

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	LD PS723785 Ascot Park Drive, Pakenham VIC 3810
The application is for a permit to:	The use and development of a supermarket, service station, 3 shops, 7 food and drink premises, 3 convenience restaurants, 4 offices, development of buildings and works including 37 dwellings, variation to car parking, access to a Road Zone, Category 1 and Advertising Signage
The applicant for the permit is:	Montague Construction (Aust) Pty Ltd C/- Contour Consultants Aust Pty Ltd
The application reference number is:	T160577
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 <a href="http://www.cardinia.vic.gov.au">www.cardinia.vic.gov.au</a> .

Any person who may be affected by the granting of 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](mailto: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.

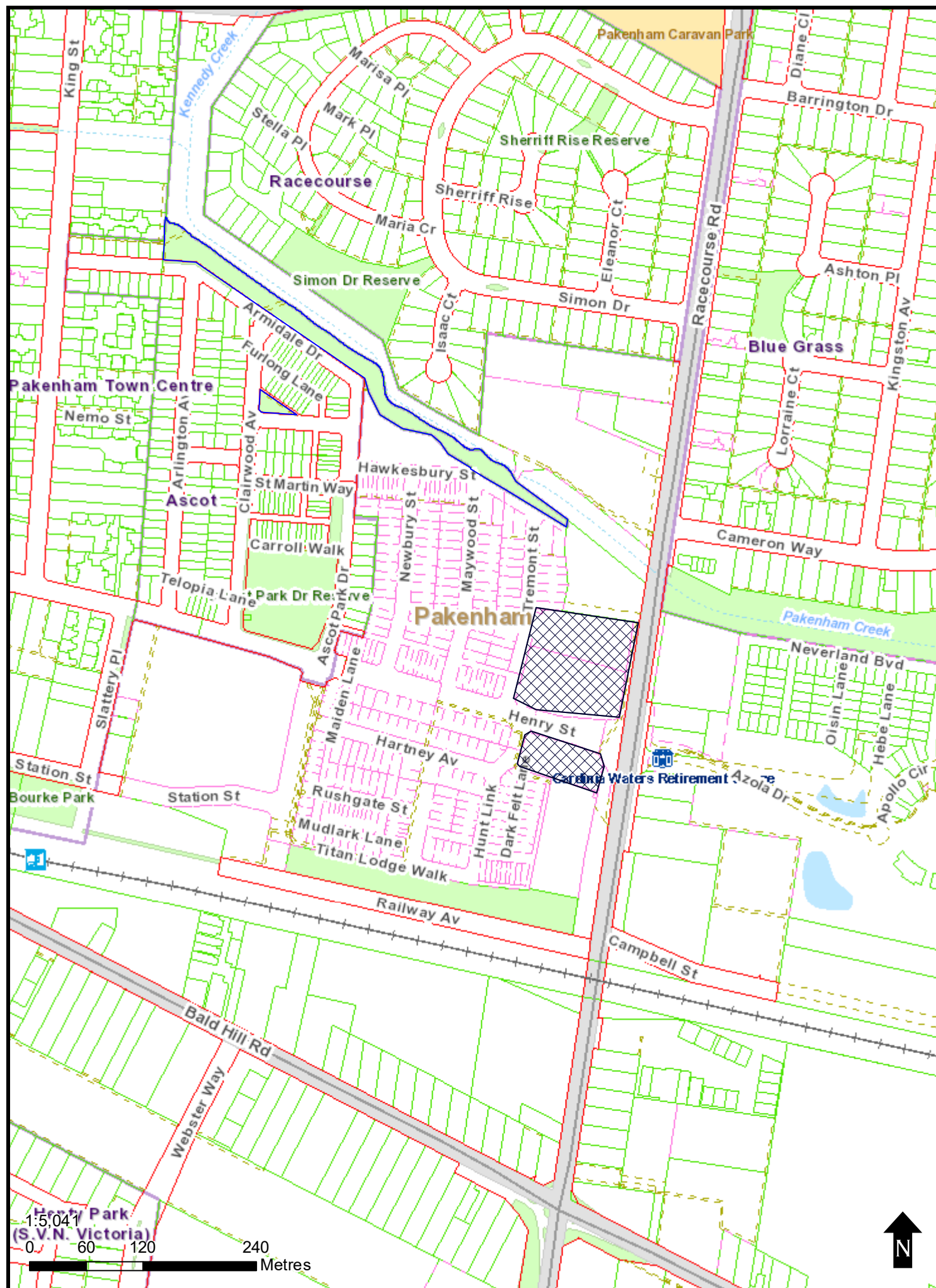
The Responsible Authority will not decide on the application before:	21 April 2017
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If you object, the Responsible Authority will advise you of its decision.

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](mailto: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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EXISTING SINGLE STOREY DWELLING 3m NOM. HIGH

EXISTING SINGLE STOREY DWELLING 4m NOM. HIGH

CONVENIENCE RESTAURANT 2 90m<sup>2</sup>

CONVENIENCE RESTAURANT 1 100m<sup>2</sup>

TITLE BOUNDARY 98° 14' 30" 82.10m

OFFICE 1 185m<sup>2</sup>

OFFICE 2 100m<sup>2</sup>

OFFICE 3 100m<sup>2</sup>

OFFICE 4 150m<sup>2</sup>

OFFICE 5 125m<sup>2</sup>

OFFICE 6 141m<sup>2</sup>

OFFICE 7 125m<sup>2</sup>

OFFICE 8 126m<sup>2</sup>

OFFICE 9 126m<sup>2</sup>

OFFICE 10 126m<sup>2</sup>

OFFICE 11 126m<sup>2</sup>

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PROPOSED MIXED USE DEVELOPMENT  
AT  
RACECOURSE ROAD, PAKENHAM

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ARCHITECTURAL DRAWINGS LIST:	
TP00	COVER PAGE
TP01	SITE ANALYSIS
TP02	EXISTING CONDITIONS SITE PLAN
TP03	PROPOSED SITE LOCALITY PLAN
TP04	PROPOSED SERVICE STATION, CONVENIENCE RESTAURANTS AND OFFICES FLOOR PLAN
TP05	PROPOSED SERVICE STATION, CONVENIENCE RESTAURANTS AND OFFICES ELEVATIONS
TP06	PROPOSED CONVENIENCE RESTAURANT 3 FLOOR PLAN & ELEVATIONS
TP07	PROPOSED SUPERMARKET AND TENANCY FLOOR PLANS
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TP09	PROPOSED FOOD & DRINK 1 - 5 FLOOR PLAN
TP10	PROPOSED FOOD & DRINK 1 - 5 ELEVATIONS
TP11	PROPOSED APARTMENTS & MIXED USE CENTRE GROUND & LEVEL 1 FLOOR PLANS
TP11.1	PROPOSED APARTMENTS LEVEL 2 FLOOR PLAN
TP12	PROPOSED APARTMENTS & MIXED USE CENTRE ELEVATIONS
TP13	PROPOSED APARTMENTS FLOOR PLANS
TP13.1	PROPOSED APARTMENTS TYPICAL FLOOR PLANS
TP14	PROPOSED APARTMENTS TYPICAL ELEVATIONS
TP15	PROPOSED ROOF PLAN. SHEET 1
TP16	PROPOSED ROOF PLAN. SHEET 2
TP17	PROPOSED SHADOW PLANS AND SECTIONS
TP18	PROPOSED APARTMENTS OVERLOOKING PLAN

B	PERSPECTIVE SHOWN	RC	20/01/17
A	TP07 AND TP08 REVISED	RC	20/12/16
O	CARDINIA SHIRE COUNCIL ISSUE	NA	12/08/16
REV	AMENDMENT DETAILS	BY	DATE



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PROJECT  
PROPOSED MIXED USE  
DEVELOPMENT

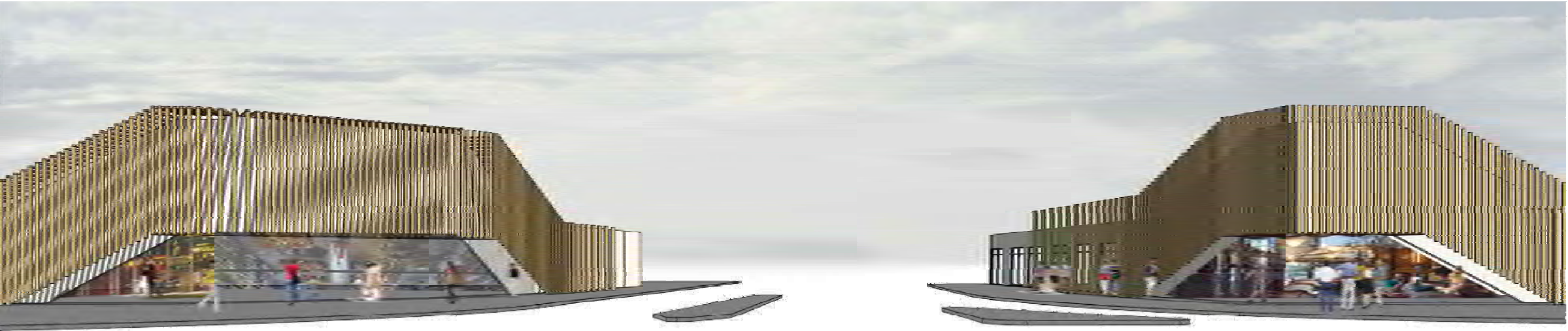
PROJECT ADDRESS  
RACECOURSE ROAD

PAKENHAM  
VIC 3810

DRAWING TITLE  
COVER PAGE

CLIENT  
OREANA PROPERTY GROUP

DATE JAN '17	SCALE @ A1 N/A	NORTH	
DRAWN NA	CHECKED JB		
ISSUE TOWN PLANNING			
PROJECT No. 15155	DRAWING No. TP00	REVISION No. B	SHEET 00 of 18



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E



SITE ANALYSIS	
PROGRAM	DISTANCE
A PAKENHAM TRAIN STATION	1 KM
B PB RONALD PARK	1.8 KM
C ST. PATRICK'S PRIMARY SCHOOL	3 KM
D PAKENHAM SECONDARY COLLEGE	3 KM
E PAKENHAM CONSOLIDATED SCHOOL	3.5 KM
F PAKENHAM CENTRAL MARKETPLACE	2 KM
G PAKENHAM PLACE SHOPPING CENTRE	2 KM
H PAKENHAM MEDICAL CENTRE	2 KM
I CARDINIA CLUB	1 KM
J PAKENHAM INDUSTRIAL ESTATE	1 KM
K CARDINIA WATERS VILLAGE	1 KM
L BUS DEPOT 840, 925, 926, 927, 928, 929	1.5 KM

REFER TO SEPERATE  
PRC MASTERPLAN  
FOR LOT LAYOUT AND  
LEGEND

C	GENERAL REVISIONS	RC	31/01/17
B	GENERAL REVISIONS	RC	18/01/17
A	GENERAL REVISIONS	RC	16/12/16
0	CARDINIA SHIRE COUNCIL ISSUE	NA	12/08/16
REV	AMENDMENT DETAILS	BY	DATE



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PROJECT  
PROPOSED MIXED USE  
DEVELOPMENT

PROJECT ADDRESS  
RACECOURSE ROAD

PAKENHAM  
VIC 3810

DRAWING TITLE  
SITE ANALYSIS

CLIENT  
OREANA PROPERTY GROUP

DATE JUNE '16		SCALE @ A1 N/A		NORTH 	
DRAWN NA		CHECKED JB			
ISSUE TOWN PLANNING					
PROJECT No. 15155		DRAWING No. TP01		REVISION No. C	
				SHEET 01 of 18	

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A	GENERAL REVISIONS	RC	20/12/16
0	CARDINIA SHIRE COUNCIL ISSUE	NA	12/08/16
REV	AMENDMENT DETAILS	BY	DATE



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PROJECT  
PROPOSED MIXED USE  
DEVELOPMENT

PROJECT ADDRESS  
RACECOURSE ROAD

PAKENHAM  
VIC 3810

DRAWING TITLE  
EXISTING CONDITIONS  
SITE PLAN

CLIENT  
OREANA PROPERTY GROUP

DATE JUNE '16	SCALE @ A1 1:500	NORTH 
DRAWN AA/NA	CHECKED JB	
ISSUE TOWN PLANNING		
PROJECT No. 15155	DRAWING No. TP02	REVISION No. A
		SHEET 02 of 18

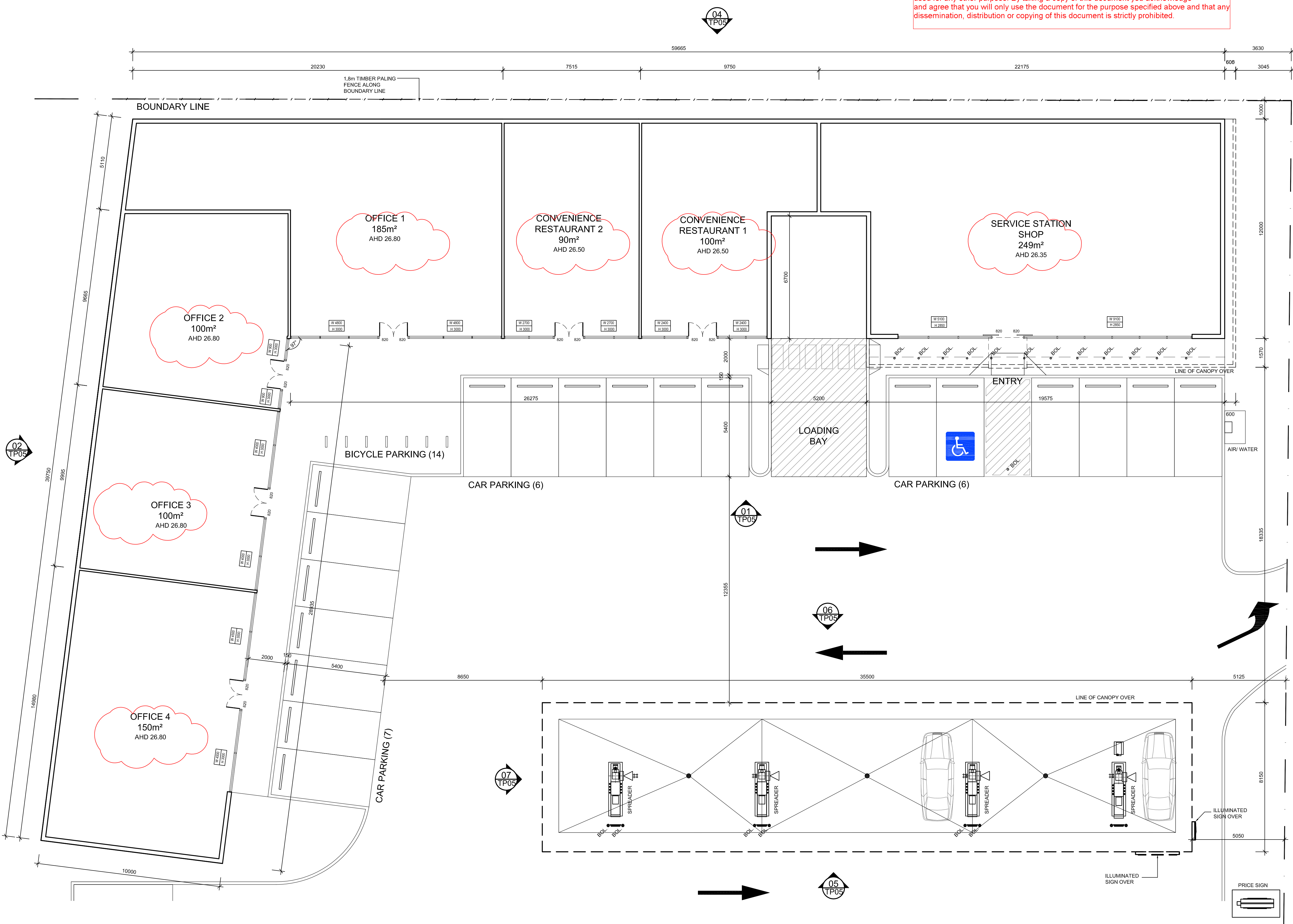
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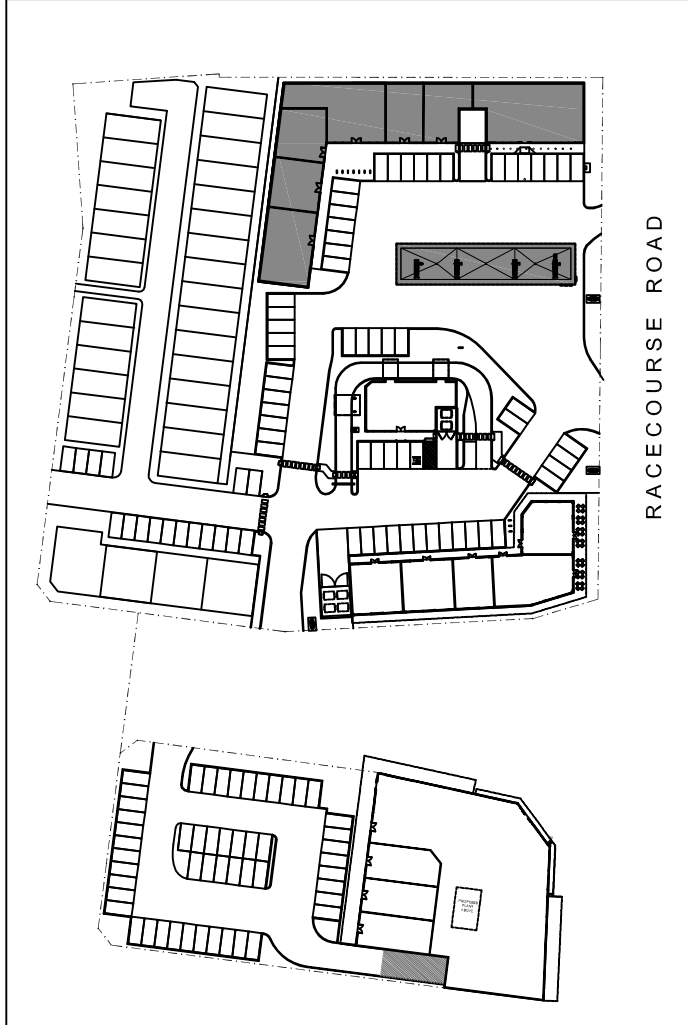




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KEY PLAN



A	AHD LEVELS SHOWN	RC	08/03/17
G	CARDINIA SHIRE COUNCIL ISSUE	NA	12/08/16
REV	AMENDMENT DETAILS	BY	DATE



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PROJECT  
PROPOSED MIXED USE  
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PROJECT ADDRESS  
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PAKENHAM  
VIC 3810

DRAWING TITLE  
PROPOSED SERVICE STATION,  
CONVENIENCE RESTAURANTS  
AND OFFICES FLOOR PLAN

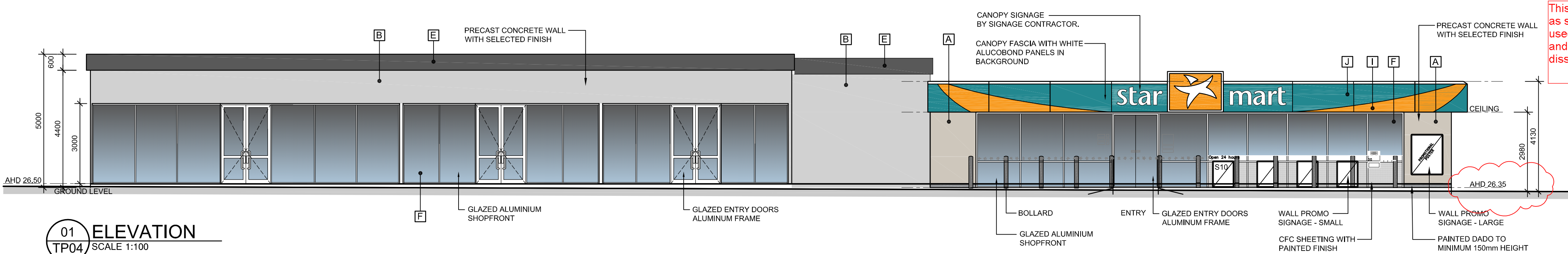
CLIENT  
OREANA PROPERTY GROUP

01 FLOOR PLAN  
TP04 SCALE 1:100

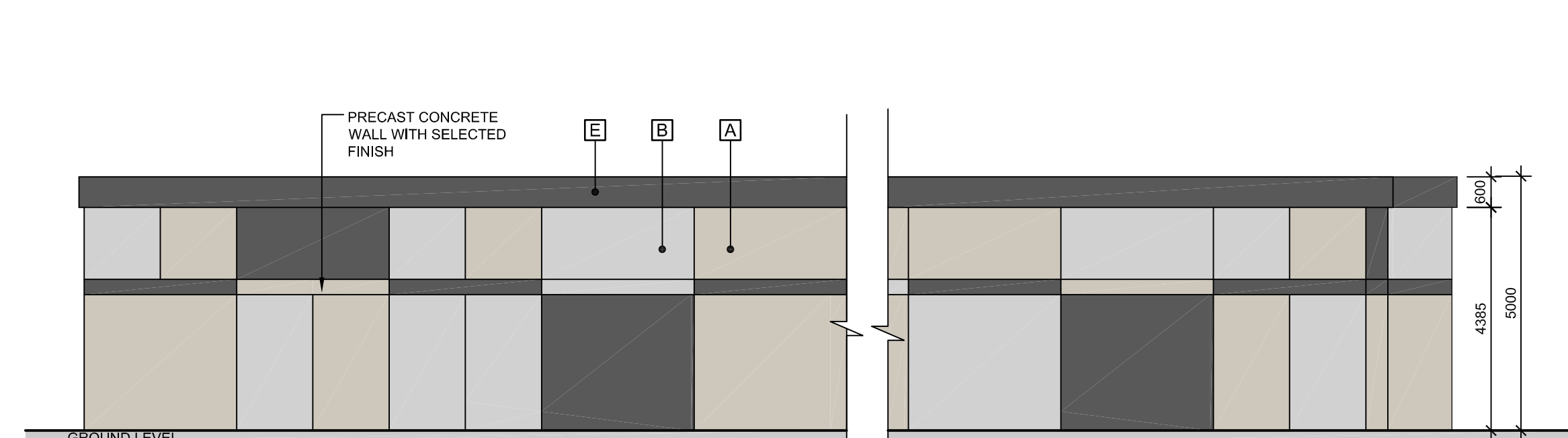
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DATE JUNE '16	SCALE @ A1 1:100	NORTH
DRAWN NA	CHECKED JB	
ISSUE TOWN PLANNING		
PROJECT No. 15155	DRAWING No. TP04	REVISION No. A
		SHEET 04 of 18

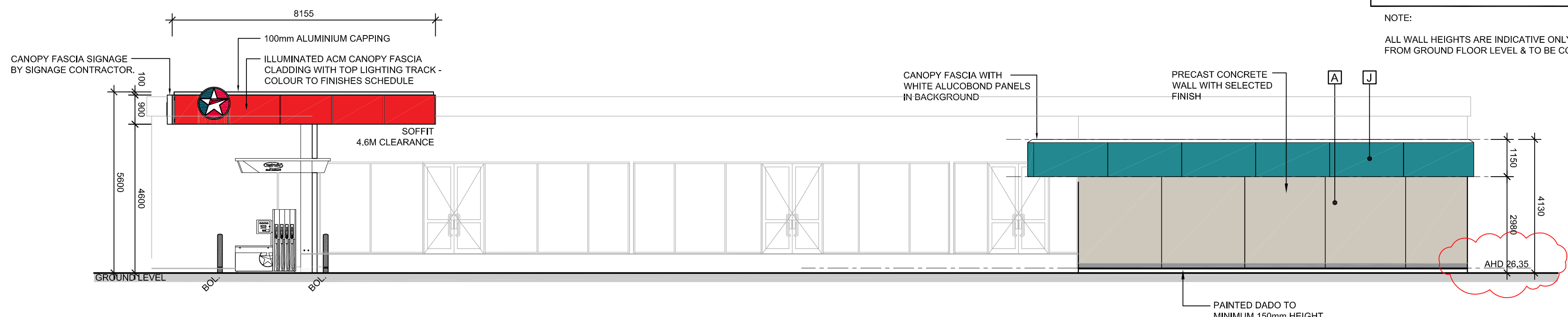




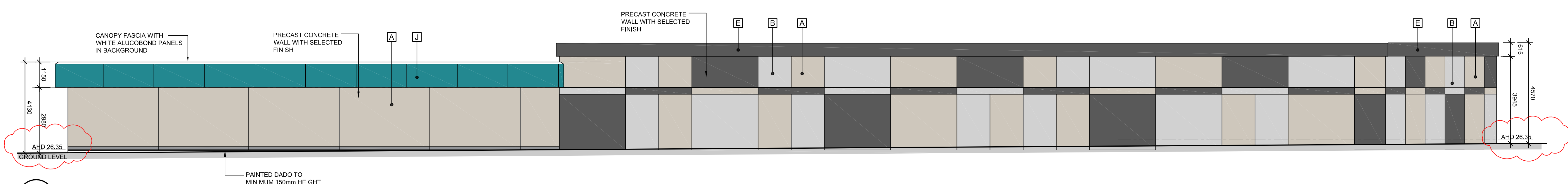
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TP04 SCALE 1:100



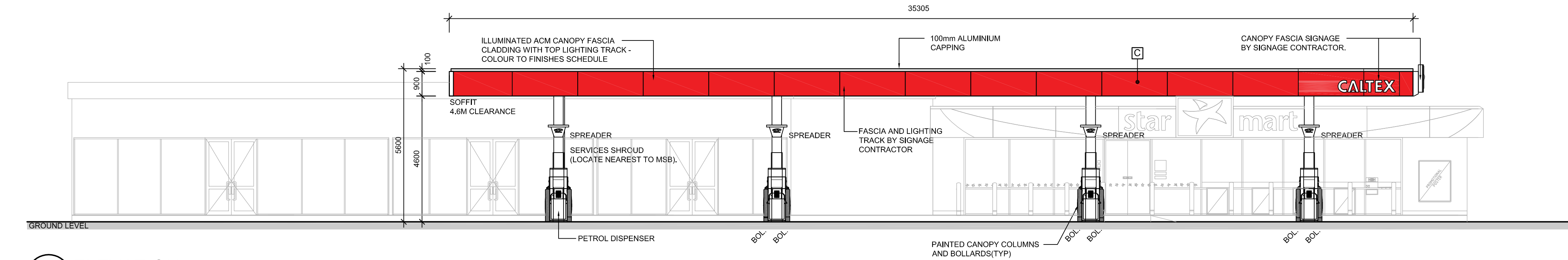
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TP04 SCALE 1:100



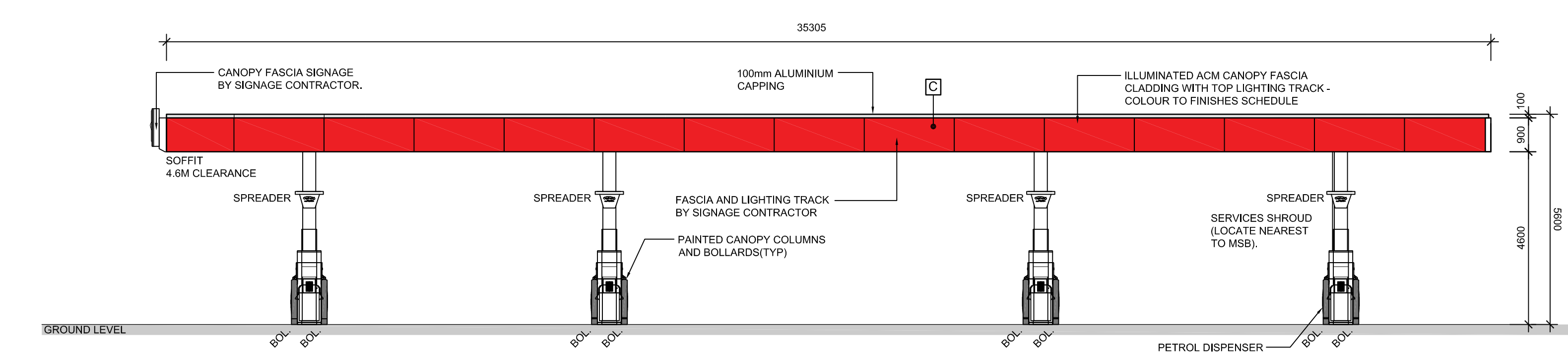
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TP04 SCALE 1:100



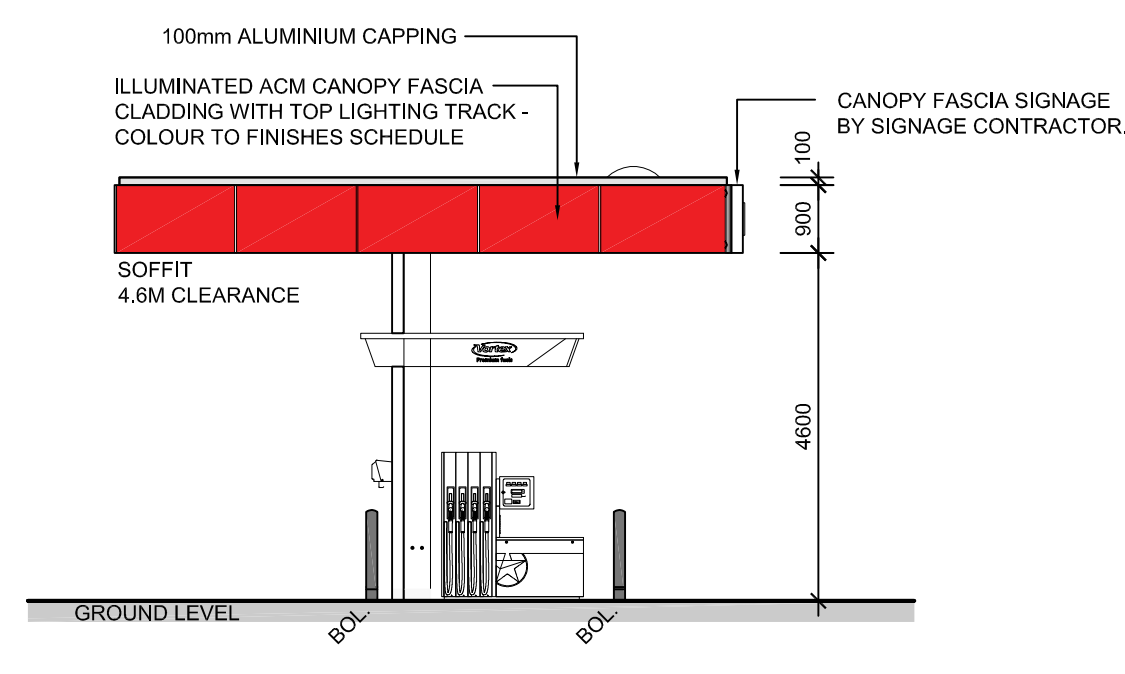
04 ELEVATION  
TP04 SCALE 1:100



05 ELEVATION  
TP04 SCALE 1:100



06 ELEVATION  
TP04 SCALE 1:100



07 ELEVATION  
TP04 SCALE 1:100

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EXTERNAL COLOUR SCHEDULE	
	A PAINT FINISH DULUX PAINTS 'DELTA LIGHT GREY' SEMI GLOSS
	B PAINT FINISH DULUX 'MID-GREY' SEMI GLOSS
	C ACM FASCIA 'CALTEX RED'
	D PAINT FINISH WATLYL 'URBAN GREY'
	E PAINT FINISH DULUX 'LINSEED'
	F GLAZING IN NATURAL ANODIZED ALUMINIUM FRAMES
	G GALVANISED LOOK FINISH STEEL
	H RED CEDAR WOOD GRAIN FINISH OR SIMILAR
	I PAINT FINISH DULUX 'SPARKY TANGERINE'
	J PAINT FINISH DULUX 'SPARKY TEAL'

NOTE:  
ALL WALL HEIGHTS ARE INDICATIVE ONLY MEASURED FROM GROUND FLOOR LEVEL & TO BE CONFIRMED.

A	LEVELS TO AHD SHOWN	RC	08/03/17
O	CARDINIA SHIRE COUNCIL ISSUE	NA	12/08/16
REV	AMENDMENT DETAILS	BY	DATE



concept +  
design + interiors +  
project management

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The Retail Group Pty Ltd ABN 85 050 134 686  
RBP No. DP-AD1689

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PROJECT  
PROPOSED MIXED USE  
DEVELOPMENT

PROJECT ADDRESS  
RACECOURSE ROAD

PAKENHAM  
VIC 3810

DRAWING TITLE  
PROPOSED SERVICE STATION,  
CONVENIENCE RESTAURANTS  
AND OFFICES ELEVATIONS

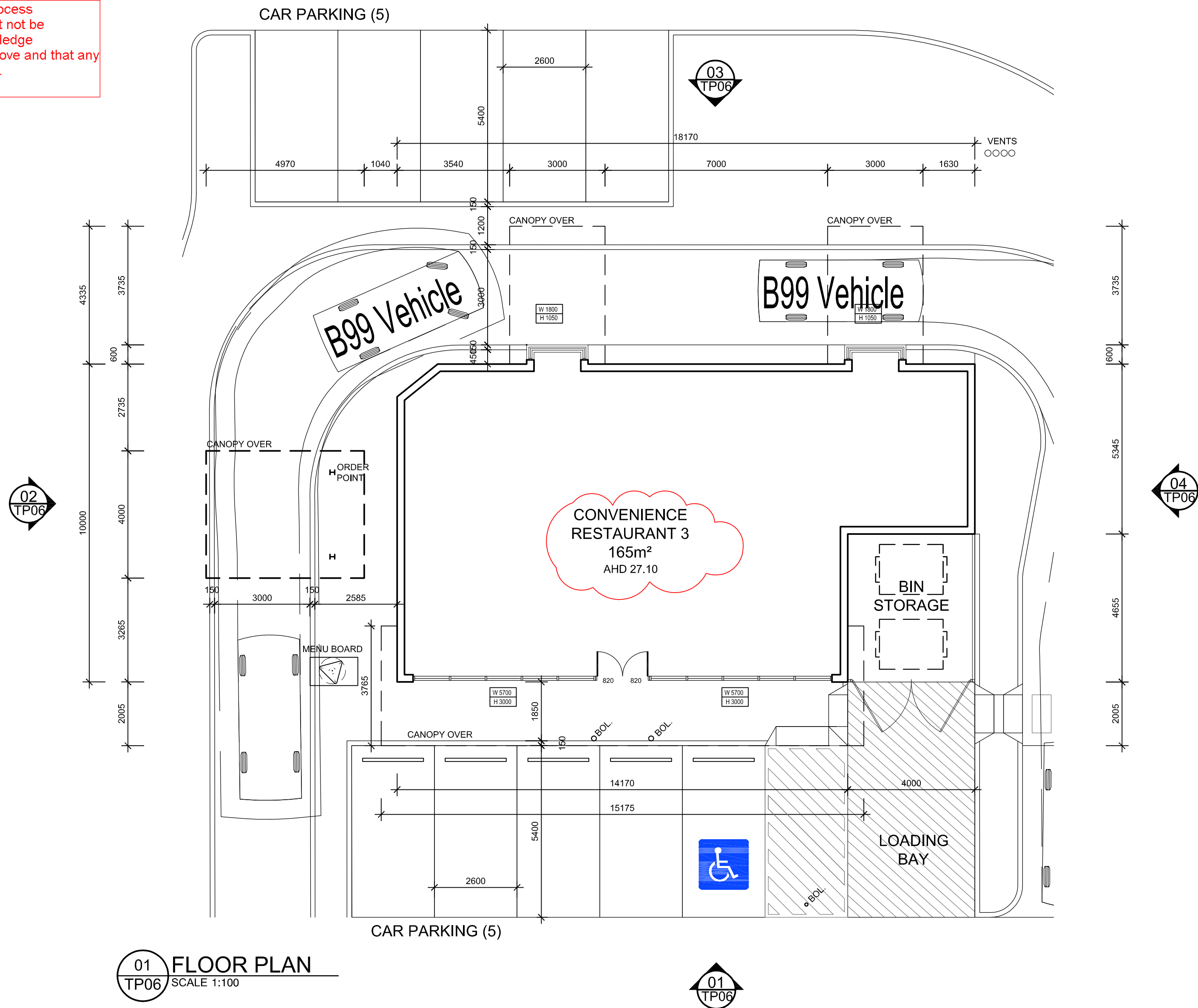
CLIENT  
OREANA PROPERTY GROUP

DATE JUNE '16	SCALE @ A1 1:100	NORTH	
DRAWN NA	CHECKED JB		
ISSUE TOWN PLANNING			
PROJECT No. 15155	DRAWING No. TP05	REVISION No. A	SHEET 05 of 18

PRELIMINARY  
Not for construction

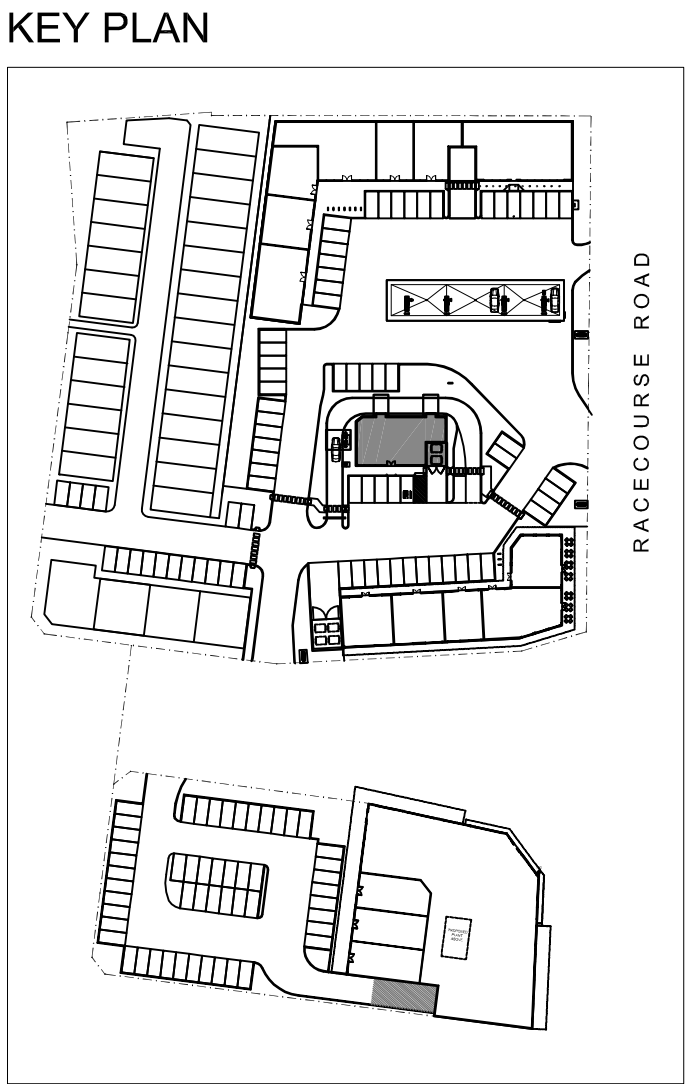


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NOTE:  
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A	AHD LEVELS SHOWN	RC	08/03/17
0	CARDINIA SHIRE COUNCIL ISSUE	NA	12/08/16
REV	AMENDMENT DETAILS	BY	DATE



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project management

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PROJECT  
PROPOSED MIXED USE  
DEVELOPMENT

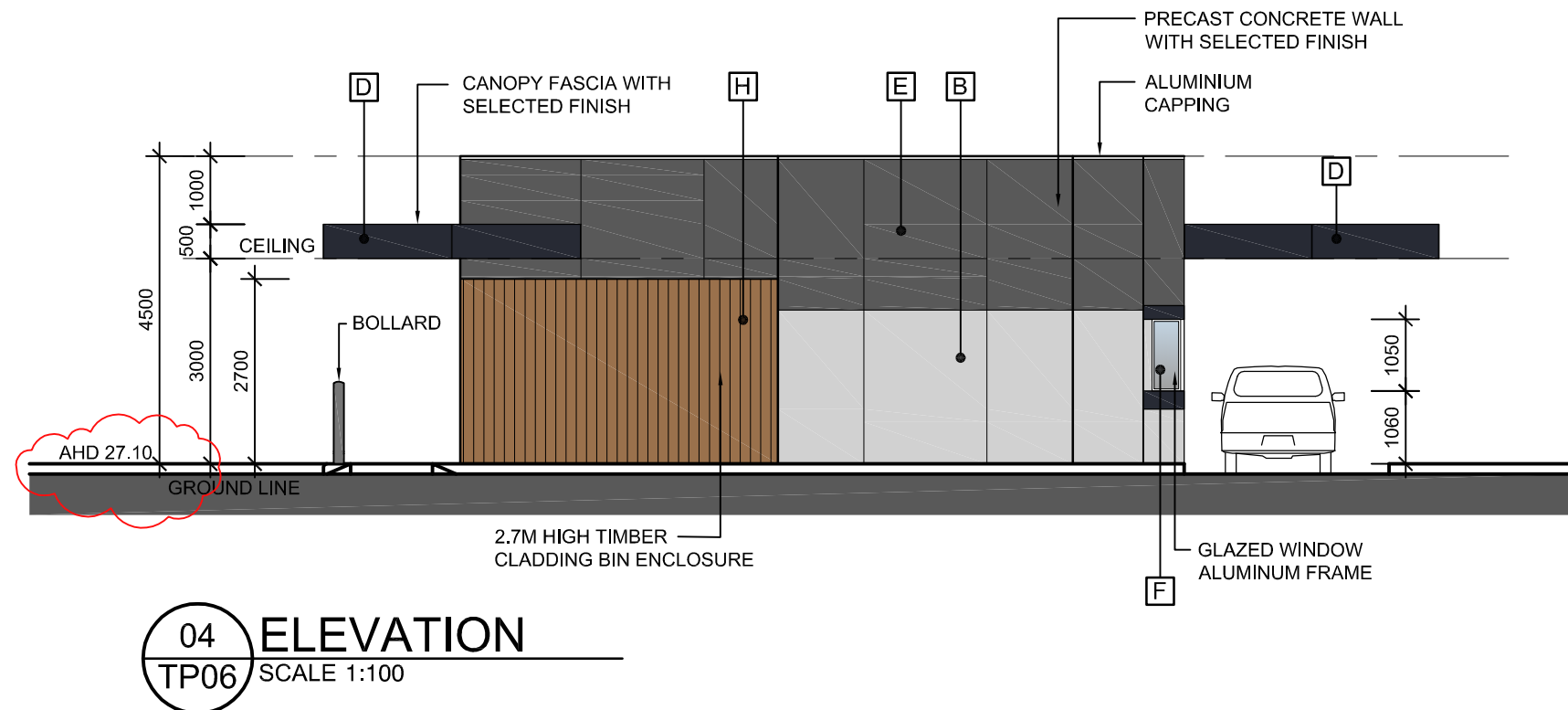
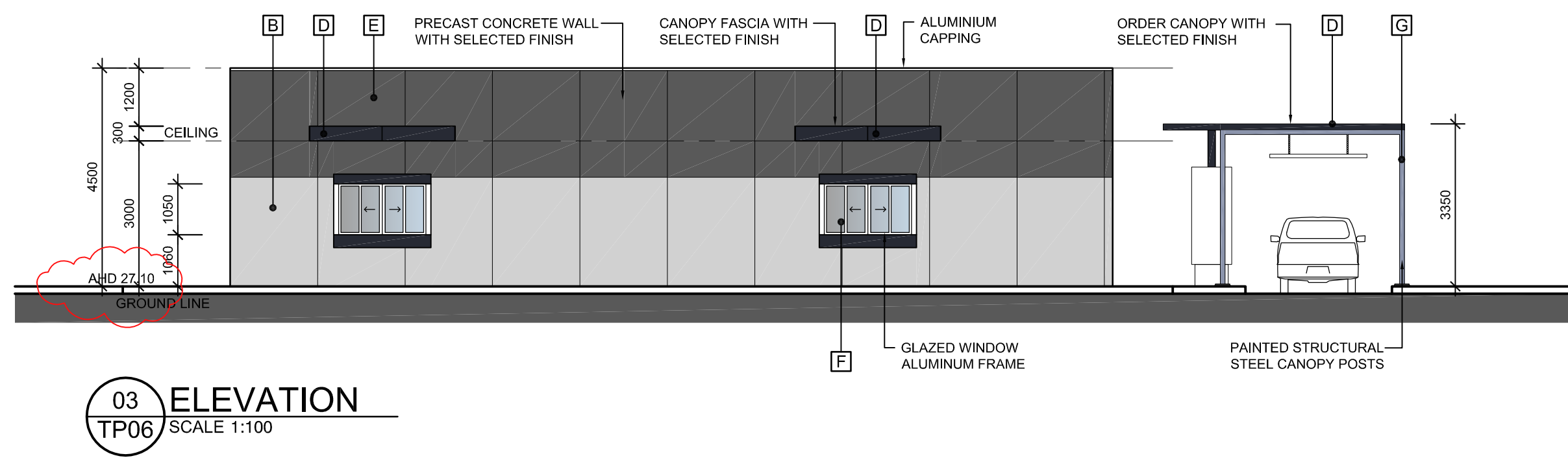
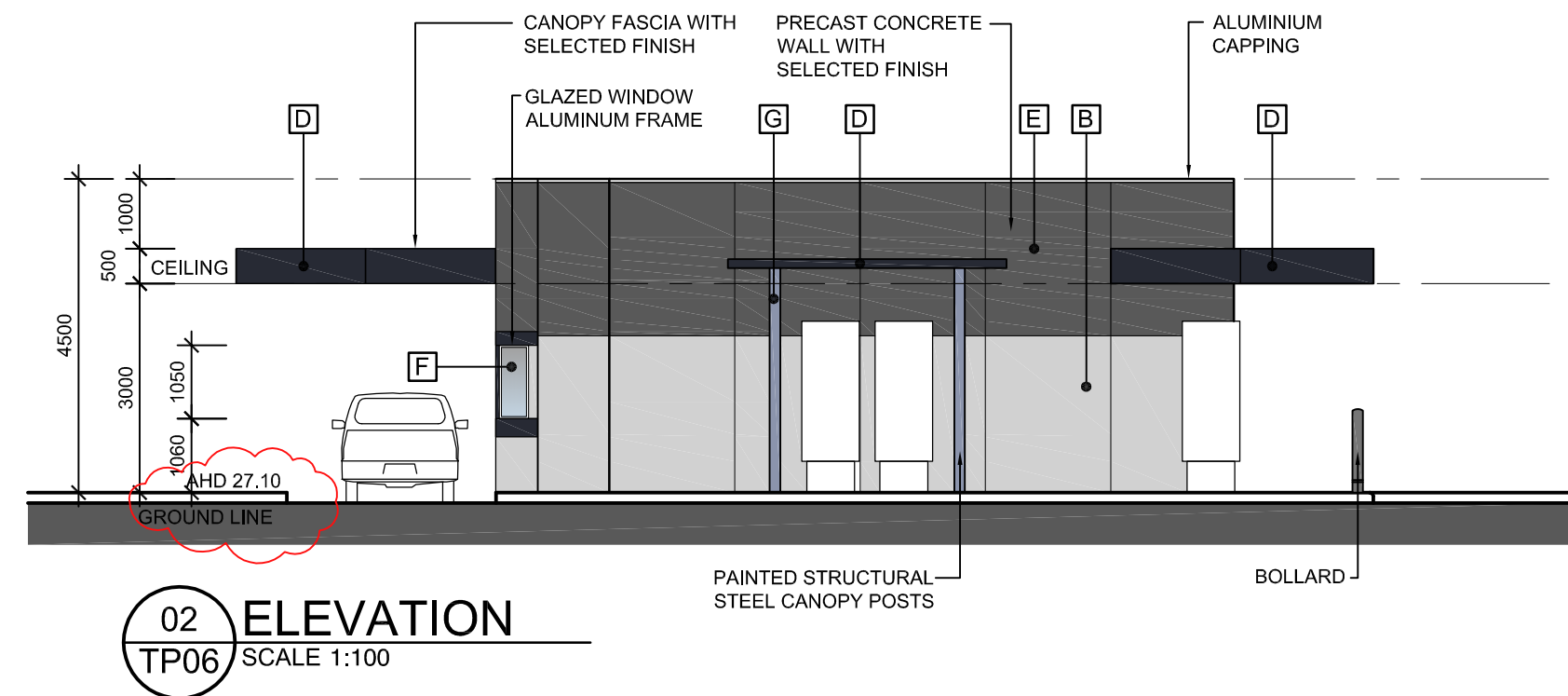
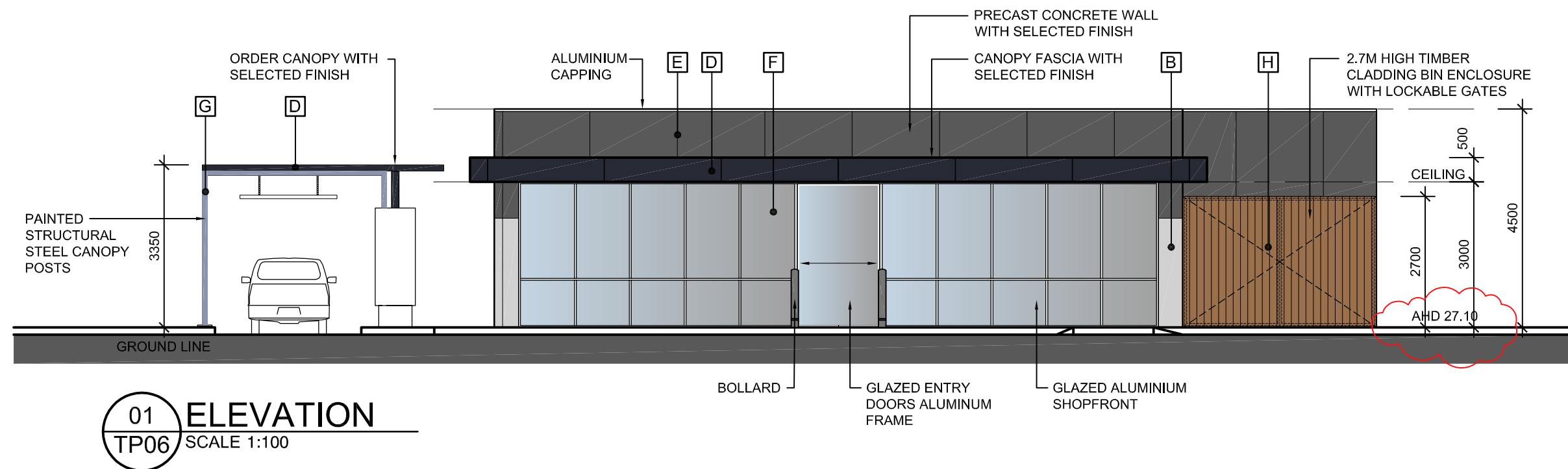
PROJECT ADDRESS  
RACECOURSE ROAD

PAKENHAM  
VIC 3810

DRAWING TITLE  
PROPOSED CONVENIENCE  
RESTAURANT 3 FLOOR PLAN  
& ELEVATIONS

CLIENT  
OREANA PROPERTY GROUP

DATE JUNE '16	SCALE @ A1 1:100	NORTH 	
DRAWN AA/NA	CHECKED JB		
ISSUE TOWN PLANNING			
PROJECT No. 15155	DRAWING No. TP06	REVISION No. A	SHEET 06 of 18



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