

5.3 T000898-1 APP - Amendments to Planning Permit T000898 at 74 Princes Hwy and 1 Deveney St, Pakenham

Responsible GM: Peter Benazic
Author: Evie McGauley-Kennedy

Recommendation(s)

That Council issue a Notice of Decision to Grant a permit for 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 and sale and consumption of liquor (located on 74 Princes Hwy and 1 Deveney St, Pakenham) and associated works, to display business identification and illuminated signage and alteration to access to a road in a Road Zone Category 1

Attachments

1. Development Plans [5.3.1 - 8 pages]
2. CONFIDENTIAL - Copy of Original Permit and Endorsed Plans - Circulated to Councillors only [5.3.2 - 6 pages]
3. CONFIDENTIAL - Copy of Objections - Circulated to Councillors only [5.3.3 - 28 pages]

Executive Summary

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| APPLICATION NO.: | T000898-1 |
| APPLICANT: | Squareback |
| LAND: | L1 on PS435535, 88-90 Princes Highway, Pakenham L2 on PS435535, 82-86 Princes Highway, Pakenham, L3 on PS435535, 76-80 Princes Highway, Pakenham & CM1 on PS435535, Princes Highway Pakenham, L13 on LP58251, 74 Princes Highway and L14 on LP58251, 1 Deveney Street, Pakenham. |
| PROPOSAL: | To amend planning permit T000898 to make changes to the permit to allow for the use and development of the land for a seventh convenience restaurant and sale and consumption of liquor (located on 74 Princes Hwy and 1 Deveney St, Pakenham) and associated works, to display business identification and illuminated signage and alteration to access to a road in a Road Zone Category 1 |
| PLANNING CONTROLS: | Zone: <ul style="list-style-type: none"> • General Residential Zone (Schedule 1) • Land adjacent to a Road Zone Category 1 Overlay: |

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| | <ul style="list-style-type: none"> Development Contributions Plan Overlay (Schedule 1) |
| NOTIFICATION & OBJECTIONS: | <p>Pursuant to Section 55 of the <i>Planning and Environment Act 1987</i>, the application was advertised by the placing of a sign on site and notices in the mail to adjoining property owners.</p> <p>Four (4) objections have been received to date.</p> |
| KEY PLANNING CONSIDERATIONS: | <p>Commercial development Highway development Land use compatibility Urban design Noise impact Traffic impact Sale and consumption of liquor</p> |
| RECOMMENDATION: | <p>That a Notice of Decision to Grant a Permit be issued, subject to conditions.</p> |

Background

The subject sites have previously been used for single dwellings, however as it is located along the Princes Highway, these dwellings have historically sat within an area of the highway catering for a mixture of commercial and community services uses.

The neighbouring site to the west were developed for convenience restaurants following the issue of Planning Permit T000898 in 2001.

The neighbouring sites were developed over 2002-2004 and have been in operation since. The types of business next door include a Hungry Jacks (with attached drive thru), a group of individual take away restaurants as well as a bicycle store. Further west there is a service station and a McDonalds (also with an attached drive thru).

Subject Site



Figure 1: Subject site

The subject site is located on the northern side of Princes Highway, on the western corner of Deveney Street.

The subject sites are each developed with a single dwelling, a various outbuildings and minimal vegetation cover.

The site is located on the edge of a Mixed Use Zone and on a section of the highway that has been developed over the past 20 years for more commercial and service type uses.

The surrounding area is characterised by:

- North: Directly north of the site is 3 Deveney Street, which contains a single dwelling. Further north is an established residential area of Pakenham.
- South: Directly south of the site is the service road to Princes Highway. Further south is Princes Highway and across is the area identified by the future Pakenham Activity Centre Zone. Pakenham Town Centre is located approximately 660 metres to the south.
- East: Directly east of the site is Deveney Street. Across Deveney Street is a dwelling, which according to Council's records appears may be being used for a Medical Centre (no permit required). Further east is one other single dwelling, another medical centre and Millhaven Lodge (an assisted living and nursing home).
- West: Directly west of the site is 90 Princes Highway, which as discussed above contains a variety of convenience restaurants, including one with an attached drive thru and a retail premises. Further west is another convenience restaurant with an attached drive thru and a service station.

There are no restrictions or agreements registered on title.

The site is subject to Aboriginal Cultural Sensitivity, and a Cultural Heritage Management Plan was required to be prepared for this activity. CHMP No. 17613 has been provided to Council to accompany the application as required.

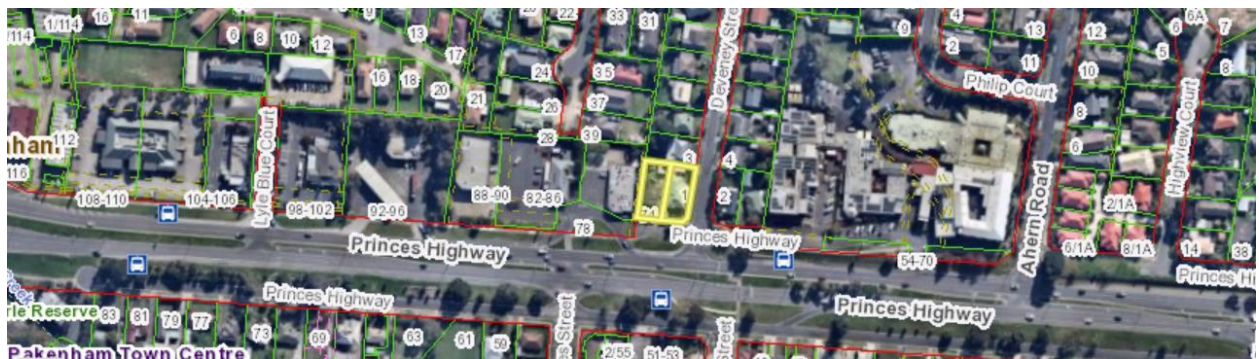


Figure 2: Subject site and surrounds

Permit/Site History

The history of the subject property includes:

- Planning Permit T000898 which was refused at Council for the use and development of the land for the purpose of a take-away food premises and restaurants on 7 March 2001.
 - The refusal decision was appealed at the Victorian Civic and Administrative Tribunal (No. 2001/023589), and Council's decision was set aside, and a permit directed to be issued on 15 November 2001.
 - A Planning Permit for T000898 was issued at the direction of the Victorian Civic and Administrative Tribunal for the use and development of the land for

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.

Relevance to Council Plan

3.5 Our Environment - Balanced needs of development, the community and the environment

3.5.2 Plan for the development of the urban growth area with a mix of residential, commercial, employment, recreational and community activities to meet the needs of our growing community in a sustainable way.

4.1 Our Economy - Increased business diversity in Cardinia Shire

4.1.1 Plan for and support local employment opportunities.

4.1.2 Support the development of existing and new businesses within the Shire.

4.3 Our Economy - Diverse and resilient business community

4.3.2 Encourage the establishment of tourism and hospitality in appropriate areas of the Shire.

Proposal

The applicant has submitted a request to amend the permit address (land affected by the permit), preamble, plans and conditions on Planning Permit T000898 which granted the permission for the use and development of the land for the purpose of six (6) convenience restaurants with associated car parking generally in accordance with the substituted plans TP1.P and TP2-J.

The amendments are sort to allow the use and development of the land at 74 Princes Hwy and 1 Deveney Street for a seventh convenience restaurant, restaurant and sale and consumption of liquor, to display business identification and illuminated signage and the alteration of access to a road in a Road Zone Category 1.

As well as the above permissions that are sought, the additional convenience restaurant intends to cater for 60 seated patrons, and also cater for drive-thru and takeaway orders. To cater for these patrons, the proposal also includes the provision of seventeen (17) new car parking spaces.

New signage and acoustic fencing are also proposed.

The design also requires some slight adjustments to be made to the location of the loading bay and bin enclosure.

It is noted that the additional convenience restaurant was originally submitted to Council requesting 24-hour, seven day a week operation, and sale and consumption of liquor between 7:00am and 11:00pm, seven days a week, however this has since been agreed by the application to be changed to:

Restaurant hours reduced to:

- 7:00am until 11:00pm – Sunday to Thursday; and
- 7:00am until 1am (the next day) – Friday to Saturday.

Sale and consumption of liquor hours reduced to:

- 10:00am until 11:00pm – Monday to Sunday.

Further details are listed below:

| Introduction of new permit trigger/s | Change to Permit preamble or affected land |
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| <p>General Residential Zone:</p> <p>Pursuant to Clause 32.08-2 (GRZ1) a planning permit is required for the use of the land for a convenience restaurant.</p> <p>Pursuant to Clause 32.08-9 (GRZ) a planning permit is required to construct or carry out works associated with a Section 2 use (Convenience restaurant)</p> <p><i>(Note: A condition of this use in the GRZ is the site must adjoin, or have access to a road in a Road Zone - Complies)</i></p> <p>Signage:</p> <p>Pursuant to Clause 52.05-11 (Signs) a planning permit is required to display business identification signage and internally illuminated signage.</p> <p><i>(Note: No conditions for this signage are specified in the table to Clause 52.05-11).</i></p> <p>Licensed Premises:</p> <p>Pursuant to Clause 52.27 (Licensed Premises) a planning permit is required to use the land for the sale and consumption of liquor.</p> <p>Land Adjacent to a Road Zone Category 1:</p> <p>Pursuant to Clause 52.29 (Land adjacent to a Road Zone Category 1) a planning permit is required to alter access to a Road in a Road Zone Category 1.</p> <p><i>(Note: The original permit would have triggered Clause 52.29, however it is unclear if this provision existed at this time the original permit was issued, therefore it has been considered a permit trigger for the purposes of this assessment)</i></p> | <p>General Residential Zone:</p> <p>The permit preamble will not change as a result of the Clause 32.08-2 or 32.08-9 permit triggers. The permit already allows the 'use' and 'development' of the land for convenience restaurants.</p> <p>What will be affected is the number of convenience restaurants will be amended from six (6) to seven (7) and the land that is affected will include number 74 Princes Highway and 1 Deveney Street.</p> <p>Signage:</p> <p>The permit preamble will be amended to include the permission to 'display business identification and internally illuminated signs' at 74 Princes Highway and 1 Deveney Street.</p> <p>Conditions will reflect this permission.</p> <p>Licensed Premises:</p> <p>The permit preamble will be amended to allow for the 'sale and consumption of liquor'. This will only apply to the land at 74 Princes Highway and 1 Deveney Street. Permit conditions will reflect this permission.</p> <p>Land Adjacent to a Road Zone Category 1:</p> <p>The permit preamble will be amended to include the 'alteration of access to a Road in a Road Zone Category 1'.</p> |
| Amendment to the endorsed plans | Deletion/inclusion of Permit conditions |
| <p>Endorsed plans for the land affected by the current permit (T000898) being Lot 4, PS413099, 78 Princes Highway Pakenham will remain unchanged.</p> | <p>The following conditions are requested to be deleted:</p> |

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| <p>New plans for 74 Princes Highway and 1 Deveney Street will be introduced.</p> <p>In general the new plans will show:</p> <ul style="list-style-type: none"> • The location, layout and floor plans for the seventh convenience restaurant; • Elevations for the seventh convenience restaurant; • Signage; • Car parking; and • Landscaping. <p>The plans will also provide further detail on the following:</p> <ul style="list-style-type: none"> • Provide one way vehicle access from the common property to the service lane (76 – 90 Princes Highway). • Provide two way vehicle access from the service lane to the site (74 Princes Highway). • Provide one way vehicle access from Deveney Street to the site (1 Deveney Street). • Construction of a single storey building which is to be used for the purpose of a convenience restaurant (Guzman Y Gomez) and incorporating indoor and outdoor dining areas and a drive through service. • Provide seventeen (17) additional onsite car parking spaces. • Provide a 3.2 metre high acoustic fence along the northern boundary of the site where it has an interface with 3 Deveney Street. • Provide signage associated with the proposed convenience restaurant (Guzman Y Gomez) including one internally illuminated pole sign, internally illuminated and non-illuminated façade signage, directional and traffic management signage, menu displays and canopies. • Provide a new bin enclosure and loading bay. | <p><u>Condition 1(c):</u></p> <p>Prior to the commencement of any works under this permit, plans must be submitted to the Responsible Authority showing:</p> <ul style="list-style-type: none"> • An additional car space to the east side of parking area 94; <p><u>Condition 1(d):</u></p> <p>Prior to the commencement of any works under this permit, plans must be submitted to the Responsible Authority showing:</p> <ul style="list-style-type: none"> • Closure security fences between the bin storage building and the north boundary fence and between the southeast corner of Area 6 and the east fence to the satisfaction of the Responsible Authority. The area enclosed by these shall not be used for storage purposes <p>Council's preference is to retain any original Condition 1 requirements as in this instance they were required by the Tribunal.</p> <p>However, as new Condition 1 plans are required, the condition will be amended to ensure that it is clear that Conditions 1(a) to 1(d) relate to the original approval and have been satisfied, and new permit conditions relate to the new development allowed by T000898-1.</p> <p>Additional conditions will be to address each of the following:</p> <ul style="list-style-type: none"> • Amended plans to show acoustic fencing and bin storage areas • Amended plans required by Traffic • Provision of a landscaping plan for 74 Princes Hwy & 1 Deveney St • Provision of a construction Management Plan for 74 Princes Hwy & 1 Deveney St • Provision of a Site Management Plan for 74 Princes Hwy & 1 Deveney St • New engineering conditions (unless they are already included) for 74 Princes Hwy & 1 Deveney St |
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| | <ul style="list-style-type: none"> • New Health conditions (unless they are already included) for 74 Princes Hwy & 1 Deveney St • Sale and consumption of liquor and signage conditions 74 Princes Hwy & 1 Deveney St • Operation hours for 74 Princes Hwy & 1 Deveney St • CHMP conditions for 74 Princes Hwy & 1 Deveney St |
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| Conditions requested to be amended | Amendments requested |
| <p><u>Condition 9 currently reads:</u></p> <p><i>Directional signs not greater than 0.5 sq m in area must be erected at the access points to indicate clearly the area set aside for parking and the direction of traffic movement.</i></p> <p><u>Condition 14 currently reads:</u></p> <p><i>The six (6) premises shall only be open to the public between the hours of 6:00am and 12:00pm midnight Thursday to Saturday and 6:00am to 11:00pm Sunday to Wednesday.</i></p> <p><u>Condition 16 currently reads:</u></p> | <p><u>Requested that Condition 9 is amended to read:</u></p> <p><i>Directional signs must be erected at the access points to indicate clearly the area set aside for parking and the direction of traffic movement</i></p> <p><u>Requested that Condition 14 is amended to read:</u></p> <p><i>The six (6) premises on 76 - 90 Princes Highway shall only be open to the public between the hours of 6:00am and 12:00pm midnight Thursday to Saturday and 6:00am to 11:00pm Sunday to Wednesday; and</i></p> <p><i>The one (1) premises on 74 Princes Highway and 1 Deveney Street shall be open to the public 24 hours, seven days per week.</i></p> <p>Condition 14 will be updated to read:</p> <p><i>The six (6) premises on 76 - 90 Princes Highway shall only be open to the public between the hours of 6:00am and 12:00pm midnight Thursday to Saturday and 6:00am to 11:00pm Sunday to Wednesday; and</i></p> <p><i>The one (1) premises on 74 Princes Highway and 1 Deveney Street shall be open to the public:</i></p> <ul style="list-style-type: none"> • 7:00am until 11:00pm – Sunday to Thursday; and • 7:00am until 1am (the next day) – Friday to Saturday. <p><u>Requested that Condition 16 is amended to read:</u></p> |

All external lighting shall be suitably baffled and all lighting adjacent to the north and east boundaries shall be a maximum of 1.2m in height.

All external lighting shall be suitably baffled to avoid light spill into the residential properties to the north of the site.

Condition 18 currently reads:

Each convenience restaurant is to be provided with appropriate and hygienic waste disposal areas which are regularly cleared to the satisfaction of the Responsible Authority. The enclosed bin enclosure shown on the drawings at the north end of Area 3 shall be a fully enclosed brick building, with a completely enclosed roof with acoustic qualities, to house waste bins. Its design and construction shall be approved by the Responsible Authority.

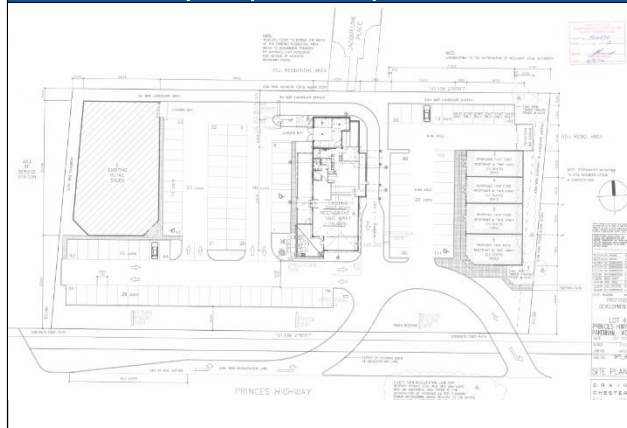
Requested that Condition 18 is amended to read:

Each convenience restaurant is to be provided with appropriate and hygienic waste disposal area which are regularly cleared to the satisfaction of the Responsible Authority.

Condition 18 will be amended to read:

Each convenience restaurant is to be provided with appropriate and hygienic waste disposal area which are to be appropriately designed to reduce noise and regularly cleared to the satisfaction of the Responsible Authority.

Endorsed site plan (T000898)



Proposed site plan (T000898-1)



Planning Scheme Provisions

Zone

The land is subject to the following zones:

- General Residential Zone (Schedule 1)
- Mixed Use Zone
- Land adjacent to a Road Zone Category 1

Overlays

The land is subject to the following overlays:

- Development Contributions Plan Overlay – Schedule 1

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 11.01-1S – Settlement
- Clause 13.05 – Noise
 - Clause 13.05-1S – Noise abatement
- Clause 13.07-1S – Land use compatibility
- Clause 15.01 – Built environment
 - Clause 15.01-1S – Urban design
 - Clause 15.01-2S – Building design
- Clause 15.03-2S – Aboriginal cultural heritage
- Clause 17.01 – Employment
 - Clause 17.01-1S – Diversity economy
- Clause 17.02 – Commercial
 - Clause 17.02-1S – Business
- Clause 18.02-4S – Car parking

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision
- Clause 21.03-2 – Urban Established Area – Beaconsfield and Pakenham
- Clause 21.04-1 – Employment
- Clause 21.06-1 – Urban design
- Clause 22.04 – Highway development

Relevant Particular/General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.05 – Signs
- Clause 52.06 – Car parking
- Clause 52.27 – Licensed premises
- Clause 52.29 – Land adjacent to Road Zone Category 1
- Clause 65 – Decision guidelines
- Clause 66 – Referral and notice provisions

Additional Planning Permit Triggers

The Section 72 Amendment proposal requires the assessment of these additional planning permit triggers of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-2 (GRZ1) a planning permit is required for the use of the land for a convenience restaurant.
- Pursuant to Clause 32.08-9 (GRZ) a planning permit is required to construct or carry out works associated with a Section 2 use (Convenience restaurant).
- Pursuant to Clause 52.05-11 (Signs) a planning permit is required to display business identification signage and internally illuminated signage.
- Pursuant to Clause 52.27 (Licensed Premises) a planning permit is required to use the land for the sale and consumption of liquor.
- Pursuant to Clause 52.29 (Land adjacent to a Road Zone Category 1) a planning permit is required to alter access to a Road in a Road Zone Category 1.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site

The notification has been carried out correctly, and the statutory declaration has been submitted to Council on 11 March 2021.

Council has received four (4) objections to date.

The main concerns raised by the objections are:

- Traffic concerns
- Noise impacts
- Compatibility with neighbouring residential uses
- Consumption of liquor (social and nuisance impacts)
- Operation hours

Referrals

External Referrals/Notices:

| Referrals/ Notice | Referral Authority | Brief summary of response |
|----------------------|---|-------------------------------|
| Section 55 Referrals | Department of Transport (formally VicRoads) | No response received to date. |
| Section 52 Notices | N/A | |

Internal Referrals:

| Internal Council Referral | Advice/ Response/ Conditions |
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| Engineering | <p>No objection (subject to conditions)</p> <p>Required a number of new conditions relating to the development of 74 Princes Hwy & 1 Deveney St and works on CM1 on PS435535, Princes Highway Pakenham.</p> <p>These conditions have been included at Conditions 35 to 38, 49(a), (b) and (c) and 50 to 63.</p> |
| Traffic | <p>No objection (subject to conditions)</p> <p>Required amended plans to demonstrate line marking and signage on the new development at 74 Princes Hwy & 1 Deveney St. These are new conditions and has been included at Conditions 1.1(e) to 1(k)</p> |
| Landscape | <p>No objection (subject to conditions)</p> <p>Required landscaping plans to be submitted, and conditions about the ongoing maintenance of landscaping for the new development on 74 Princes Hwy & 1 Deveney St. These are new conditions and have been included at Condition 1(l), 31, 34 and 48(e).</p> |
| Health | <p>No objection (subject to conditions)</p> <p>Required that the use not detrimentally affect the amenity of the area. This condition already exists on the permit at Condition 11 and will remain.</p> <p>Required that the use complies with SEPP N-1. This condition already exists on the permit at Condition 15 and will remain.</p> <p>Required a Construction Management Plan. This is a new condition and has been included at Condition 1(m).</p> |

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| Waste | <p>No objection (no further conditions)</p> <p>A Waste Management Plan (WMP) was prepared and submitted with the application demonstrates that waste can be satisfactory managed on the new site. Condition 18 will continue require that Waste on the site (74 Princes Hwy & 1 Deveney St) be managed appropriately and to Council's satisfaction.</p> |
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Discussion

The application to amend the permit has been assessed against the decision guidelines of all relevant clauses of the Cardinia Planning Scheme and the proposed changes are determined to be consistent with these requirements.

The Planning Scheme encourages commercial type uses to be centrally located alongside over similar uses to ensure that conflicts with nearby sensitive uses can be controlled and reduced to an acceptable level. This prominent highway location is considered an appropriate location for the proposed expansion of the existing convenience precinct to the west.

Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS)

A number of state and local policies identified above are relevant to this application that aim to ensure that commercial development is appropriately located and the highway development is well designed and located, whilst ensuring that impacts to nearby sensitive uses can be appropriately managed and potential adverse effects mitigated.

The proposal is compatible with the urban and commercial character of this section of Princes Highway and is therefore considered appropriate infill development. It provides for an extension to an existing 'take-away food precinct' and incorporates good urban design, providing for a more diverse and (healthier) selection of cuisines for residents and travellers in a convenient location.

General Residential Zone

The amendment seeks to include land in the General Residential Zone to the permit, therefore the following considerations must be discussed.

The General Residential Zone seeks to encourage development which respects the neighbourhood character, whilst allowing a limited (permit required) range of other non-residential uses to serve the local community needs in appropriate locations.

An application for a convenience restaurant can be considered at this site, via a planning permit application as in the Table of uses outlined by Clause 32.08-2 (GRZ) a convenience restaurant is a Section 2 use and is only allowable in locations that adjoin or have access to a Road in a Road Zone, which this site has being adjacent to Princes Highway, a Road Zone Category 1.

Based on this the proposal to locate this use in the General Residential Zone, along with the proposal to locate the restaurant alongside an existing precinct of convenience restaurants, is considered appropriate. As it is established that the use can be allowed in the proposed location subject to planning approval, the decision guidelines of the General Residential Zone must now be considered. The decision guidelines require that before deciding on an application, in addition to the decision guidelines of Clause 65, the Responsible Authority must consider the following, as appropriate:

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.

- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

The proposal is considered to generally align with the decision guidelines of the General Residential Zone outlined above. Given the highway location and the existing commercial uses that are being carried out along this section of the Princes Highway (between Pakenham Road and Atkins Road) some, as well as some of these sites also being located in the General Residential Zone, the proposed use and development is considered compatible with the nearby residential uses. If the surrounding area was not already developed in such a commercial way, the proposal may not be considered appropriate at this location. The use contributes to a variety of recreational options for the local community, as well as providing a different option for take-away food compared to the standard fast-food options located close by. Given the uses on the adjoining site and their current operation hours, the scale and intensity of an additional restaurant is considered minimal at this location. The proposed design of the building incorporates good urban design principles and the height, setbacks and appearance of the buildings is considered acceptable given the proximity to a residential area. The car parking provided and accessways are sufficient, waste can be collected efficiently and loading and refuse collection areas remain in the same location on the neighbouring allotment. Landscaping can be provided throughout the site and traffic impacts can be appropriately managed via permit conditions.

Overall the proposal is considered appropriate to be located in the General Residential Zone in this context given the proximity to the Princes Highway, the neighbouring commercial uses and the good level of urban design.

In addition to considering the decision guidelines of the applicable zone, before deciding on an application to amend a plan or permit, the Responsible Authority must also consider:

- The relevant planning scheme or any changes to the scheme;
- All objections and other submissions which it has received and which have not been withdrawn;
- Any decision and comments of a referral authority which it has received;
- Any significant effects which the Responsible Authority considers the changes may have on the locality / environment / etc; and
- Will not cause an increase in detriment to any person.

Changes in policy

There have been some significant changes to the planning scheme since this permit was originally issued in 2001, including a number of changes that were made to the General Residential Zone the most recently being under amendment VC110, which saw the introduction of the Garden Area provision for certain types of residential development. This provision is not applicable to this application.

However, the most change has been the result of minor 'fix-up' amendments, which incorporated a wide range of reforms designed to provide more clarity to the controls, provide

more exemptions and remove out-dated terminology. None of which are detrimental to this application.

Advertising and response to objections

Council considers that there will not be any significant effects of the proposed amendment on the locality. This is further discussed in response to the concerns raised by objectors below.

The key issues that were raised in the objections are generally amenity-based concerns and can be summarised into the following categories:

- Operating hours (both the restaurant and sale and consumption of liquor).
- Traffic impacts (including):
 - Impacts of additional traffic entering and exiting Deveney Street (which is a 'no through road'); and
 - Safety impacts regarding traffic movements (internal and external to the site)
 - Residential on-street car parking being utilised for the restaurant
- Amenity impacts (including):
 - Increased noise (vehicles and people);
 - Increased rubbish;
 - Increased odour; and
 - Service of alcohol (impacts on noise and personal safety).
- Suitability of amending a permit instead of issuing a new permit.
- Extent of notice given to residents.

In response to these concerns the following can be said:

Operating hours (both the restaurant and sale and consumption of liquor)

In response to these concerns the applicant has agreed to reducing their proposed operating hours to be more in line with the existing convenience restaurants as follows:

Restaurant hours reduced from:

- 24 hours – Seven days a week

To:

- 7:00am until 11:00pm – Sunday to Thursday; and
- 7:00am until 1am (the next day) – Friday to Saturday.

Sale and consumption of liquor hours reduced from:

- 24 hours – Seven days a week

To:

- 10:00am until 11:00pm – Monday to Sunday.

It is acknowledged that these hours are slightly longer than the hours allowed by the neighbouring premises, however, of the site the reduced hours are not considered unusual or unreasonable for a business of this type and is considered a proportionate response to the concerns raised given the highway context.

The weekday hours are in keeping, and in some cases lesser than the hours of operation of the other convenience restaurant businesses allowed by the existing permit, and the weekend hours proposed are also not dissimilar to what is already allowed, being only 1 hour longer than what can already occur.

For example, under the existing permit (T000898) the six (6) existing restaurants can currently operate between:

- 6:00am and 12:00am (midnight) – Thursday to Saturday; and
- 6:00am and 11:00pm – Sunday to Wednesday

The proposed hours of operation will form permit conditions and any non-compliance or nuisance can be investigated and enforced by Council's Planning Compliance Officer or Health Officers (depending on the nature of the complaint). However, to ensure that the hours of operation do not adversely affect the amenity of neighbouring properties, existing noise and other amenity conditions will remain on the permit and become applicable to this site, as well as the requirement to install an acoustic fence along the northern boundary to further mitigate any potential impacts.

Traffic impacts (including):

- *Impacts of additional traffic entering and exiting Deveney Street (which is a 'no through road');*
- *Safety impacts regarding traffic movements (internal and external to the site); and*
- *Residential on-street car parking being utilised for the restaurant*

In response to the concerns raised by objectors regarding traffic impacts and safety concerns, in addition to signage and line marking already proposed on the plans, the applicant has put forward the following:

- Provision of a 'local traffic only' sign at the entrance to Deveney Street.
- Provision of a 'watch for pedestrians' sign at the vehicle exit point.

In addition, the application was referred to Council's Traffic Engineer who advised that they were satisfied with the provision and layout of car parking and access to the site. They did not have any safety concerns subject to conditions controlling traffic flow being included on the permit. These requirements include:

Relevant signage and pavement markings to be installed to reinforce the one-way entry operation of the Deveney Street crossover, the access from the existing commercial site and the Princes Highway Service Road. Amended plans to Council's satisfaction are required to demonstrate:

- The Deveney Street crossover to include a one-way pavement arrow at the entrance and 'NO ENTRY' signs facing vehicles within the car park.
- Service Road entry from the existing commercial site to include a one-way pavement arrow within the access aisle, and 'NO ENTRY' signs facing east for vehicles exiting the subject site car park.
- The two-way crossover onto the service road from the subject site (74 Princes Hwy & 1 Deveney St) to include a 'Left Only' sign and pavement arrow for exiting vehicles.
- Princes Highway Service Road to include 'NO ENTRY' signs at the intersection with Deveney Street and modified intersection pavement markings.
- A kerb outstand will also be required at the service road / Deveney Street intersection to reduce the service road width and reinforce one-way operation.

These measures are intended to be implemented to better manage traffic flows to and from the site, and ensure that the way the subject site interacts with the surrounding road network is conducted safely and efficiently to ensure that impacts to surrounding properties is reduced. All vehicles will be required to exit the site via the service road, and will only be allowed to enter the site via the Deveney Street entrance. This will result in a traffic flow which mimics the way traffic already enter and exit the site, reducing the impact on the Deveney Street/ Princes Highway intersection as only vehicles leaving residences on Deveney Street will use this intersection to access Princes Highway.

Furthermore, the number of car parking spaces provided over the entire site totals 124 spaces, when including the additional 17 spaces being provided by the subject site. This is a surplus of 30 car parking spaces when combined across the seven (7) premises which should ensure that there is no adverse impact on car parking in the neighbouring streets.

A Traffic Impact Assessment was also provided with the application which has been reviewed by Council's Traffic Engineer who did agreed with its findings. It concluded that having undertaken a detailed traffic engineering assessment of the proposed mixed-use development at 74-80 Princes Highway and 1 Deveney Street, Pakenham, Traffic Engineers are of the opinion that:

- *The proposed parking layout and vehicle access arrangements generally accords with the requirements of the Planning Scheme, AS2890.1:2004 (where relevant), AS2890.6-2009 and current practice.*
- *Adequate opportunities for loading and waste collection are available within the car parking areas adjacent to the take away food premises, with timing of these activities to accord with existing permit controls that apply.*
- *The level of traffic generated as a result of this proposal can be safely accommodated by the nearby road network.*
- *Vehicle access arrangements associated with the configuration of the service road are acceptable and formal functional layout plans can be prepared as a condition of permit as required, and*
- *There are no traffic engineering reasons why a planning permit for the proposed development should not be approved, subject to appropriate conditions.*

The application was also referred to the Department of Transport (DoT – formally VicRoads) who did not provide a response. Based on this and the provisions of the *Planning and Environment Act, 1987* it is considered that they have no comment to make on the application.

Based on the above, it is considered that the proposal appropriately addresses the traffic concerns raised by objectors. Permit conditions will ensure that the measures outlined above are implemented in the design and operation of the site.

Amenity impacts (including):

- *Increased noise (vehicles and people)*
- *Increased rubbish*
- *Increased odour*
- *Service of alcohol (impacts on noise and personal safety)*

In response to the concerns raised by objectors regarding amenity impacts, in addition to the reduction in operating hours discussed above, the applicant has put forward the following:

- Installation of a 2-metre-high acoustically treated fence along part of the Deveney Street frontage extending south from the northern corner of the site for a length of at least 14 metres.
- Provision of a Site Management Plan which includes details of the hours of operation, venue capacity, staff numbers, alcohol service, ventilation, odour control, pest control, security and surveillance, staff training, noise, waste, cleaning and deliveries.
- External lighting designed to minimise light spill into the residential properties along Deveney Street.

By implementing the above measures, especially the acoustic fence and patron management plan it is not expected that the use will cause any additional detriment to the neighbouring residences beyond the noise that is currently experienced from Princes Highway and the neighbouring commercial uses. An Acoustic Assessment submitted with the application details that:

- *The ambient noise level in the vicinity of the subject site is dominated by noise from Princes Highway.*
- *Movements of vehicles along Princes Highway result in noise levels of 64-79dB(A) at No. 74 Princes Highway and 58-61dB(A) at No. 39 Jacqueline Place.*
- *It is recommended that a 3.0m high acoustic fence be constructed along the boundary with No. 74 Princess Highway.*
- *Noise from vehicles driven in a normal manner around the car park will meet the nominated sleep disturbance criterion at all neighbouring properties.*
- *With an acoustic fence installed along the eastern boundary of the subject site, the noise levels of vehicle and patron activity within the car park will not exceed the sleep disturbance criterion of 57dB(A) at No. 74 Princess Highway.*

- *Vehicles currently travelling along the Princess Highway during the night- time period exceed the sleep disturbance criterion at No. 74 Princess Highway and would have the potential to cause sleep disturbance if the window of the residential property were open.*
- *The proposed development would have a negligible effect on the overall noise environment.*

As recommended by the Acoustic Assessment, permit conditions will require that a minimum of 3-metre-high acoustic fence be installed along the northern boundary with 3 Deveney Street. This fence whilst reducing noise impacts to this neighbouring dwelling will also act as a screen to reduce light spill from signage, car parking lights onto this adjoining site.

Along with the reduced hours and patron management plan which can be enforced by Council, on top of normal amenity conditions regarding ensuring that the use does not impact the amenity of the area by way of noise, odour, light etc, it is considered that the neighbouring residences can be reasonably protected from any adverse amenity impacts caused by the use.

Suitability of amending a permit instead of issuing a new permit

Some objections raised a concern about the existing permit being amended.

There is no requirement of the Planning Scheme or the *Planning and Environment Act, 1987* that such applications must be submitted as a new permit application. Section 72 of the *Planning and Environment Act, 1987* allows for a person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit. It does not apply in the case where the Tribunal has directed that under Section 85 a Responsible Authority may not amend a permit. Although this permit was originally issued at the direction of the Tribunal, it did not direct in its orders dated 15 November 2001 (No. 2001/023589) that the Responsible Authority (Council) could not amend the permit, therefore Council is able to consider this application.

The existing permit is still valid and as the application includes works on the neighbouring site, it makes sense to include the current application by way of an amended permit. This application will not affect the existing permissions given by T000898 and by amending the permit it reduces the proliferation of permits relating to the subject site which is preferred.

Extent of notice given to residents

Some objectors raised concerns about the extent of notice given to residents. Under Section 52 of the *Planning and Environment Act, 1987*, the Responsible Authority is required to give notice in the prescribed form, being:

- By placing a sign on the site
- Giving notice personally or via post

In this case the *Act* directs that notice is required to be given to:

- To the owners (except persons entitled to be registered under the Transfer of Land Act 1958 as proprietor of an estate in fee simple) and occupiers of allotments or lots adjoining the land to which the application applies unless the responsible authority is satisfied that the grant of the permit would not cause material detriment to any person; and

- To a municipal council, if the application applies to or may materially affect land within its municipal district; and
- To any person to whom the planning scheme requires it to give notice.

In this instance Council advertised to a number of adjoining properties that it identified whose amenity it identified may be affected by the proposal and also required two (2) signs to be displayed on the site. It is considered that notice was carried out correctly and adequately based on what is required by Section 52 of the *Act*.

Based on the above assessment, it is considered that the application has adequately addressed the concerns of objectors and subject to permit conditions, the application should not cause any material detriment to surrounding properties.

Advice from referral authorities

The amended permit application was required to be referred to the Department of Transport (formally VicRoads) pursuant to Clause 66 (Referral and notice provisions).

In accordance Section 59(2) of the *Planning and Environment Act, 1987*, applications where a Section 55 referral is required to a referral authority, the Responsible Authority may decide on an application as soon as it gets the last of the replies from referral authorities—

- a) if the responsible authority gets all of the replies before the end of the prescribed period or periods or any extended period allowed by the Minister under section 56.

In accordance with Regulation 24 of the *Planning and Environment Regulations 2015*, the prescribed periods under Section 59(2) of the *Act* are:

- a) 28 days from the day on which the referral authority is given a copy of the application.

As discussed above, it has been over 28 days since the Department of Transport (DoT) received notice of the application. Since then DoT have not provided a response to the application or follow up requests, therefore it is considered that DoT have no comments to make and Council can decide on the application.

Effects on the locality and environment

As discussed above in response to the objections, it is considered that subject to appropriate permit conditions and mitigation requirements there will be no such effects as part of this amendment.

Increase in detriment to any persons

Based on the supporting documents and above assessment and discussion, if the measures are followed in by permit conditions in relation to the reduced hours of operation, installation of acoustic fencing, appropriate venue and traffic management are undertaken in accordance with the amended permit, there should be no further detriment in the form of noise, light, traffic, odour or any other adverse effect arising from the operations to any person living within close proximity to the convenience restaurant and its surrounds.

Before deciding on an application to amend a plan or permit, the Responsible Authority, if the circumstances appear to so require, may consider:

- Any significant social and economic effects of the amendment;
- Any other strategic plan, policy statement, code or guideline which has been adopted by a Minister, government department, public authority or municipal council;

- Any amendment to the planning scheme which has been adopted by a planning authority but not, as at the date on which the application is considered, approved by the Minister or a planning authority;
- Any agreement made pursuant to section 173 affecting the land the subject of the application; and
- Any other relevant matter.

Social and economic impacts

It is considered that there will not be any significant detrimental social or economic effects of the proposed amendment. Subject to the amended conditions, regulation by the VCGLR (liquor licence) and Council the convenience restaurant is expected not expected to cause any detrimental social or economic impacts. Due to the type of restaurant it is unlikely that patrons will be encouraged to stay and drink as the type of restaurant does not lend itself to be a 'destination', rather most customers will expected to utilise take away options or stop in quickly for a convenient meal.

It will provide for local hospitality industry jobs and jobs for young people starting out in the workforce, which will make a positive contribution to the community.

Provided the additional conditions of the amended permit are implemented and followed, it is considered that the proposed amendment will not cause any accumulative or material detriment to the surrounding area.

Other strategic plans or works

There are no strategic plans, policy statements, codes or guidelines which have been adopted by a Minister, Government Department, Public Authority or Municipal Council which would impact on the approval of the proposed amendment, other than those discussed above.

There has also been no amendment to the Planning Scheme, which has been adopted by a Planning Authority but not approved by the Minister or a Planning Authority, which would affect the approval of the proposed amendment, other than those already discussed above.

Section 173 Agreement and title restrictions

There are no Section 173 Agreements or title restrictions affecting any of the lots subject to this application.

Other relevant matters

It is noted that the site is subject to the Development Contributions Plan Overlay (Schedule 1). This contribution only relates to residential development (as outlined by the Pakenham Township Development Contributions Plan document) and therefore, a contribution is not required by this land.

Other relevant matters to this application is the fact that the site is subject to Aboriginal Cultural Sensitivity, and as the development is considered a 'High Impact Activity' under the Aboriginal Heritage Regulations 2018, a Cultural Heritage Management Plan (CHMP) was required to be prepared in order to ensure that any heritage uncovered on the site during works is appropriately managed and protected.

The applicant has submitted a CHMP prepared by Alpha Archaeology Pty Ltd dated 21 April 2021 (CHMP No. 17613). This CHMP was approved by the Director Heritage Services Aboriginal Victoria on 18 May 2021.

The CHMP submitted outlines that a desktop, standard and complex assessment has been undertaken.

The results of the desktop assessment revealed the activity area has been subject to disturbance over the majority of the ground surface; through early European land clearing and the construction and subsequent demolition of a number of structures.

It was concluded that there was low potential for Aboriginal cultural material to be present subsurface within the activity area. The standard assessment concluded that the majority of the surface of the activity area had been disturbed through past land use, however the depth of disturbance could not be determined. A complex assessment was recommended to investigate the level of disturbance subsurface, reveal the depth of deposits, and test for the presence of any Aboriginal cultural material.

The complex assessment revealed that those areas tested within the activity area have been subject to ground disturbance with an upper layer of introduced fill, which overlaid a clayey silt, diffusing to a sandy silt context. The clay base was reached at 67cm and 75cm depth. No Aboriginal cultural material was found during the complex assessment.

The assessment determined that there is no Aboriginal cultural heritage registered in the activity area.

Permit conditions will ensure that any recommendations or conditions of the CHMP are carried out during construction.

Are the changes to the Planning Permit considered appropriate?

Based on the above assessment, it has been demonstrated that the concerns arising from the proposed additional convenience restaurant have been appropriately discussed and addressed by this assessment.

The proposed use and development of the site for the purpose of an additional convenience restaurant are considered reasonable given their scope and scale. The site is appropriately located along Princes Highway immediately adjoining a commercial precinct. Permit conditions, including reduced hours as discussed above and requirements of any approval have been demonstrated by the submitted specialist reports that amenity impacts to adjoining sites can be mitigated to appropriate levels.

The hours proposed are, as discussed, not dissimilar to the existing hours of operation allowed by permit by the adjoining convenience restaurants, and in some instances during the week the hours are lesser.

Based on the above assessment, it is considered reasonable that this application be supported.

Clause 65 Decision Guidelines

The Application has been assessed against the Clause 65 Decision Guidelines, which requires Council to consider additional factors such as:

- 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 effect on the amenity of the area.
- The effect the proposal may have on the orderly planning of the area;
- The amenity of the area, proximity to public land;
- The suitability of the land for subdivision; and
- The existing use and possible future development of the land.
- Traffic and road safety impacts

As discussed the application aligns with Planning Policy Frameworks and the purpose of the Zone to facilitate these uses in appropriate locations, such as this one.

Convenience restaurant uses have been in existence on the immediately adjoining sites for almost 20 years under the original planning permit which identified that this location is a

suitable location for this type and scale of land use, which it continues to be. The use has been demonstrated to result in compliance with noise levels and are not expected to further reduce the amenity of the surrounding sensitive uses. The potential impacts on road safety and traffic resulting from the use have also been assessed and considered appropriate, subject to conditions being implemented and followed.

Therefore, it is considered that the application is consistent with the decision guidelines of all applicable planning controls.

Conclusion

The proposed amendment is consistent with the requirements of the Cardinia Planning Scheme and based on the assessment above it is not considered that the use will cause unreasonable detriment to adjoining properties. It is therefore recommended that a Notice of Decision for amended planning permit T000898-1 be issued for the amendment to Planning Permit T000898 to make changes to the permit to allow for the use and development of the land for a seventh convenience restaurant and 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 at L1 on PS435535, 88-90 Princes Highway, Pakenham L2 on PS435535, 82-86 Princes Highway, Pakenham, L3 on PS435535, 76-80 Princes Highway, Pakenham & CM1 on PS435535, Princes Highway Pakenham, L13 on LP58251, 74 Princes Highway and L14 on LP58251, 1 Deveney Street, Pakenham subject to the following amended conditions:

Conditions

ADDRESS OF THE LAND: L1 on PS435535, 88-90 Princes Highway, Pakenham L2 on PS435535, 82-86 Princes Highway, Pakenham, L3 on PS435535, 76-80 Princes Highway, Pakenham & CM1 on PS435535, Princes Highway Pakenham, L13 on LP58251, 74 Princes Highway and L14 on LP58251, 1 Deveney Street, Pakenham.

THIS PERMIT ALLOWS 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.

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| Date amended: | Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to: |
| 20 May 2021 | <p>Address</p> <p>The address of the land has been updated to reflect the current addressing, as well as to include L13 on LP58251, 74 Princes Highway and L14 on LP58251, 1 Deveney Street, Pakenham</p> <p>Preamble</p> <p>The permit preamble has been amended to include:</p> <p>The use and development of the land for seven (7) convenience restaurants;</p> <p>The sale and consumption of liquor (at 74 Princes Hwy & 1 Deveney St only);</p> <p>To display illuminate signage; and</p> |

| | |
|--|---|
| | <p>Alter access to a Road Zone Category 1</p> <p>Conditions</p> <p>Inclusion of Conditions 1.1 (a) to 1.1 (n) requiring amended plans for the development on 74 Princes Hwy & 1 Deveney St.</p> <p>Conditions 9, 16 and 18 amended.</p> <p>Condition 14 amended to include operation hours for 74 Princes Hwy & 1 Deveney St.</p> <p>Condition 27 (expiry) amended, moved and renumbered to Condition 65.</p> <p>Condition 28 renumbered to Condition 27.</p> <p>Inclusion of new conditions 28 to 64 for 74 Princes Hwy & 1 Deveney St and works in the road reserve and CM1 on PS435535.</p> <p>Inclusion of new permit notes.</p> |
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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended plans required:

1. Prior to the commencement of any works under this permit (T000898), plans must be submitted to the Responsible Authority showing:
 - a) A detailed landscape plan prepared by a qualified landscape architect, showing the treatment of a designated landscape areas within the site and the species, numbers and spacing of all plant materials proposed to be used. Preference should be given to native or indigenous species including planting along the north boundary that will form a dense screen to adjoining residential properties, taking account of its acoustic qualities;
 - b) Details of the construction for the acoustic fence in accordance with Condition 5;
 - c) An additional car space to the east side of parking area 94;
 - d) Closure security fences between the bin storage building and the north boundary fence and between the south-east corner of Area 6 and the east fence to the satisfaction of the Responsible Authority. The area enclosed by these shall not be used for storage purposes.
- 1.1 Prior to the commencement of any works under this amended permit (T000898-1) plans must be submitted to the Responsible Authority showing:

Floor/ red line plan:

- a) Updated floor and red line plan to demonstrate that the restaurant has seats for 60 patrons.

Fencing:

- b) Security fences between the new bin storage area shown on TP100 Rev B and the northern boundary fence and from the southeast corner to the east boundary fence to the satisfaction of the Responsible Authority.
- c) A 3.2-metre high acoustically treated fence constructed along the northern boundary with 3 Deveney Street.
- d) A 2-metre high acoustically treated fence along part of the Deveney Street frontage extending south from the northern corner of the site for a length of at least 14 metres.

Traffic:

- e) The location of a 'local traffic only' sign at the entrance of Deveney Street.
- f) The location of a 'watch for pedestrians' sign at the vehicle exit point.
- g) The Deveney Street crossover to include a one-way pavement arrow at the entrance and 'NO ENTRY' signs facing vehicles within the car park.
- h) Service Road entry from the existing commercial site to include a one-way pavement arrow within the access aisle, and 'NO ENTRY' signs facing east for vehicles exiting the subject site car park.
- i) The two-way crossover onto the service road from the subject site (74 Princes Hwy & 1 Deveney St) to include a 'Left Only' sign and pavement arrow for exiting vehicles.
- j) Princes Highway Service Road to include 'NO ENTRY' signs at the intersection with Deveney Street and modified intersection pavement markings.
- k) The location of a kerb outstand at the service road / Deveney Street intersection to reduce the service road width and reinforce one-way operation.

Landscaping:

- l) A 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 plan must show:
 - i. A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - ii. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - iii. Details of surface finishes of pathways and driveways.

- iv. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- v. Landscaping and planting within all open areas of the subject land.
- vi. Canopy trees (minimum one and a half (1.5) metres tall when planted) in the following areas:
 - i.i Three (3) small canopy trees typically growing to at least 6 metres high by 4 metres wide at maturity within the Deveney Street setback.
 - ii.i One (1) medium canopy tree typically growing to at least 8 metres high by 6 metres wide at maturity within the Princes Highway setback facing the service road.
- vii. Dense screening vegetation with a minimum expected height of 2 metres at maturity for the full length of the northern property boundary, planted at a density sufficient to completely screen the fence line.

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, or impede the movement of, vehicles or pedestrians.

Construction Management Plan:

- m) A Construction Management Plan (CMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must detail how the environmental and construction issues associated with the development will be managed and address the following:
 - i. Any demolition, bulk excavation, management of the construction site, land disturbance, noise, control of dust and hours of construction.
 - ii. Public safety and traffic management, construction vehicle road routes and soiling and cleaning of roadways.
 - iii. Discharge of any polluted water, disposal of site waste and any potentially contaminated materials.
 - iv. Security fencing, location of site offices, redirection of any above or underground services and site lighting during any night works.

Site Management Plan:

- n) A Site Management Plan which includes details of the hours of operation, venue capacity, staff numbers, alcohol service, ventilation, odour control, pest control, security and surveillance, staff training, noise, waste, cleaning and deliveries.

All plans must be submitted to the satisfaction of the Responsible Authority.
When approved these plans will be endorsed as part of this permit.

General conditions (All land included in this permit):

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.
3. The landscape plan must be implemented in the first growth season following the completion of the works and thereafter maintained in a healthy condition to the satisfaction of the Responsible Authority.
4. The area set aside for landscaping on the approved plan must be used for no other purpose.
5. The north boundary of the site for its whole length of the property must be provided with an acoustic fence not less than 3m in height to the satisfaction of the Responsible Authority. The fence shall be designed in accordance with acoustic report provided by Marshall Day dated 30/8/01.
6. The acoustic fence referred to in Condition 5 must be constructed within four months of the issue of this permit. Construction of the fence shall not cause damage to the gardens of adjoining properties. Any damage done to plants or gardens shall be made good without cost to the neighbours, and without delay. Prior to commencing work on fences, neighbours shall be informed, with at least seven days notice. Permit applicant shall reimburse the cost of boarding three dogs for the duration of loss of security at 39 Jacqueline Place. Permit applicant shall provide to neighbours an estimate of the duration of fence construction.
7. The buildings must not be occupied and the uses must not be commenced until that areas set aside for car parking and access lanes as shown on the approved plan(s) have been:
 - a) Constructed with sealed surface;
 - b) drained;
 - c) line marked to indicate each car space and all access lanes;

shall
to the satisfaction of the Responsible Authority. The car parking area and access lanes
be maintained to accordance with these requirements once constructed.

8. No advertising sign may be displayed on the land except in accordance with the provisions of the Planning Scheme.
9. Directional signs must be erected at the access points to indicate clearly the area set aside for parking and the direction of traffic movement.
10. The number of seats provided for patrons in each of the convenience restaurants, and the number of car parking spaces shown on the approved plans, may not be varied without the written consent of the Responsible Authority.

11. The amenity of the area must not be detrimentally affected by the use or development, 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 product, grit or oil;
 - d) presence of vermin, or any other cause.
12. The collection of waste and delivery of goods shall take place only between the hours of 7.00am to 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.
13. There shall be no emptying of bottles or rubbish into external refuse collection areas after 9.00pm each day.
14. The six (6) premises on 76 - 90 Princes Highway shall only be open to the public between the hours of:
 - a) 6:00am and 12:00pm midnight Thursday to Saturday; and
 - b) 6:00am to 11:00pm Sunday to Wednesday; and

The one (1) premises on 74 Princes Highway and 1 Deveney Street shall be open to the public:

 - c) 7:00am until 11:00pm – Sunday to Thursday; and
 - d) 7:00am until 1am (the next day) – Friday to Saturday.
15. Noise levels emitted from the site must not exceed the permissible levels specified in State Environment Protection Policy No. N-1.
16. All external lighting shall be suitably baffled to avoid light spill into the residential properties to the north of the site.
17. The area set aside for car parking, as shown on the approved plan, must be used for the parking of vehicles and for no other purpose.
18. Each convenience restaurant is to be provided with appropriate and hygienic waste disposal area which are to be appropriately designed to reduce noise and regularly cleared to the satisfaction of the Responsible Authority.
19. The use and development must comply with the following standards:
 - a) AS1940-1988: the storage and handling of flammable and combustible liquids; and
 - b) AS1596-1989: the storage and handling of liquefied gasses.
20. The use and development must comply with the following regulations:
 - a) Dangerous Goods (Storage and Handling) Regulations 1989;

- b) Dangerous Goods (Transport) Regulations.
- 21. Stormwater must not be discharged from the site other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain.
- 22. Vehicles under the care, management or control of the operator of the use, including staff vehicles must not be parked in any nearby road.
- 23. Access shall be at a location and to a standard satisfactory to VicRoads.
- 24. A left turn deceleration land for Deveney Street 3.0m wide and 33m long, with an additional 30m taper to the satisfaction of VicRoads.
- 25. Detailed engineering plans of the road works shall be submitted for approval to VicRoads. When the plans are approved, an additional copy shall be submitted for supervision purposes.
- 26. The standards of all materials and work shall be to the satisfaction of VicRoads.

VicRoads' Conditions, Additional Conditions:

- 27. Prior to gaining approval from VicRoads to undertake works on the highway, the developer shall:
 - a) provide payment to VicRoads of \$550 which includes GST or 1% of the estimated cost of roadworks plus GST, whichever is greater, to cover the cost of surveillance;
 - b) provide a bank guarantee, without a termination date, to VicRoads for the estimated cost of works. The bank guarantee will be held by VicRoads for a three (3) month maintenance period after the works have achieved a satisfaction level of completion, as declared by the VicRoads' Surveillance Officer;
 - c) provide evidence that the contractor has a public liability insurance policy for at least \$10 million that will be effective for the duration of the works;
 - d) provide VicRoads with the name, address, business and out-of-hours telephone numbers of the principal roadworks contractor;
 - e) submit to VicRoads for approval, a Traffic Management Plan showing the proposed provision for traffic and signing for the duration of the works. The Traffic Management Plan shall meet the requirements of the VicRoads Worksite Traffic Management (Roadworks Signing) Code of Practice which incorporates AD 1742.3-1996. Traffic management/control shall be carried out by suitably trained personnel;
 - f) arrange for the contractor to contact the VicRoads Improvement Projects Officer on telephone number 9881 8079, three working days prior to the commencement of works.

NOTE: Construction work on the site shall not commence before 7.00am Monday to Friday and 9.00am weekends and public holidays or finish after 7.00pm Monday to Friday and 6.00pm Sundays and public holiday

Conditions continued (Land at 74 Princes Hwy & 1 Deveney Street *or as amended* only):

Cultural Heritage Management Plan:

28. Any obligations outlined in Cultural Heritage Management Plan (CHMP) 17613 prepared by Alpha Archaeology Pty Ltd dated 21 April 2021 and approved by Aboriginal Victoria must be carried out as necessary.

Prior to commencement:

29. Prior to commencement any plans required by Condition 1 (e) to (r) relating to this development must be submitted and endorsed by the Responsible Authority.
30. Before the development starts, a stormwater management plan showing the stormwater works to the nominated point of discharge must be submitted for the approval of the Responsible Authority. 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.
31. Before the development including demolition starts, a tree protection fence must be erected around the existing street trees to be retained outside the canopy zone of the tree to define a "Tree Protection Area". The fence must be constructed of star pickets and chain mesh or similar to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until construction is completed. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Area. Any pruning that is required to be done to the canopy or roots of any tree to be retained is to be done with permission by Council's Arborist by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007.

General:

32. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
33. The use of the premises must not be changed without the written consent of the Responsible Authority.
34. 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.

Engineering:

35. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
36. 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.

37. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development 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.
38. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.

Sale and consumption of liquor:

39. The sale and consumption of liquor (restaurant/ café license) may only occur on the site identified in this permit as 74 Princes Highway and 1 Deveney Street (or as amended) and must not be altered or modified without the consent in writing of the Responsible Authority.
40. The areas shown hatched on the approved plans may be used for the licensed area and must not be altered or modified without the consent in writing of the Responsible Authority.
41. Except with the written consent of the Responsible Authority, the sale and consumption of liquor (restaurant/ café license) may only occur between the hours of:
 - a) Monday to Sunday: 10:00am until 11:00pm; and
 - b) Good Friday and Anzac Day: 12:00pm to 11:00pm
42. The predominant activity carried out on the premises, must be the preparation and serving of meals for consumption on the premises.
43. At all times during the operation of the use, there must be present on the premises a person over the age of 18 years who is responsible for ensuring that the activities on the premises and the conduct of persons attending the premises do not have a detrimental impact on the amenity of the area and are in accordance with the endorsed Site Management Plan.

Illuminated signs:

44. The location and details of the signs, including those on the supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
45. The illumination of the sign/s must not detrimentally affect the amenity of the area through the emission of unreasonable levels of light beyond the boundary of the subject land.
46. 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.
47. The sign/s must not contain any flashing light.

Prior to occupation:

48. Before the development at 74 Princes Hwy and 1 Deveney St is occupied or by such later date as is approved by the Responsible Authority:

- a) All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
- b) Commercial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
- c) All directional sign and line marking shown on the endorsed plans must be installed and/or carried out to satisfaction of the Responsible Authority.
- d) Any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
- e) The landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
- f) The acoustic fencing as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.

Conditions continued (Works in Road Reserve and on CM1 on PS435535):

Prior to commencement:

49. 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.

50. Before the works commence and submission of detailed design construction plans (engineering plans), a functional layout plan for the works, generally in accordance with the standards nominated in the Cardinia Shire Council "Guidelines for the Development & Subdivision of Land", "Development Construction Specification" and the Water Sensitive Urban Design (WSUD) Guidelines, to the satisfaction of the

Responsible Authority, must be submitted to and approved by the Responsible Authority.

When approved, the functional layout plan will be endorsed and will then form part of the permit. Three copies of the functional layout plan must be drawn to a scale of 1:500 to acceptable drafting standards and an electronic copy (pdf) must be provided.

The functional layout plan must show:

- a) A fully dimensioned layout, including street names, lot numbers/ addresses and widths of street reservations;
- b) Topography and existing features, including contours for the subject land and any affected adjacent land;
- c) Identification by survey of all trees (or group of trees) existing on the subject land, including dead trees and those that overhang the subject land from adjoining land;
- d) Details of tree protection zones (TPZs) for all trees to be retained on the subject land;
- e) All trees proposed for removal from the subject land clearly designated;
- f) Typical cross-sections for each street type, dimensioning individual elements, services offsets and any other spatial requirements identified in the Development Plan;
- g) Location and alignment of kerbs, indented parking spaces, footpaths, shared paths, bus stops and traffic controls;
- h) The proposed minor drainage network and any spatial features requiring access;
- i) The major drainage system, including any watercourse, lake, wetland, sediment pond rain gardens, bio-infiltration system and/or piped elements showing preliminary sizing;
- j) Overland flow paths (100 year ARI) to indicate how excess runoff will safely be conveyed to its destination;
- k) Drainage outfall system (both interim and ultimate), indicating legal point of discharge and any access requirements for the construction and maintenance;
- l) A table of offsets for all utility services and street trees;
- m) Preliminary location of reserves for electrical kiosks; and
- n) Traffic management plan showing sufficient notional (unmarked) on-street car parking spaces, at the rate of one space per lot, traffic control devices and large vehicle turning overlays.

Sites that are not adjacent to existing or approved infrastructure will be required to show the following information in addition to the above standard requirements:

- o) The relationship between the works/ development and surrounding land;
- p) Works external to the works/development, including both interim and ultimate access requirements;
- q) Intersections with Category 1 roads showing interim and ultimate treatments; and
- r) Drainage and sewerage outfalls including any easements required over other property.

Engineering:

- 51. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development 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.
- 52. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
- 53. 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.
- 54. Land to be filled must be filled and compacted (in accordance with AS 3798/1996) to comply with fill density tests in order to support residential house foundations. The results of the tests must be to the satisfaction of the Responsible Authority.
- 55. If required prior to sealing as per the approved plans CCTV results for the full length of all stormwater drainage pipes where Council is the responsibility authority, must be submitted for assessment. The submitted information is to be to the satisfaction of the Responsible Authority.
- 56. Before a certificate of practical completion is issued for Council infrastructure as per the approved plans, “as constructed” digital road and drainage information in AutoCAD format with all Xrefs binded into the drawings and showing any amendments during construction, must be submitted for all civil works where Council is the Responsibility Authority.
- 57. Before a certificate of practical completion is issued for Council infrastructure as per the approved plans permit holder must provide:
 - a. Provide survey enhanced “as constructed” GIS data for the drainage, road and footpath information components of the development, in accordance with the current version of D-SPEC and R-SPEC. Council’s preferred format for the submission of the graphical data is in “MapInfo Native Format”. A secondary format is “MapInfo MID/MIF”. Grid Co-ordinates must be MGA zone 55 (GDA 94). Please refer to the A-SPEC website for further information: www.a-spec.com.au

specstandards.com.au

58. Before the occupation of the development the works must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority.
59. Before the occupation of the development, all road and drainage infrastructure must be designed and constructed in accordance with plans and specifications approved by the Responsible Authority. The works must comply with the standards nominated in the Cardinia Shire Council "Guidelines for the Development & Subdivision of Land", "Development Construction Specification" and the "Water Sensitive Urban Design (WSUD) Guidelines".
60. Before occupation of the development, all services, including drainage and/or sewerage, servicing any existing dwelling or building on the lot(s), must be relocated (if required) to the satisfaction of the Responsible Authority.
61. Lighting of streets and pedestrian/cycle paths must be designed and provided (before a certificate of practical completion is issued for Council infrastructure as per the approved plans) in accordance with Australian Standard 1158.1 to the satisfaction of the Responsible Authority.

Traffic management and haulage of materials:

62. All roads used for the purpose of haulage of imported or exported materials for construction must be:
 - a) Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use;
 - b) Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period; and
 - c) Reinstated to the satisfaction of the Responsible Authority.
63. No fill or excavated material for or from this development is to be carted/hailed into or from the site without first obtaining the further written consent from Council's Engineering Department at least seven (7) days prior to the cartage/haulage works commencing to the satisfaction of the Responsible Authority.

Expiry:

64. This permit (T000898) will expire if:
 - a) the use and development is not commenced within two (2) years of the date of this permit; or
 - b) the use and development is not completed within four (4) years of the date of this permit.

The use and development allowed by this amended permit (T000898-1) will expire if:

- a) the use and development is not commenced within two (2) years of the date of this permit; or
- b) the use and development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to, if a request is made in writing before the permit expires or within the timeframes prescribed by Section 69 of the *Planning and Environment Act, 1987*

Notes:

- i. The condition 1(a) to 1(d) requirements of this permit have already been met. Plans were endorsed for T000898 on 2 August 2002.
- ii. Conditions 28 to 63 are only relevant to the development of 74 Princes Hwy and 1 Deveney St.
- iii. Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development (including boundary fencing) complies with the Building Act and Building Regulations.
- iv. This application has not been assessed against Clause 54/55 of the Cardinia Planning Scheme.
- v. Prior to commencement of the proposed use a Building Permit must be obtained for any retaining wall exceeding 1.0 metres in height.
- vi. A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- vii. Works within the road reserve permit must be obtained from Council prior to any works occurring within the Road Reserve.
- viii. Further approval may be required from Department of Transport for vehicle crossings or works within/ nearby to the Road Zone.
- ix. Works must cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria must immediately be notified of any such discovery.
- x. Development on the land subject of this permit must cease immediately upon the discovery of any suspected human remains. The Police or State Coroner must be informed of the discovery without delay. If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery must also be reported to Aboriginal Affairs Victoria.

PROPOSED QUICK SERVICE RETAIL DEVELOPMENT
74 - 90 PRINCES HWY & 1 DEVENEY STREET,
PAKENHAM, VIC 3810

| DRAWING SCHEDULE | |
|------------------|--|
| TP000 | COVER PAGE |
| TP001 | EXISTING CONDITIONS SITE PLAN AND DEMOLITION PLAN |
| TP100 | PROPOSED SITE PLAN |
| TP101 | PROPOSED FLOOR PLAN - QUICK SERVICE RETAIL |
| TP200 | EXISTING ELEVATIONS / STREETScape |
| TP201 | PROPOSED BUILDING ELEVATIONS |
| TP300 | PROPOSED EXTERNAL SIGNAGE |
| TP400 | PROPOSED 3D PERSPECTIVE VIEW |
| TP401 | PROPOSED 3D PERSPECTIVE VIEW |
| TP500 | LIQUOR LICENSE LICENSED AREA PLAN |



ARTIST IMPRESSION ONLY, MAY NOT REFLECT ACTUAL END PRODUCT.

Town Planning
Not for construction

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| BUILDER / CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO PRODUCING SHOP DRAWINGS, ORDERING MATERIALS OR COMMENCING WORK ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS & INFORMING OF ANY CONFLICT OR DISCREPANCY BETWEEN SITE CONDITIONS AND DOCUMENTS. DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS' DRAWINGS, REGULATORY CODES AND STANDARDS. | | TOWN PLANNING ISSUE TOWN PLANNING ISSUE FOR COMMENT PRELIMINARY ISSUED | | JPH 19/10/2020 MF 16/10/2020 MF 09/10/2020 | | BY DATE | | AMENDMENT DETAILS | |
| REV | | | | | | | | | |

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| trg concept + design + interiors + project management MELBOURNE + SYDNEY + BRISBANE + PERTH + AUCKLAND | | MELBOURNE Suite 37, Level 3, 799 Springvale Road Mulgrave, Victoria 3170 Australia T: +61 3 9542 9300 F: +61 3 9542 9310 www.trg-aus.com The Retail Group Pty Ltd ABN 85 050 134 686 RBP No. DP-AD1869 | | PROJECT PROPOSED QUICK SERVICE RETAIL DEVELOPMENT CLIENT [REDACTED] | | PROJECT ADDRESS 74-90 PRINCES HIGHWAY & 1 DEVENEY STREET PAKENHAM VIC 3810 | | DRAWING TITLE EXISTING CONDITIONS SITE CONTEXT PLAN AND DEMOLITION PLAN | | DATE 16/09/2020 DRAWN MF ISSUE TOWN PLANNING PROJECT No. 17291 | SCALE 1:250 @ A1 CHECKED JPH SHEET TP001 A 02 of 10 | NORTH [NORTH ARROW] |
|---|--|--|--|--|--|--|--|--|--|---|---|------------------------|

AREA SCHEDULE

| | |
|-------------------------------|----------|
| SITE AREA (1 Deveney St) | 579 sqm |
| SITE AREA (74 Princes Hwy) | 586 sqm |
| SITE AREA (76-90 Princes Hwy) | 6382 sqm |
| TOTAL* | 7547 sqm |

*excludes common area

| | |
|--|---------|
| Existing Building Area | |
| Life of Bikes | 663 sqm |
| Hungry Jacks | 341 sqm |
| Fast Food | 411sqm |
| PROPOSED BUILDING (gross building area*) | 197 sqm |

*excludes any outdoor area

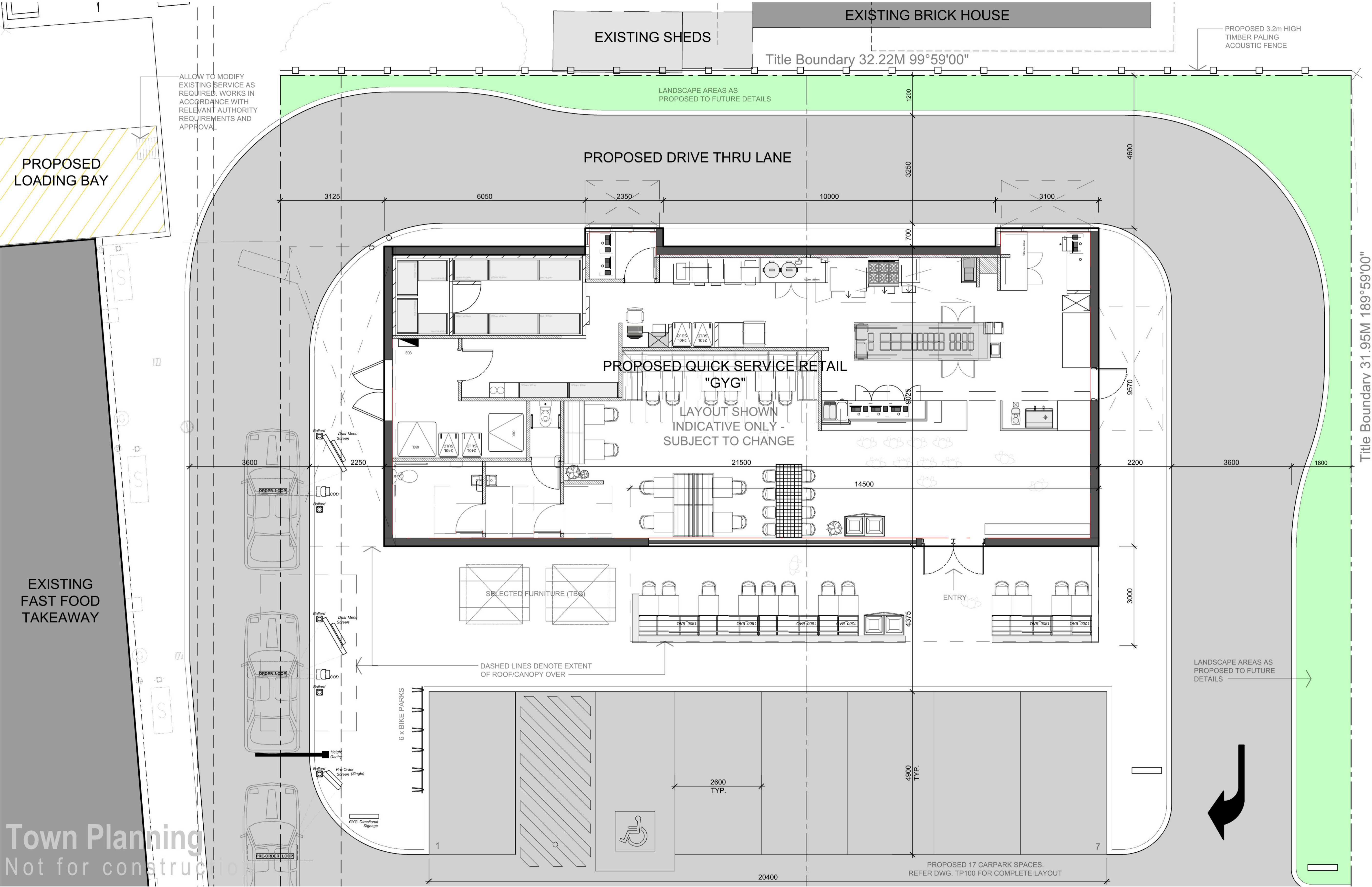
| | |
|--------------------------------------|----------|
| TOTAL | 1612 sqm |
| EXISTING CAR SPACES | 99 |
| PROPOSED CAR SPACES (off street) | 17 |
| PROPOSED TEAM MEMBER CAR SPACES | 8 |
| (converted from existing car spaces) | |
| TOTAL CAR SPACES | 124 |
| PROPOSED BIKE PARK | 6 |

- REFER TO TRAFFIC ENGINEERS REPORT PREPARED BY TRAFFIX GROUP.
- REFER TO LAND SURVEY DOCUMENTATION 20421FL PREPARED BY LAND DIMENSIONS Pty. Ltd. FOR DETAILED SITE FEATURES & LEVELS.
- LANDSCAPE AS PROPOSED TO FUTURE DETAILS.

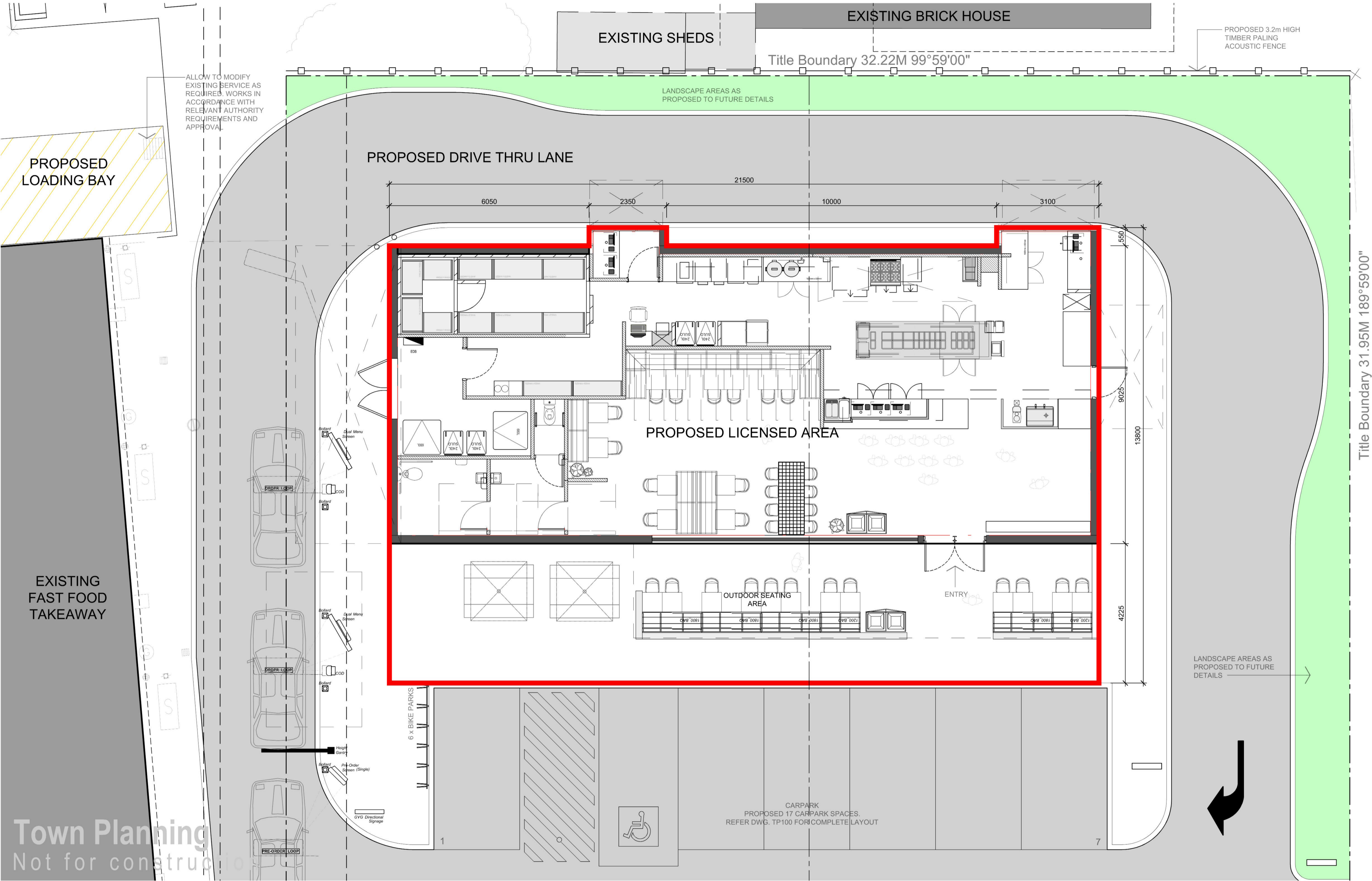


Town Planning
Not for construction

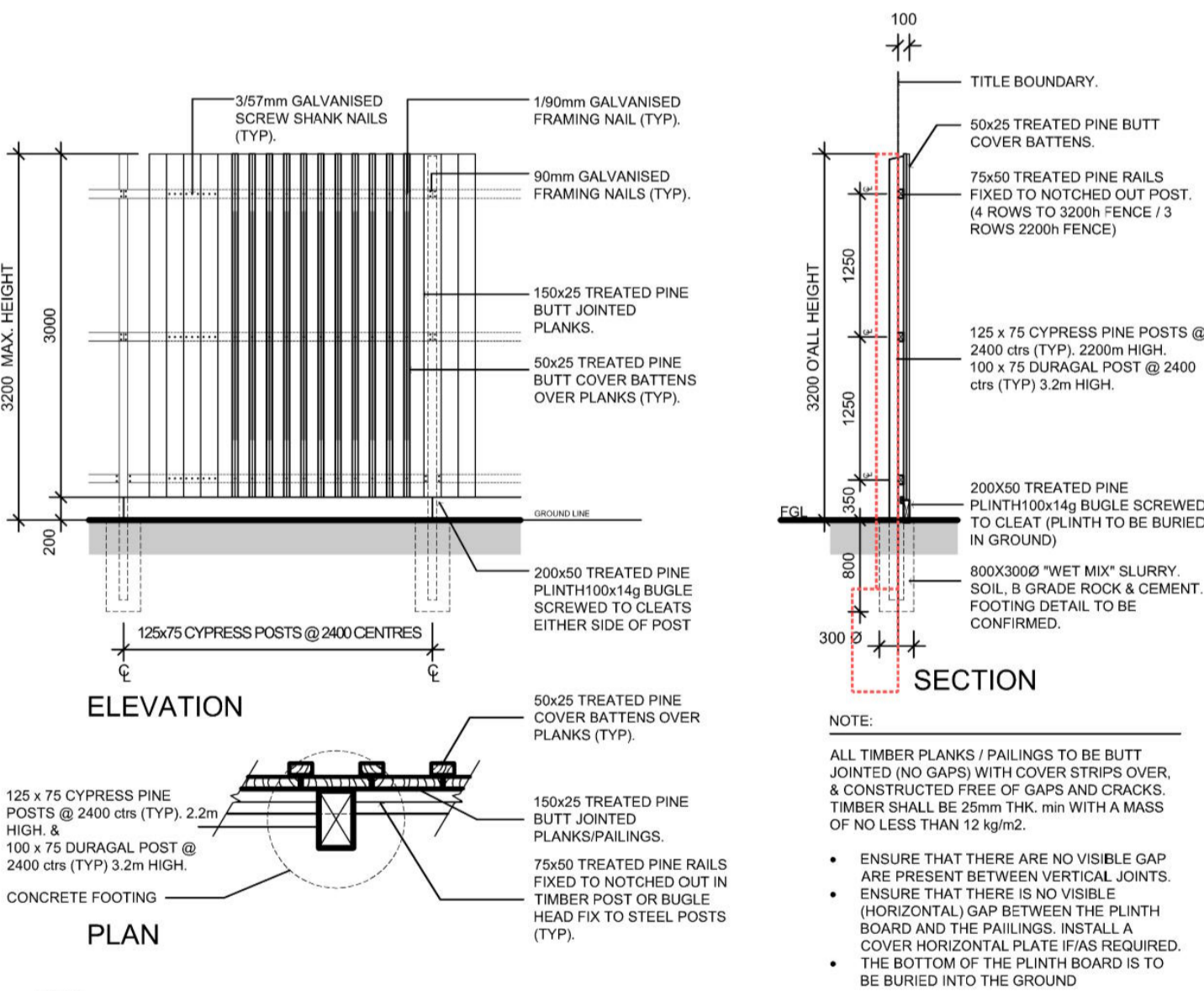
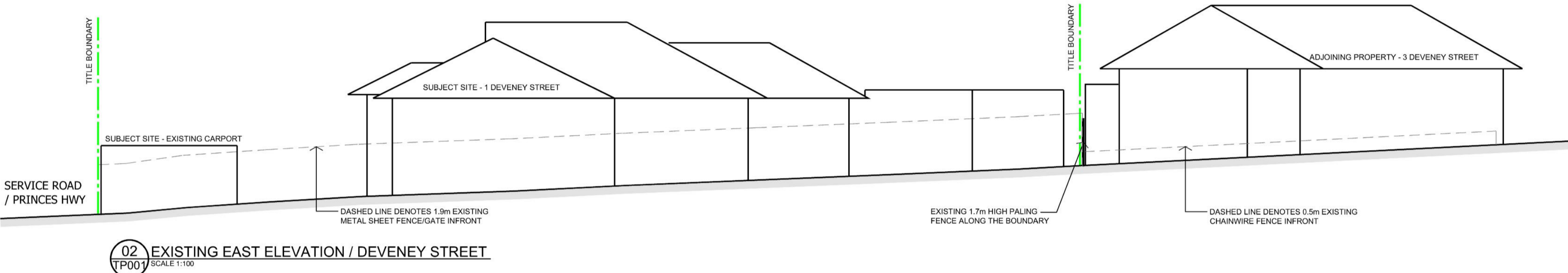
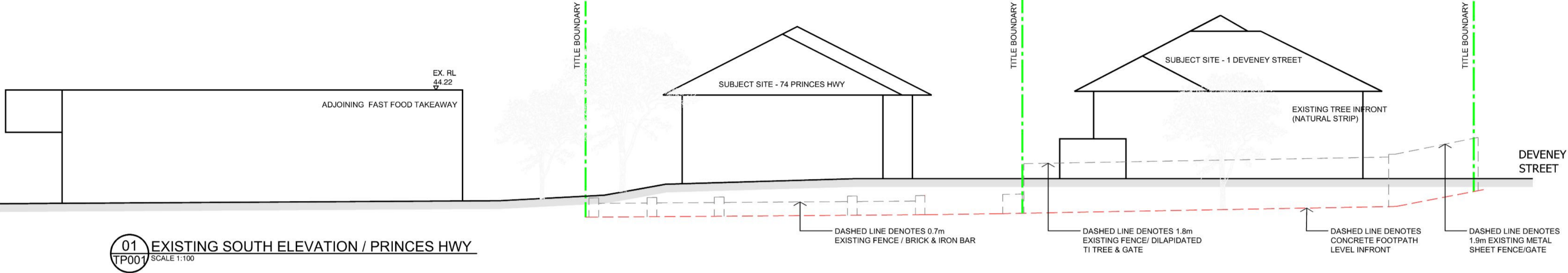
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| | A | TOWN PLANNING ISSUE FOR COMMENT | JPH | 19/10/2020 | | | | | DRAWN JPH/MF | CHECKED JPH | | | |
| | D | TOWN PLANNING ISSUE FOR COMMENT | JPH | 16/10/2020 | | | | | ISSUE TOWN PLANNING | | | | |
| | P2 | CARPARK SUMMARY REVISED, ON STREET SPACES SHOWN, REMOVED FROM FORMAL COUNTS. | JPH | 21/9/2020 | | | | | PROJECT No. 17291 | REVISION No. B | SHEET 01 of 10 | | |
| | P1 | ISSUED FOR COMMENT | JPH | 20/9/2020 | | | | | TP100 | | | | |
| | REV | AMENDMENT DETAILS | | | | | | | BY | DATE | | | |



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|--|--|--|------------------------------|--|----------------|--|---|--|---|--|--|--|---|--|---|--|---|--|---|--|---|--|
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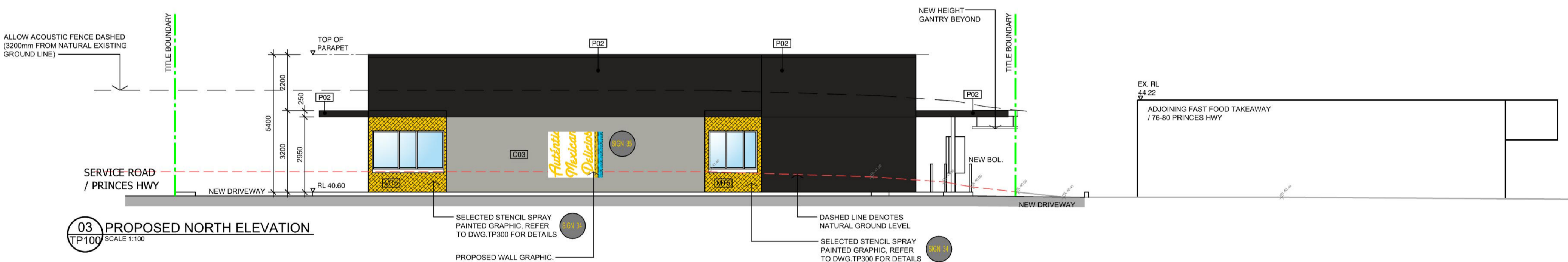
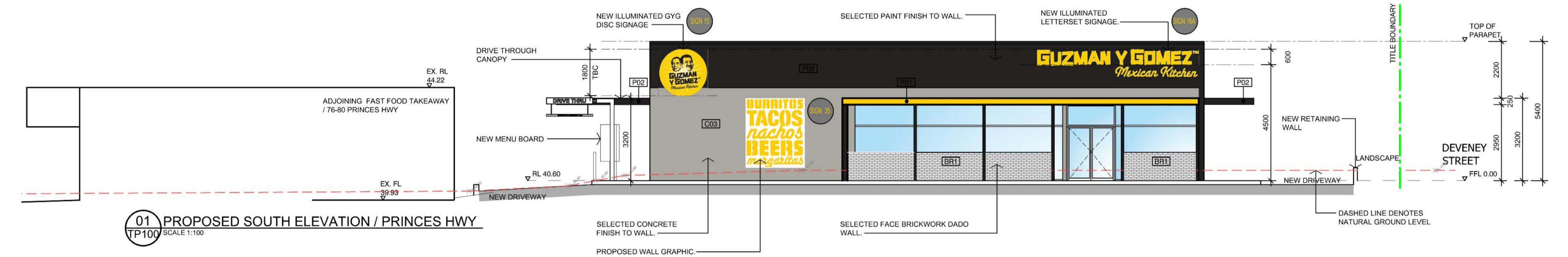


A ACOUSTIC FENCE / SCREEN DETAIL (TYP)
SCALE 1:50

TYPICAL DETAIL ONLY SUBJECT TO FINAL ENGINEERED DESIGN.

Town Planning
Not for construction

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|---|------|--|--------------------------------|---------|---|---|--|--|---|------------------------|----------------|---------------------------------|
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| | | | | | | | | | | 16/09/2020 | as shown@ A1 | |
| | | | | | | | | | | DRAWN MF | CHECKED JPH | |
| | | | | | | | | | | ISSUE TOWN PLANNING | | |
| | | | | | | | | | | PROJECT No. 17291 | TP200 | REVISION No Ø |



EXTERNAL COLOUR SCHEDULE

| | |
|--|---|
| | P01 PAINT FINISH GYG YELLOW |
| | P02 PAINT FINISH GYG BLACK |
| | P03 PAINT FINISH GYG DARK GREY |
| | P04 PAINT FINISH GYG MID GREY |
| | MT2 RECYCLED CORRUGATED (DISTRESSED) CLADDING, SELECTED APPLIED FINISH. |
| | MT5 ALUMINIUM CHECKER PLATE SHEET, POWDERCOAT FINISH |
| | MT6 REINFORCED CONSTRUCTION MESH (RUST GALV. FINISH) |
| | TM1 RECYCLED TIMBER PALLETS. |
| | BR1 BRICK FACINGS, CODE 'SANDSTOCK', COLOUR 'CASTLEMAINE' |
| | C03 CSR - CEMINTEL FC SHEETING (CONCRETE) OR CONCRETE PANELS IN NATURAL CONCRETE FINISH |

- PROPOSED RL. IS APPROXIMATE ONLY AND TO BE CONFIRMED.
- REFER TO TP200 FOR DETAILS OF PROPOSED ACOUSTIC FENCING

Town Planning
Not for construction

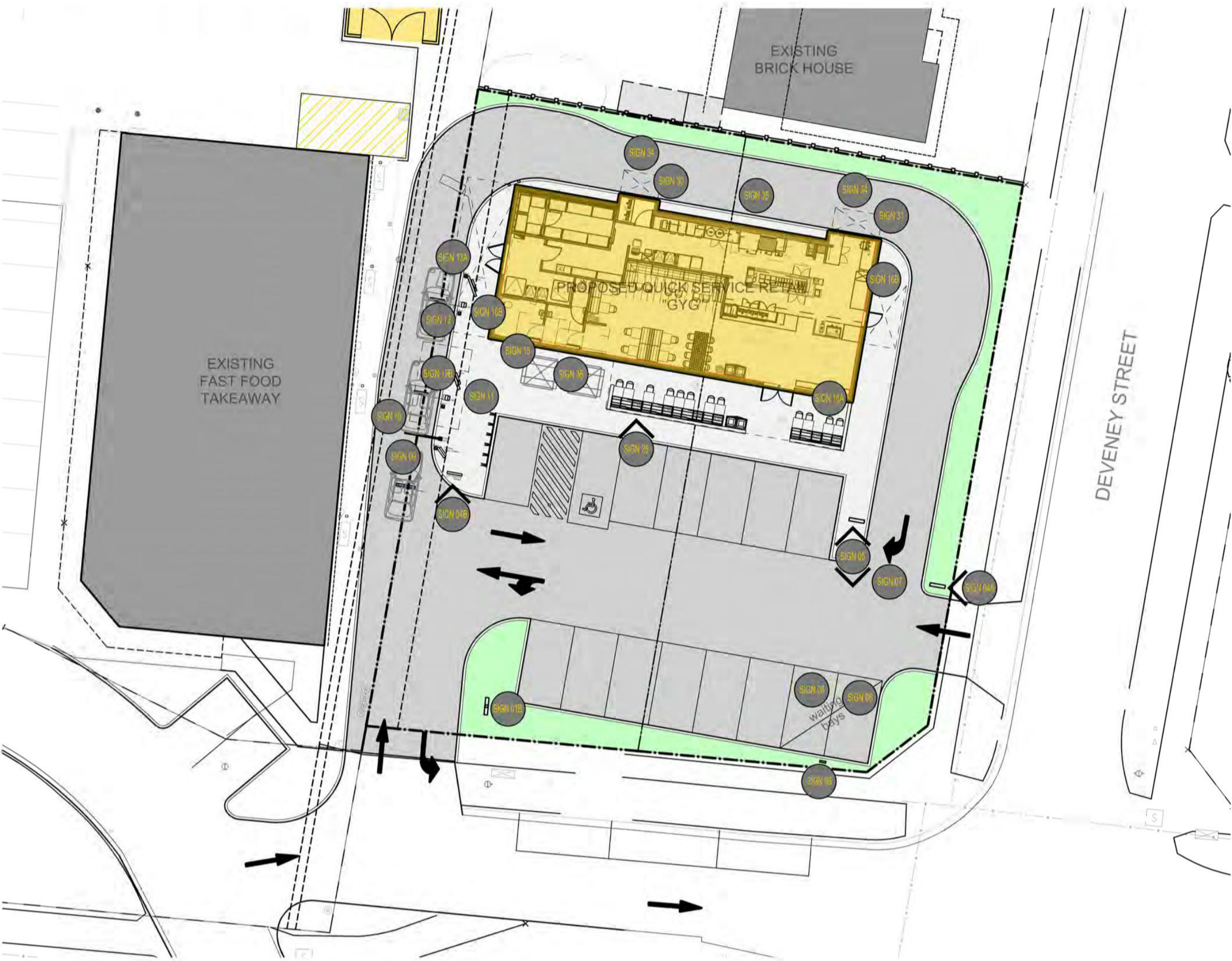
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|---|---|--|---|-------------------------------|--|--|---|---|--|------------|---------------|------------------------------|
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| | | | | | | | | | | 16/09/2020 | 1:100 @ A1 | |
| | | | | | | | | | | DRAWN | CHECKED | |
| | | | | | | | | | | MF | JPH | |
| | | | | | | | | | | ISSUE | TOWN PLANNING | |
| 17291 | TP201 | | B | 06 of 10 | | | | | | | | |

Town Planning
Not for construction

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|---|---|--|---|
| PANT FINISHES P01 GYG YELLOW Supplier: Porters Paint Code: GYG Yellow Supplier: Dulux Code: Sulphur P1489 *Available in Interior / Exterior grade. (NOTE: IT IS THE RESPONSIBILITY OF THE DESIGN CONTRACTOR TO CONFIRM ALL FINISHES ARE STILL AVAILABLE WHEN SPECIFYING) | P02 GYG BLACK Supplier: Porters Paint Code: GYG Black Supplier: Dulux Code: Black P6149 *Available in Interior / Exterior grade. (NOTE: IT IS THE RESPONSIBILITY OF THE DESIGN CONTRACTOR TO CONFIRM ALL FINISHES ARE STILL AVAILABLE WHEN SPECIFYING) | P03 GYG DARK GREY Supplier: Porters Paint Code: GYG Dark Grey Supplier: Dulux Code: Monument *Available in Interior / Exterior grade. (NOTE: IT IS THE RESPONSIBILITY OF THE DESIGN CONTRACTOR TO CONFIRM ALL FINISHES ARE STILL AVAILABLE WHEN SPECIFYING) | P04 GYG LIGHT GREY Supplier: Porters Paint Code: GYG Light Grey Supplier: Dulux Code: Hammer Grey *Available in Interior / Exterior grade. (NOTE: IT IS THE RESPONSIBILITY OF THE DESIGN CONTRACTOR TO CONFIRM ALL FINISHES ARE STILL AVAILABLE WHEN SPECIFYING) |
| P05 GYG STARBURST YELLOW Supplier: Porters Paint Code: (to match PMS 1205C) *Available in Interior / Exterior grade. *Stone paint & enamel finishes available | VINYL SPECS V1 GYG YELLOW (to match PMS 114C) Supplier: // Code: // V2 GYG STARBURST YELLOW (to match PMS 1205C) Supplier: // Code: // | P2 GYG STARBURST YELLOW (to match PMS 1205C) Supplier: // Code: // | V3 GYG BLACK Supplier: // Code: // |

COLOR PALLETTE - SIGNAGE
SCALE N.T.S.

ALL SIGNAGE AS SHOWN IS TO BE IN STRICT ACCORDANCE WITH THE "GYG" STANDARD SIGNAGE GUIDELINES. LOCATIONS AND POSITIONS TO BE CONFIRMED.



A SIGNAGE KEY PLAN
SCALE 1:200



| | | | | | | | | | | | |
|-------------------|---|--|------------|---|--|--|--|---|---|---|---|
| B A Ø P1 | TOWN PLANNING ISSUE TOWN PLANNING ISSUE FOR COMMENT TOWN PLANNING ISSUE FOR COMMENT ISSUED FOR COMMENT | JPH 21/10/2020 JPH 18/10/2020 MF 16/10/2020 MF 09/10/2020 | BY DATE | concept + design + interiors + project management MELBOURNE + SYDNEY + BRISBANE + PERTH + AUCKLAND | MELBOURNE Suite 37, Level 3, 799 Springvale Road Mulgrave, Victoria 3170 Australia T: +61 3 9542 9300 F: +61 3 9542 9310 www.trg-aus.com The Retail Group Pty Ltd ABN 85 050 134 686 RBP No. DP-AD1689 | PROJECT PROPOSED QUICK SERVICE RETAIL DEVELOPMENT CLIENT [REDACTED] | PROJECT ADDRESS 74-90 PRINCES HIGHWAY & 1 DEVENEY STREET PAKENHAM VIC 3810 | DRAWING TITLE PROPOSED DEVELOPMENT SIGNAGE | DATE 16/09/2020 DRAWN MF ISSUE TOWN PLANNING PROJECT No. 17291 | SCALE shown @ A1 CHECKED JPH REVISION No TP300 | NORTH [North arrow pointing up] REVISION No B SHEET 07 of 09 |
|-------------------|---|--|------------|---|--|--|--|---|---|---|---|