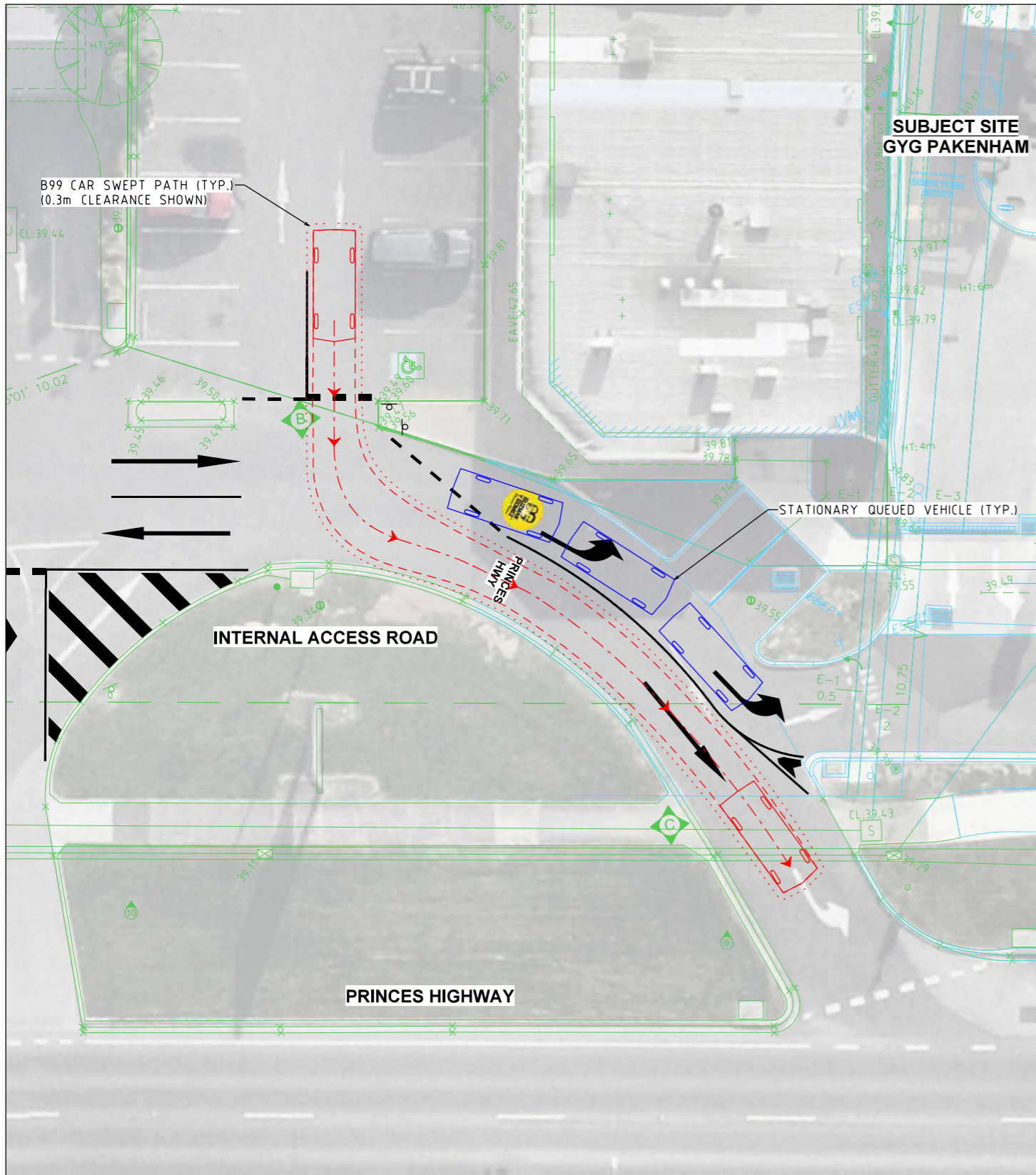


GYG PAKENHAM
74 PRINCES HIGHWAY, PAKENHAM
SWEEP PATH ANALYSIS - INTERNAL CIRCULATION
B99 CAR

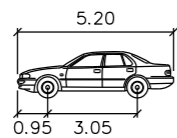
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DESIGN VEHICLE



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 meters
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 Track : 1.84
 Lock to Lock Time : 6.0
 Steering Angle : 33.9

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REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	27.10.2023	ISSUED FOR INFORMATION	J.A	J.A	W.O
B	08.03.2024	STAKEHOLDER COMMENTS	W.O	J.A	E.K



GYG PAKENHAM
 74 PRINCES HIGHWAY, PAKENHAM
 SWEEP PATH ANALYSIS - CAR PARK CIRCULATION
 B99 CAR

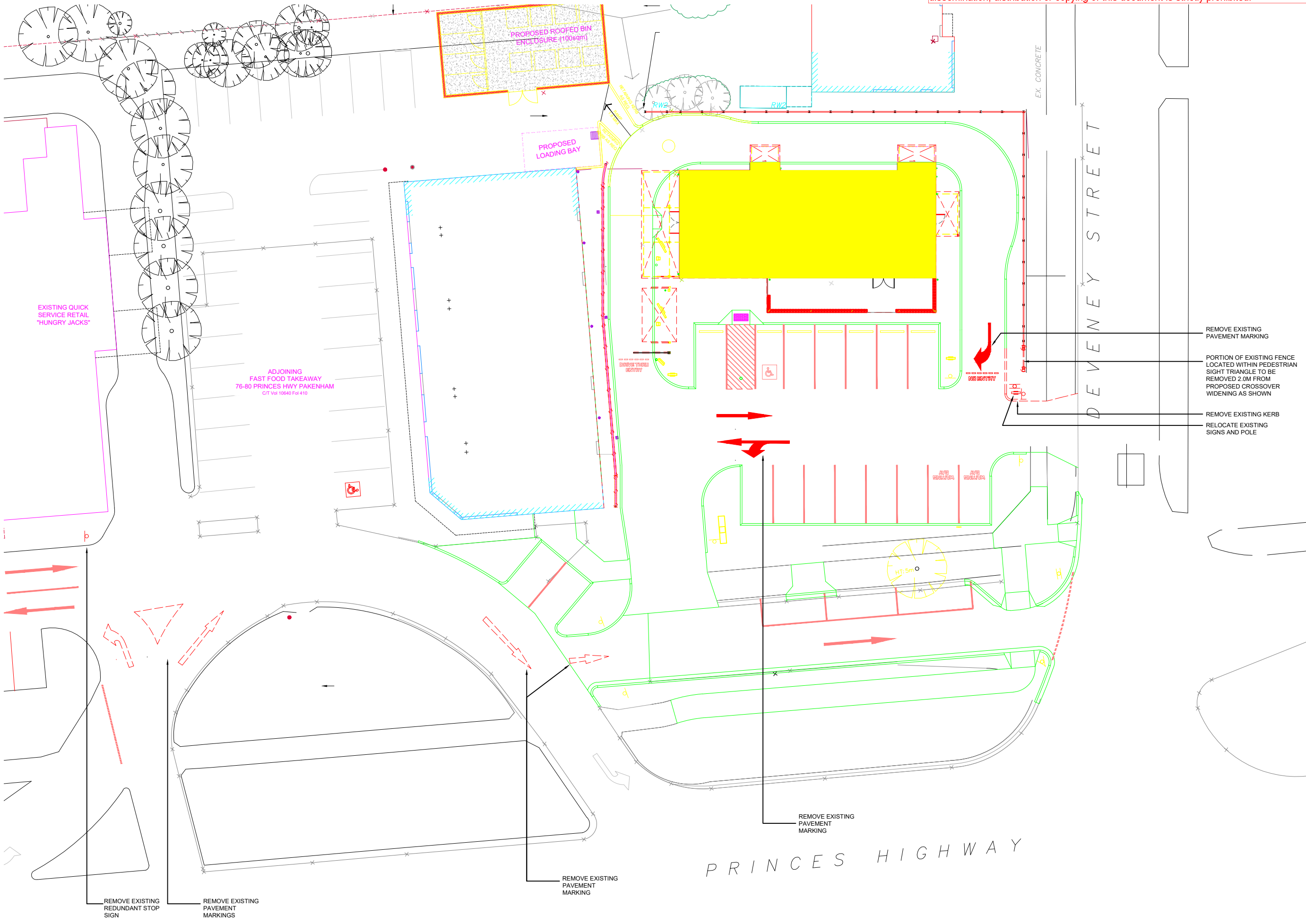
DOCUMENT NUMBER
 Job Number Sheet No. Rev.
 Design J.A Drawn J.A WGA221485-SK-TT-0004 B

\\wga\BMS\1_Plan\2022\221485 - GYG Pakenham\VC\Drafting\WGA221485-SK-TT-0004.dgn, wordgms.

When sheet printed full size, the scale bar is 50mm.
 0 25 50mm

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DOCUMENT TITLE:

FOR DA APPROVAL

PROJECT NAME:

GYG_Pakenham

LOCATION:

74 Princes Hwy,
Pakenham VIC 3810

LAYOUT INFO:

FLOOR AREA	
Internal:	N/A
External:	N/A
SEATING	
Internal:	N/A
External:	N/A

DRAWING TITLE:

DEMO PLAN

SCALE: 1 : 300

DRAWN BY: S.H

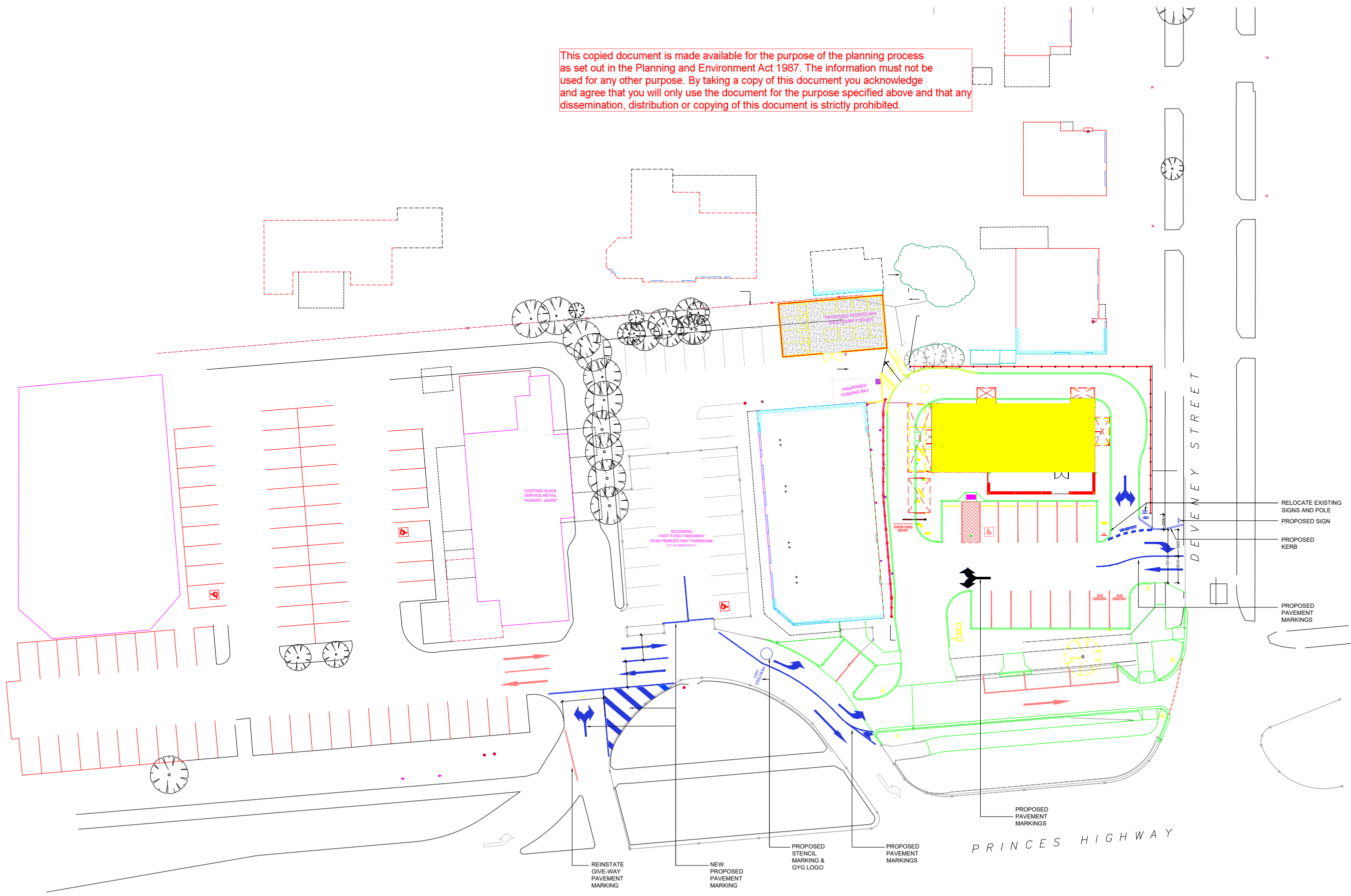
DATE OF ISSUE: 25.03.2023

REVISION: D



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PROJECT NAME:

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LAYOUT INFO:

FLOOR AREA	
Internal:	N/A
External:	N/A
SEATING	
Internal:	N/A
External:	N/A

DRAWING TITLE:

SITE LAYOUT

SCALE:

1 : 500

DRAWN BY:

S.H

DATE OF ISSUE:

25.03.2023

REVISION:

D

