
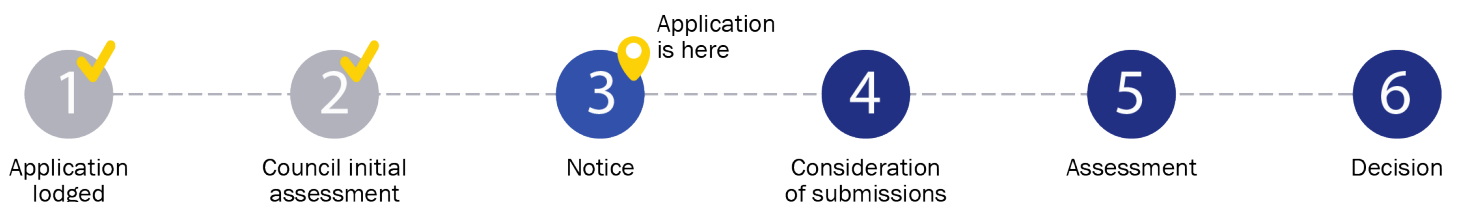


# Notice of an Application for an Amendment to a Planning Permit

The land affected by the application is located at:	PT L2 PS502841 V11068 F341 51 Old Princes Highway, Beaconsfield VIC 3807
The application is to:	Amendment to Planning Permit T060765a (issued for the development of the land for the purpose of a supermarket & speciality shops, internally illuminated business signage, reduction in car parking requirement and shower facility dispensation) to amend the endorsed plans.

APPLICATION DETAILS	
The applicant for the amendment to the permit is:	Woolworths Group Pty Ltd
Application number:	T060765 - 2
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>	

HOW CAN I MAKE A SUBMISSION?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		<b>28 February 2025</b>
<p><b>WHAT ARE MY OPTIONS?</b></p> <p>Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



Planning Enquiries  
Phone: 1300 787 624  
Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

# Application to AMEND a Planning Permit

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

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

**⚠** This form cannot be used to:

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

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

**i** Click for further information.

## The Land **i**

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

**Street Address \***

Unit No.:	St. No.: 51	St. Name: OLD PRINCES HWY
Suburb/Locality: BEACONSFIELD		Postcode: 3807

**Formal Land Description \***

Complete either A or B.

**⚠** This information can be found on the certificate of title.

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

A	Lot No.: 2	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 502814D
<b>OR</b>					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

## Planning Permit Details **i**

**What permit is being amended?\***

Planning Permit No.:	T060765a
----------------------	----------

## The Amended Proposal **i**

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

**What is the amendment being applied for?\***

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

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

This application seeks to amend:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> What the permit allows           | <input checked="" type="checkbox"/> Plans endorsed under the permit |
| <input checked="" type="checkbox"/> Current conditions of the permit | <input type="checkbox"/> Other documents endorsed under the permit  |

ALTERATIONS AND BUILDINGS AND WORKS TO THE EXISTING SHOPPING CENTRE BUILDING (WOOLWORTHS SUPERMARKET TENANCY). REMOVAL OF TWO EXISTING DIRECT-TO-BOOT PICKUP BAYS. FOUR PROPOSED GROCERY DIRECT-TO-BOOT PICKUP CARPARKING BAYS. MINOR EXTENSION TO THE EXISTING SUPERMARKET FOR AN OPEN CANOPY OVER THE PICKUP BAYS. NEW PICKUP AREA ACCESS DOOR IN SUPERMARKET EXTERNAL WALL. RAMPS TO SERVICE AND PROVIDE ACCESS TO THE PICKUP AREA. ALTERATIONS TO CARPARKING LAYOUT (INCLUDING NEW LINEMARKING) TO ACCOMMODATE THE PROPOSED PICK-UP BAYS. REDUCTION IN CARPARKING. EXTERNAL FAÇADE ALTERATIONS. EXTERNAL WALL AND FASCIA TREATMENTS AND PAINTING, INCLUDING FOR THE PICKUP DESTINATION WALL. REMOVAL OF VEGETATION. CIVIL WORKS. PROPOSED 'GREEN-LINE' MARKINGS TO THE CARPARK SURFACE TO ASSIST WITH WAYFINDING TO THE LOCATION OF THE PICKUP BAYS. PARTIAL MINOR DEMOLITION TO ACCOMMODATE NEW WORKS. EXTERNAL CANOPY FASCIA LIGHTING. UNDER CANOPY LIGHTING. NEW AND RELOCATED BUSINESS ADVERTISING, WAYFINDING AND INSTRUCTIONAL SIGNAGE, AND SIGNAGE SUPPORT STRUCTURES. REMOVE EXISTING TROLLEY PARK. AS SHOWN ON THE DOCUMENTS SUBMITTED WITH THIS AMENDED TOWN PLANNING APPLICATION.

**⚠** Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.



## Development Cost i

### Estimate cost of development\*

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

Cost of proposed amended development:

\$ 300,000 (FOR AMENDMENT)

Cost of the permitted development:

\$ ??

Cost difference (+ or -):

\$ 300,000 (FOR AMENDMENT)

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

You may be required to verify this estimate.

## Existing Conditions i

### Describe how the land is used and developed now \*

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

Have the conditions of the land changed since the time of the original permit application?  Yes  No

If yes, please provide details of the existing conditions.

EXISTING WOOLWORTHS SUPERMARKET IN EXISTING SHOPPING CENTRE COMPLEX.

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

## Title Information i

### Encumbrances on title \*

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

Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

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



# Applicant and Owner Details i

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

## Applicant \*

The person who wants the permit.

Name:

Please provide at least one contact phone number \*

**Contact information for applicant OR contact person below**

Business phone:  Email:

Mobile phone:  Fax:

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

**Contact person's details\*** Same as applicant

Name:

Title:  First Name:

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.:  St. No.:  St. Name:

Suburb/Locality:  State:  Postcode:

## Owner \*

The person or organisation who owns the land

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

**Owner's details** Same as applicant

Name:

Title:  First Name:  Surname:

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.:  St. No.:  St. Name:

Suburb/Locality:  State:  Postcode:

Owner's Signature (Optional):  Date:   
day / month / year

# Declaration i

This form must be signed by the applicant\*

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

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.

Signature:  Date:   
day / month / year

# Need help with the Application? i

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

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

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

No  Yes

Date:  day / month / year



# Request to amend a current planning permit application

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

## PERMIT APPLICATION DETAILS

Application No.:	T060765a (formerly T240443-PA)
Address of the Land:	51 OLD PRINCES HWY, BEACONSFIELD, 3807

## APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	WOOLWORTHS GROUP LTD
Address:	522 WELLINGTON RD, MULGRAVE
Phone:	c/- 0418 307 315
Email:	c/- kenw@kenw.com.au

## AMENDMENT TYPE

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

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
AMENDED AND ADDITIONAL INFORMATION TO RESPOND TO COUNCIL'S REFUSAL DATED 3.10.24 AND TO SUBSEQUENT PHONE CONVERSATIONS WITH [REDACTED] OF COUNCIL'S TOWN PLANNING DEPARTMENT.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

**DECLARATION**

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
<b>Name:</b>	WOOLWORTHS GROUP LTD
<b>Signature:</b>	
<b>Date:</b>	14.1.25

**LODGEMENT**

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

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

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

**IMPORTANT INFORMATION**

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

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

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

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

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

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



# Imaged Document Cover Sheet

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Number of Pages (excluding this cover sheet)	<b>2</b>
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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

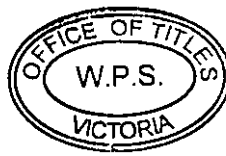
Lodged by:

Name: **MINTER ELLISON**  
Phone: **0781 Q**

Address:

Ref: ~~FT:JIG-05/0864~~

Customer Code:



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The information  
statutory author  
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indexes in the V

# AF947884K



MADE AVAILABLE/CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-  
- together with any easements created by this transfer;  
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and  
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume **11068** Folio **341**

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

All its estate in fee simple

Consideration:

\$2,448,600.00

Transferor: *(full name)*

Aldi Foods Pty Limited (ACN 086 210 139)

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

Beaconsfield Retail Pty Limited (ACN 115 676 938) of 14A William Street, Raymond Terrace, New South Wales, 2324

Directing Party: *(full name)*

nil

Creation and/or Reservation of easement and/or Covenant

And the Transferee for itself and its transferees and registered proprietor or proprietors for the time being of the land hereby transferred and of each and every part of it covenants with the Transferor its successors, assigns and transferees the registered proprietor or proprietors for the time being of the land in Lot 1 on Plan of Subdivision No. PS502841D ("Benefited Land") not to use or permit to be used the Land or any part thereof for the purposes of a supermarket, discount supermarket, grocery store, or limited line discount supermarket or grocery store or for the purposes of the sale or supply of liquor in sealed containers, bottles or cans for consumption off the store or shop from which the liquor is sold or supplied without the prior written consent of the registered proprietor or proprietors of the Benefited Land for so long as any part of the Benefited Land is used as a supermarket or food store and it is agreed that the benefit of this covenant shall be annexed to and run at law and in equity with the Benefited Land and that the burden of this covenant shall be annexed to and run at law and in equity with the land transferred and each and every part or parts of the land transferred.

Approval No. 399079A

**ORDER TO REGISTER**

Please register and issue title to

34720

**STAMP DUTY USE ONLY**

# T2

Page 1 of 2

Signed

Cust. Code

Original Land Transfer  
Stamped with \$134,720.00  
Doc ID 2358553, 03 Jul 2008  
SRD Victoria Duty, MBJO



Anstat Pty Ltd

**THE BACK OF THIS FORM MUST NOT BE USED**

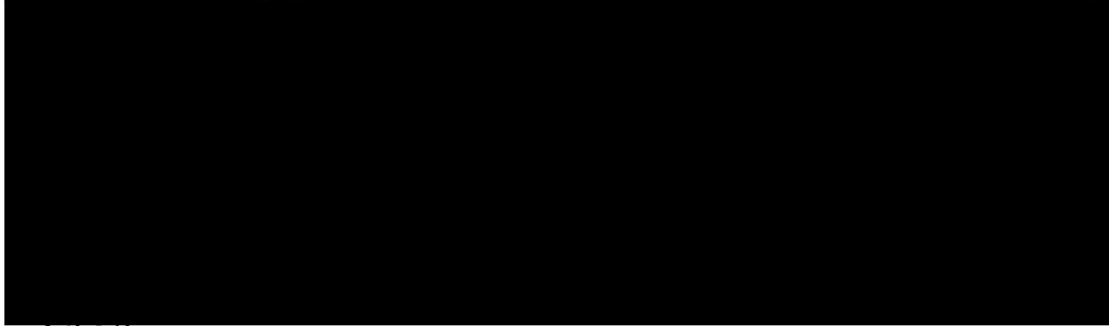
Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010



**AF947884K**

Dated: *1 July 2008*

03/07/2008 \$1346 45



*Witness*



Approval No. 399079A

**T2**

Page 2 of 2



Anstat Pty Ltd

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*Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010*



# Imaged Document Cover Sheet

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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: RIGBY COOKE

Phone: 9321 7888

Address: 469 LA TROBE ST, MELBOURNE

Ref: JRF (20011008)

Customer Code: 674R



AB117337G

05/03/2002 \$1320



2  
e

*1x eo. plan  
1x PA*

MADE AVAILABLE / CHANGE CONTROL  
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land:  
Certificate of Title Volume **10628** Folio **583**

Estate and Interest:  
all its estate in fee simple

Consideration:  
\$2,350,000.00

Transferor:  
P.D.N. Projects Pty Ltd (ACN 083 302 498)



Transferee:  
ALDI Foods Pty Limited (ACN 086 210 139) of 1 Sargents Road, Minchinbury, New South Wales, 2770

Directing Party:  
Not Applicable

### Creation and/or Reservation of Easement and/or Covenant

The Transferee **does hereby** for itself, its heirs, administrators, executors, transferees, the registered proprietor or proprietors for the time being of the land hereby transferred ("Property") **covenant** with the Transferor to the intent that the benefit of this covenant shall be annexed to and run with the land in Lot 1 in Plan of Subdivision No. PS449640H ("Dominant Land") not to maintain or permit to be maintained any licence whatsoever under the Liquor Control Reform Act 1998 or any re-enactment or successor thereof in respect of any building constructed upon the property hereby transferred. This covenant shall cease to apply to the Property upon neither the business of a hotel nor the business of the sale of packaged liquor products being carried on from the Dominant Land.

Dated: **13 February 2002**

Approval No. 7860105D ORDER TO REGISTER

Please register and issue title to  
*The Lodging Party  
Rigby Cooke  
Solicitors 674R*

Signed \_\_\_\_\_ Cust. Code

STAMP DUTY USE ONLY  
Original Transfer of Land  
Stamped with: \$142,175.00  
Trn: 1214850 05-MAR-2002  
SRD Victoria Duty, SJK1

**T2**  
Page 1 of 2  
15/11/02  
Lawdocs



THE BACK OF THIS FORM MUST NOT BE USED

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form T2* dated

13/2/2002

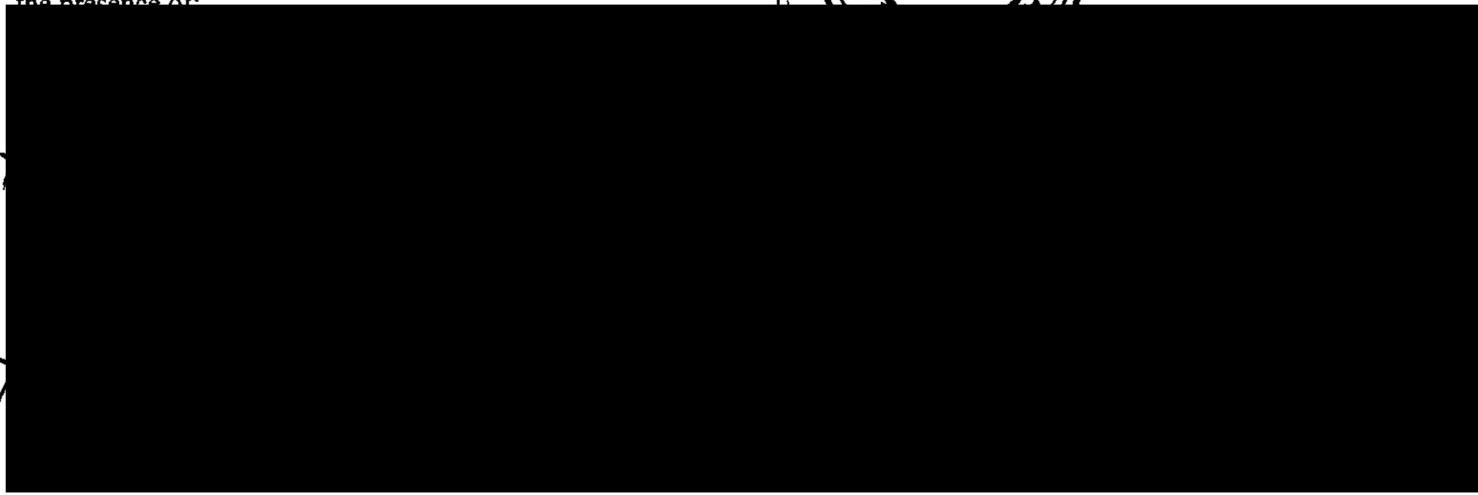
2002 between P.D.N. Projects

Pty Ltd (ACN 083 302 498) and ALDI Foods Pty Limited (ACN 086 210 139)

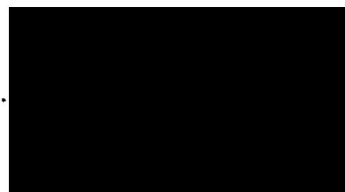
Signatures of the parties

## Panel Heading

THE COMMON SEAL of P.D.N. PROJECTS PTY LTD )  
was hereunto affixed in accordance with its constitution in )  
the presence of: )



Signed by [redacted] as attorney for )  
ALDI Foods Pty Limited under Power of ) X  
Attorney dated 28 June 2000 in the presence of: )



X  
Witness

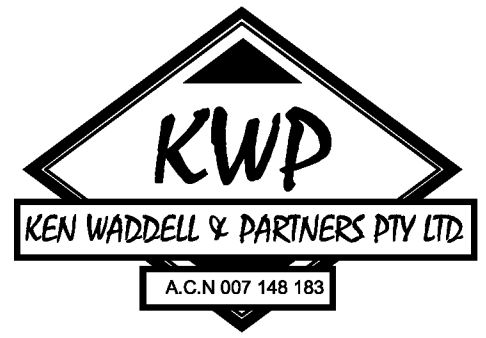


Approval No. 7860105D

# A1

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of the instrument are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.





18 November 2024

██████████  
Town Planning Department  
Cardinia Shire Council  
PO Box 7  
PAKENHAM VIC 3810

Dear ██████████

**Re: Buildings & Works for Direct-To-Boot Pickup to Existing Woolworths Supermarket  
51 Old Princes Hwy, Beaconsfield  
Town Planning Permit Application Number – T240443 -  
to now become Amendment to Town Planning Permit T060765a**

On behalf of Woolworths Ltd, and further to your correspondence regarding the above Town Planning Permit Application, please now find additional information in response to your RFI letter dated 3.10.24.

The Town Planning Permit Application fee has now been paid.

Copies of the requested Title Instruments are attached.

Further dimensioning and signage information has been provided and is best seen on Town Planning Drawings TP05, TP06 and TP07.

On behalf of Woolworths Group Ltd, we request that Town Planning Permit Application Number T240443PA be withdrawn. As a consequence of that withdrawal and as per your request, please now find attached an application for an amendment to Town Planning Permit Number T0607065a. We request that the fees already paid be credited to the new amended TP Permit Application.

The extent of signage to the Direct-To-Boot (DTB) Canopy fascia has now been significantly reduced (see Drawings TP05, TP06 and TP07). The background colour to almost all of the Canopy fascias has been changed to a monument grey. This has the effect of effectively scaling down the overall visual impact of the proposal. Also, Woolworths have asked if you could please reconsider your request to reduce the 4 X number way-finding totem signs which are proposed. The shopping centre carpark is somewhat meandering and spread extensively around the site. Because of the 'sprawling' nature of the carpark around the site it is considered to be traffic management best practice to have effective way-finding to the DTB from access points to the site, to assist customers to confidently and directly access the DTB thereby reducing traffic congestion and minimising car movement around the site and helping to improve the safety for all site users. Also, the signs are only 1.5m high (not much above waist height) and are relatively unobtrusive and of low impact.

The Drawings have been modified to show that there is now no reduction in the landscaping. In error, the existing tree was previously shown to be removed. This tree will be retained.

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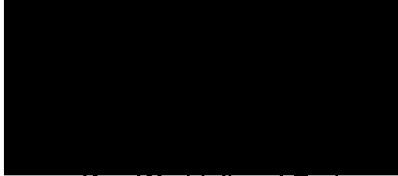
**KEN WADDELL AND PARTNERS PTY LTD**  
PO BOX 4268 KNOX CITY CENTRE VIC 3152  
MOBILE: 0418 307 315  
Email: kwpbs@bigpond.net.au

After you have had a chance to review the documents submitted, could I please ask that you contact me as there are some of your RFI requirements which I would like to discuss with you.

In the event that the additional information submitted is unsatisfactory and/or incomplete we would request an extension of time beyond the date set out in your letter by which additional information must be lodged with Council before the Town Planning Permit Application lapses.

Please contact me if you have any queries or need any further information.

Yours faithfully



Ken Waddell and Partners Pty Ltd

REF: PROLET/7059-3

V190572

# Traffic & Transport Assessment Report

Beaconsfield Woolworths, Vic

August 30, 2024



<b>Revision</b>	<b>Description</b>	<b>Author</b>		<b>Quality Check</b>	
D01	First Draft	[REDACTED]	JC	[REDACTED]	LS



This document entitled 'Traffic & Transport Assessment Report' was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of *Woolworths Food Group* (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by \_\_\_\_\_  
\_\_\_\_\_

Reviewed by \_\_\_\_\_  
\_\_\_\_\_

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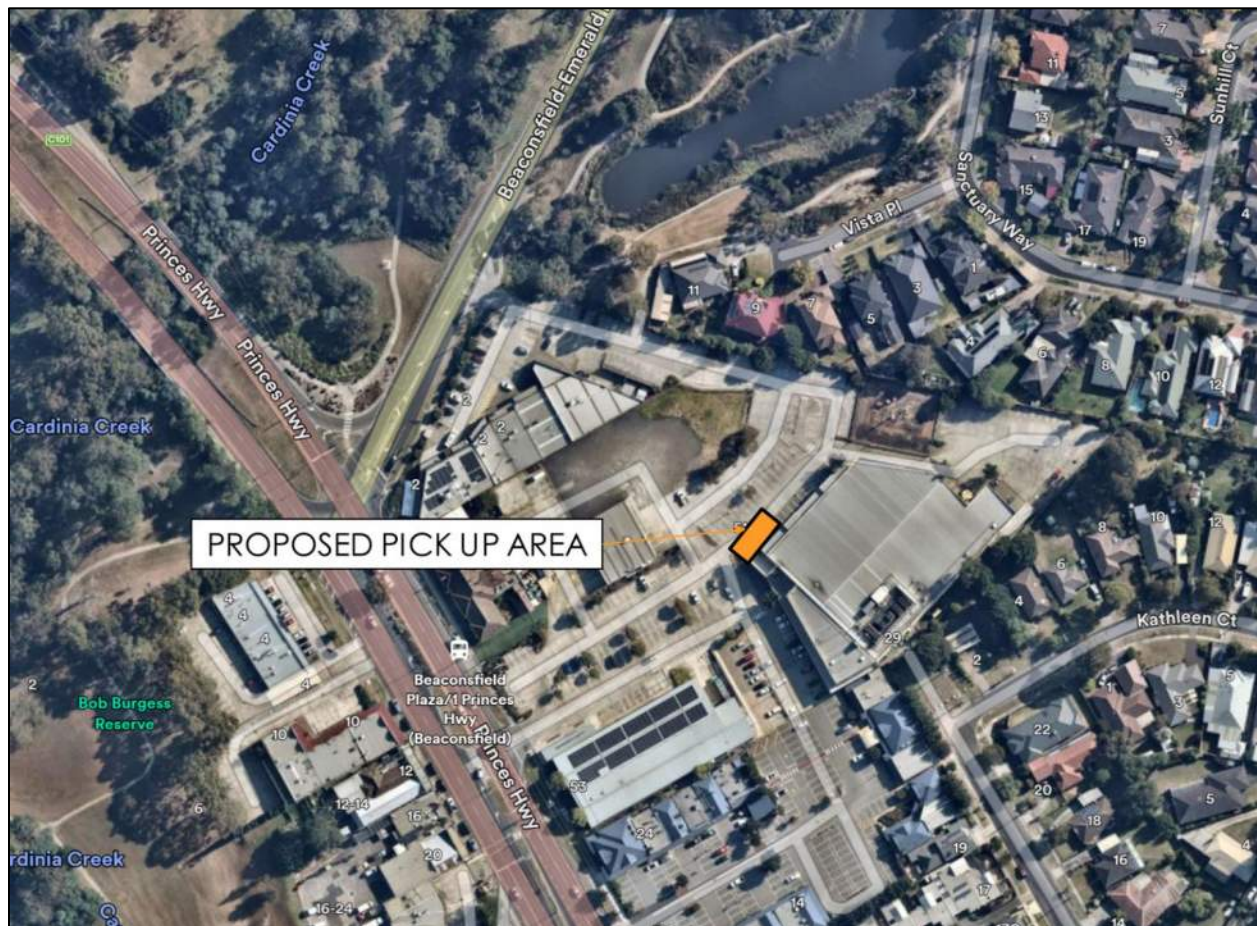
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## 1.0 INTRODUCTION

Stantec have been engaged by Woolworths Food Group to undertake a review of the Pick up parking area for the Beaconsfield Woolworths store located at the corner of Emerald Road & Princes Highway, Beaconsfield, VIC, 3807 Australia.

The safety of Woolworths staff and pedestrian movements between the proposed Pick up area will also be assessed. The proposed Pick up area is located at the north-east portion of the car park, as shown in Figure 1-1.

**Figure 1-1 Site Locality**



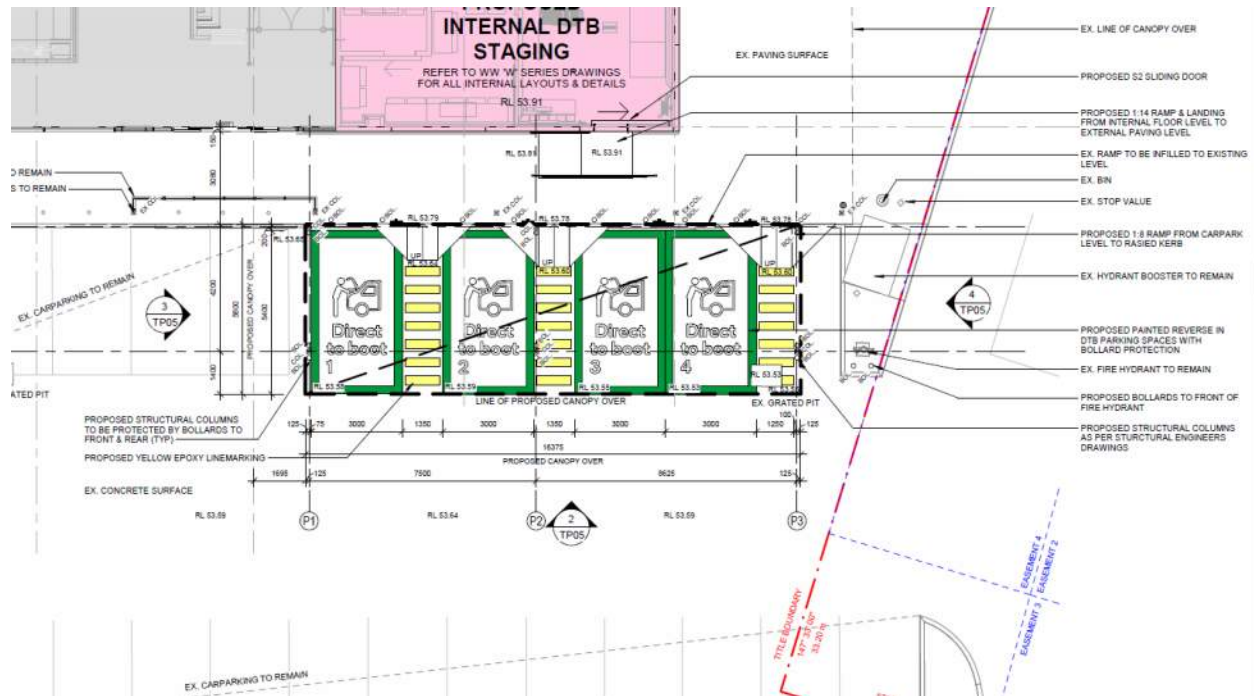
The Woolworths Pick up program allows customers to order groceries online and collect them from their desired supermarket location. The designation of Pick up spaces at a supermarket aims to ensure that parking spaces are available for these customers when they arrive to collect their groceries, which are placed in the customer's vehicle by a Woolworths staff member.

## 2.0 PROPOSED DEVELOPMENT

### 2.1 GENERAL

The proposal is to provide four (4) Pick up parking spaces within the north-eastern section of the existing car park of the Beaconsfield Woolworths site, with access to the internal road network via Beaconsfield-Emerald Road to the west and Princes Highway to the south. The proposed Pick up area layout is shown in Figure 2-1.

**Figure 2-1 Proposed Pick up Area Layout**



To accommodate this option, it is proposed to install pedestrian paths such that each bay is serviced by at least one (1) path at both the front and sides of the parking spaces with direct boot access. The entire Pick up area will be serviced by a main >1.5m pedestrian path running east-west along the southern side of the Pick up area to ensure Woolworths staff safety. The new footpaths will be installed with DDA compliant pram ramps, utilised by Woolworths staff and visitors to the centre to safely access customer's vehicles from the Pick up store entrance, and also to access the main car park.

All modifications adhere to Australian Standard 2890.1:2004 and are shown in Figure 2-1 and Appendix A.

## 2.2 PEDESTRIAN SAFETY REVIEW

Having considered the proposed Pick up area location and the likelihood of an incident between vehicles and pedestrians, it is recommended to provide the following safety measures so that pedestrian safety is maintained within the parking area.

### 2.2.1 Pedestrian Footpath

It is recommended to paint multiple pedestrian footpaths adjacent to four (4) proposed parking spaces to provide a safe path of travel for Woolworths staff and customers to access the main carpark. This will reduce the likelihood of an incident occurring between manoeuvring vehicles and staff when they are loading orders into a parked vehicle.

### 2.2.2 Engineering Controls

Other measures to be included in the area to improve pedestrian safety involve:

- Pedestrian bollards at the front of the spaces to ensure vehicles do not protrude over the existing pedestrian footpath; and
- DDA compliant pram ramps to access the painted pedestrian paths.

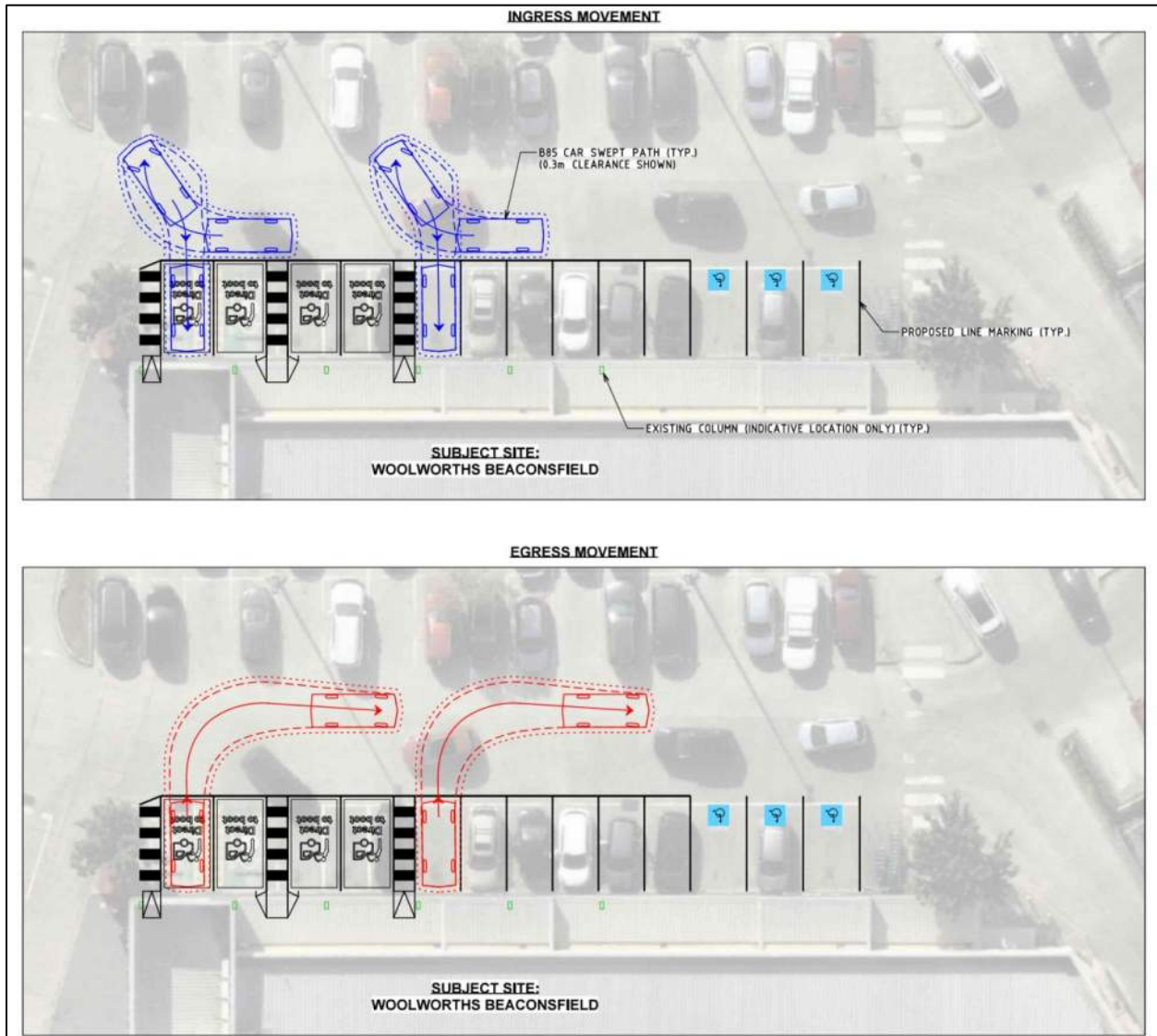
## 2.3 INTERNAL VEHICLE MANOEUVRING

To accommodate the Pick up area arrangement, vehicles will be required to enter via Beaconsfield-Emerald Road to the west and Princes Highway to the south to access the internal road network.

Access to the Pick up area would be via a reverse-in forward-out manoeuvre to allow ease of access to deliver goods to the boot of customers cars. Figure 2-2 below and attached as Appendix B show the swept paths of vehicles entering and exiting the Pick up area.



Figure 2-2 Proposed Reverse-In / Forward-Out Pick up Bay Swept Paths



### 3.0 CAR PARKING REVIEW

The existing car parking layout immediately to west of the store will be reconfigured to accommodate the following:

- A total of three (4) existing standard car parking bays and the two (2) existing Pick up bays will be altered to include four (4) Pick up bays;
- The four (4) Pick up bays will each be 3.0m wide and 5.4m long;
- The Pick up bays will be serviced by a 6.9m wide aisle which reverts back to 7.4m adjacent to the DTB area;
- New pedestrian paths both through and surrounding the new Pick up area to service both Woolworths staff and the general public navigating the area.

This will result in an overall nett loss of two (2) car parking space within the car park.

The existing car parking spaces and access aisles are built to Australian Standard 2890.1:2004 and meet the Cardinia Shire Council Planning Scheme requirements.

### 3.1 CAR PARKING DEMAND ASSESSMENT

The redevelopment of the car parking area will result in a reduction of two (2) car parking space, bringing the total number of parking spaces within the car park from 242 to 240, inclusive of the four (4) proposed Pick up parking spaces. Table 3-1 shows the statutory car parking requirements based on Clause 52.06 of the Cardinia Shire Council Planning Scheme. It should be noted that the subject site is not captured within the Victorian PPTN and thus Column A rate applies.

**Table 3-1 Planning Scheme Car Parking Requirements**

Use	Area/ No.	Rate	Car Parking Measure	Total
<b>Woolworths Supermarket</b>	3,051 sq.m	5	for each 100 sq.m of leasable floor area	153 spaces
<b>Adjoining Tenancies</b>	358 sq.m	4	for each 100 sq.m of leasable floor area	14
<b>Aldi</b>	1,250 sq.m	5	for each 100 sq.m of leasable floor area	63
<b>TOTAL</b>				<b>230 spaces</b>

As shown above, the statutory requirement for the development is 230 car parking spaces. Therefore, the proposal exceeds the requirement under Clause 52.06 of the Cardinia Shire Council Scheme by 10 car parking spaces. The following provides an analysis of parking turnover and utilisation which further supports the proposed reduction of two (2) car parking space.

### 3.2 PICK UP BAY TURNOVER

Due to the Pick up arrangements, shoppers will set a time to collect their shopping. This process will be conducted quickly and ensure that the Pick up car parking spaces are turning over frequently.

Assumptions of the car parking turnover are as follows:

- Existing “Unrestricted” car parking spaces turn over conservatively once every hour; and
- Proposed Pick up spaces turn over conservatively every 15 minutes or four (4) times per hour.

To ensure that the car park is not adversely affected by the loss of these spaces a car parking demand and turnover assessment has been conducted in Table 3-2 below.

**Table 3-2 Parking Turnover**

Site Car Parking Conditions	P (1 hour turnover)	Pick up (15 min turnover)	Car Space Turnover
<b>Existing</b>	4 spaces	2 spaces	12 cars
<b>Proposed</b>	0 spaces	4 spaces	16 cars
<b>Nett Change</b>	<b>(-) 4 spaces</b>	<b>(+) 2 spaces</b>	<b>(+) 4 cars</b>

As shown in Table 3-2, the car park will increase in utilisation by four (4) cars per hour due to the implementation of two (2) additional Pick up bays resulting in a total of four (4).



## 4.0 HISTORICAL CAR PARKING DEMAND ASSESSMENT

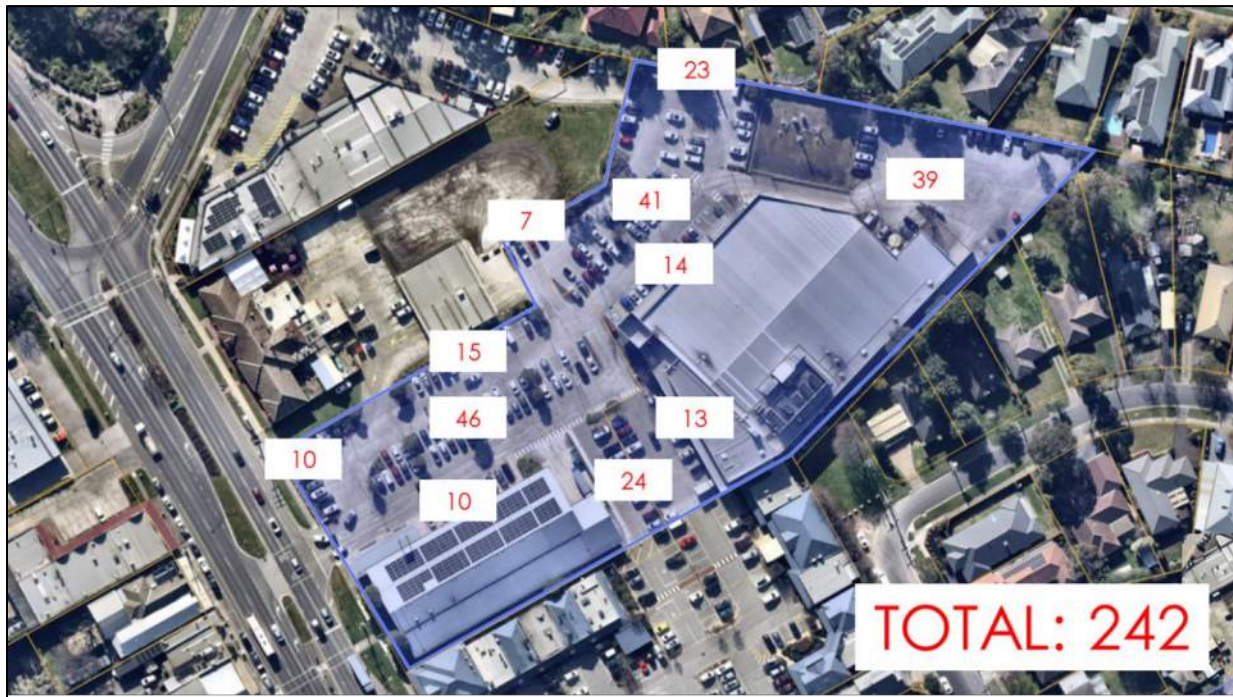
In order to more accurately support the reduction of two (2) car space, an assessment has been completed on the historical utilisation rates of the car park using aerial imaging (Metro Maps). The results are shown in Table 4-1. The car park utilisation was assessed within the area shown in Figure 4-1.

**Table 4-1 Historical Car Parking Demand Assessment**

Date / Time	Capacity	Occupancy	Utilisation	Post-Change Capacity	Post-Change Occupancy	Post-Change % Utilisation
Tuesday, February 27, 2024	242	137	57%	240	137	31%
Monday, January 1, 2024	242	76	31%	240	76	17%
Wednesday, August 16, 2023	242	201	83%	240	201	46%
Thursday, September 14, 2023	242	150	62%	240	150	34%
Saturday, January 21, 2023	242	188	78%	240	188	43%
<b>AVERAGE</b>	<b>242</b>	<b>150</b>	<b>62%</b>	<b>240</b>	<b>150</b>	<b>34%</b>

NOTE: Vehicles driving through the parking aisles were included within the utilisation counts. Parking spaces covered by foliage were assumed to be occupied.

**Figure 4-1 Car Parking Area**



As the above shows, the average utilisation across the previous five (5) available aerials was shown to be 64%, with peak periods seeming to operate at a utilisation of approximately 85-90%. Introducing the Pick up parking spaces would therefore result in conservative utilisation increase of approximately 1%.

Based upon the information provided within Table 4-1, it is understood from the historical car parking assessment that the current car park reaches a maximum capacity of 201 car parking spaces. As such, a reduction of two (2) car parking space will result in no less than 39 car parks being available. As such, the car parking shortfall as determined by the statutory requirement can be deemed negligible due to the current utilisation of the car parking area.

## 5.0 POTENTIAL STRATEGIES

It is anticipated that there may be some interactions between shoppers and Pick up staff at the proposed painted pedestrian paths due to its proximity to the southern entrance of the shopping centre.

Generally, there are several strategies that could be implemented to improve the pedestrian safety:

- The Pick up program provides a car delivery service at some supermarkets, whereby a staff member will deliver the groceries to a parked vehicle instead of the customer exiting their vehicle. Woolworths will be responsible for ensuring that staff members that deliver to the Pick up spaces are familiar with all relevant OHS regulations and company policies;
- The above arrangement should be communicated to Pick up customers to ensure that they remain at their vehicle when collecting groceries rather than walking to the store entrance. This can be relayed to the customer when they make their online purchase and with signage at the Pick up spaces;
- It is recommended that appropriate signage be placed at all car parking entries and at the proposed Pick up parking area to ensure that customers are aware of the Pick up parking area and remain in their vehicles; and
- It is recommended to provide a Wayfinding Plan to customers when they place their orders to ensure they are familiar with the location of the Pick up parking spaces. This is particularly important for first time users who may not be aware of the Pick up process.

## 6.0 CONCLUSIONS

The potential interaction between Woolworths staff and vehicle movements will be minimised if the following alterations are provided to the proposed Pick up parking:

- A nett decrease of two (2) car parking space inclusive of the four (4) proposed Pick up parking spaces;
- With a reduction of two (2) car parking spaces, the shared parking area (240 car parks) exceeds the statutory car parking requirements (230 car spaces) based on Clause 52.06 of the Cardinia Shire Council Planning Scheme by 10 car spaces;
- From the aerial car parking occupancy survey undertaken, average occupancy rate was 62% with a peak of 75-85% occupancy;
  - During these peak periods, no less than 41 car spaces were free at any one time and as such a reduction of two (2) car parking space will result in no less than 39 car spaces being free at any one time;
- A painted pedestrian path not less than 1.250m wide to allow staff members and visitors access to the Pick up spaces and the main car parking area;
- Clearly defined Pick up parking spaces are proposed with adequate signage and line-marking to ensure the safety of both staff and customers;
- Installation of DDA compliant pram ramps to allow ease of access to the main car park.
- Based upon the preceding analysis the decrease of two (2) car parking space will not adversely affect on-site car parking.

It is recommended that appropriate signage be installed to ensure that customers remain at their vehicles and to remind staff members to be aware of manoeuvring and approaching vehicles within the area.

I trust this information is of assistance.

Regards,

**Stantec**

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Melbourne Victoria 3000 Australia

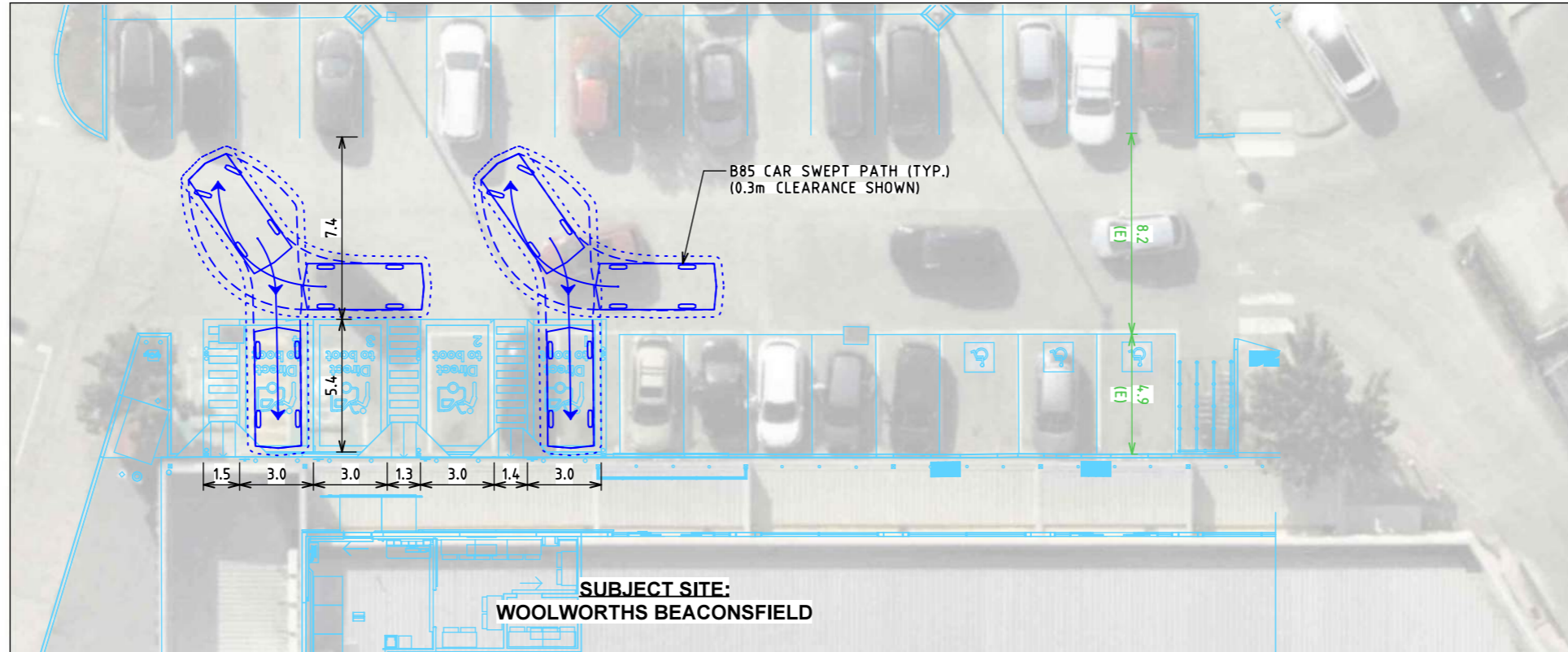
Transport Engineer  
Phone: 03 9070 6721  
Fax: n/a  
Sender's Email: joshua.carroll@stantec.com

Principal Traffic & Transport Engineer  
Phone: 03 9070 6719  
Fax: n/a  
Sender's Email: luke.smith@stantec.com

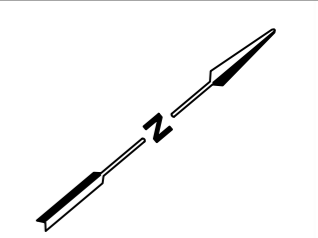
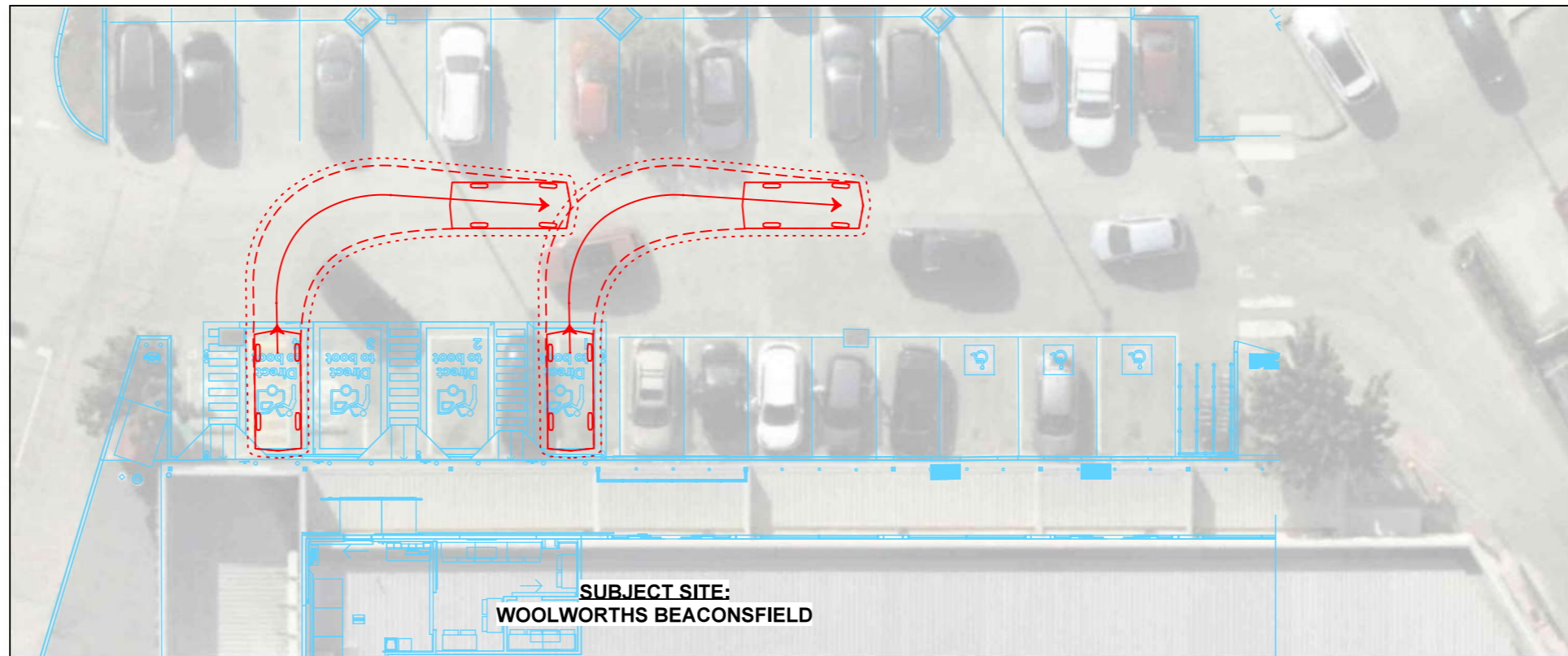
**APPENDIX B – SWEEP PATH ASSESSMENT**



**INGRESS MOVEMENT**



**EGRESS MOVEMENT**



MELWAY MAP REF 111 J11

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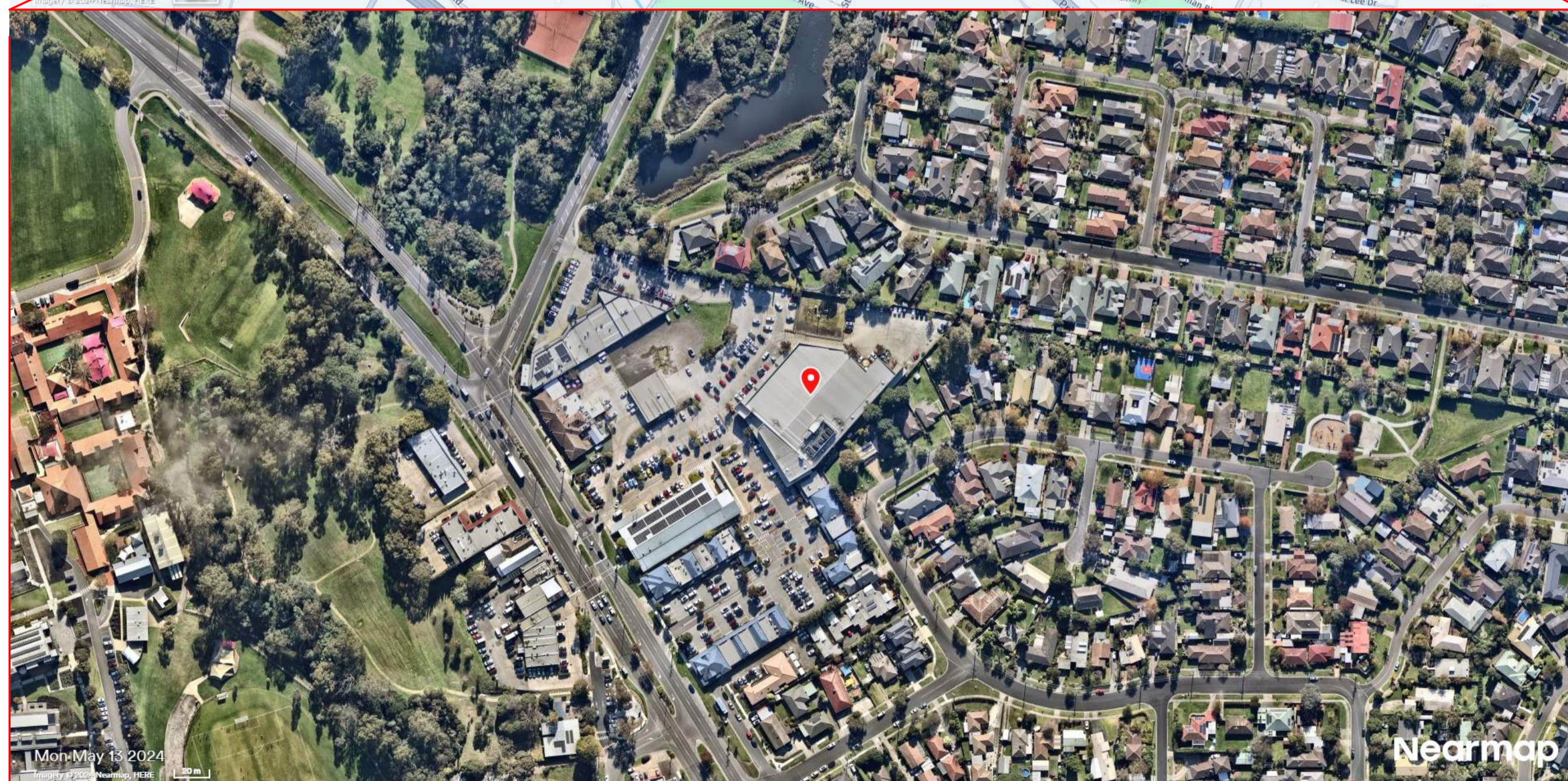
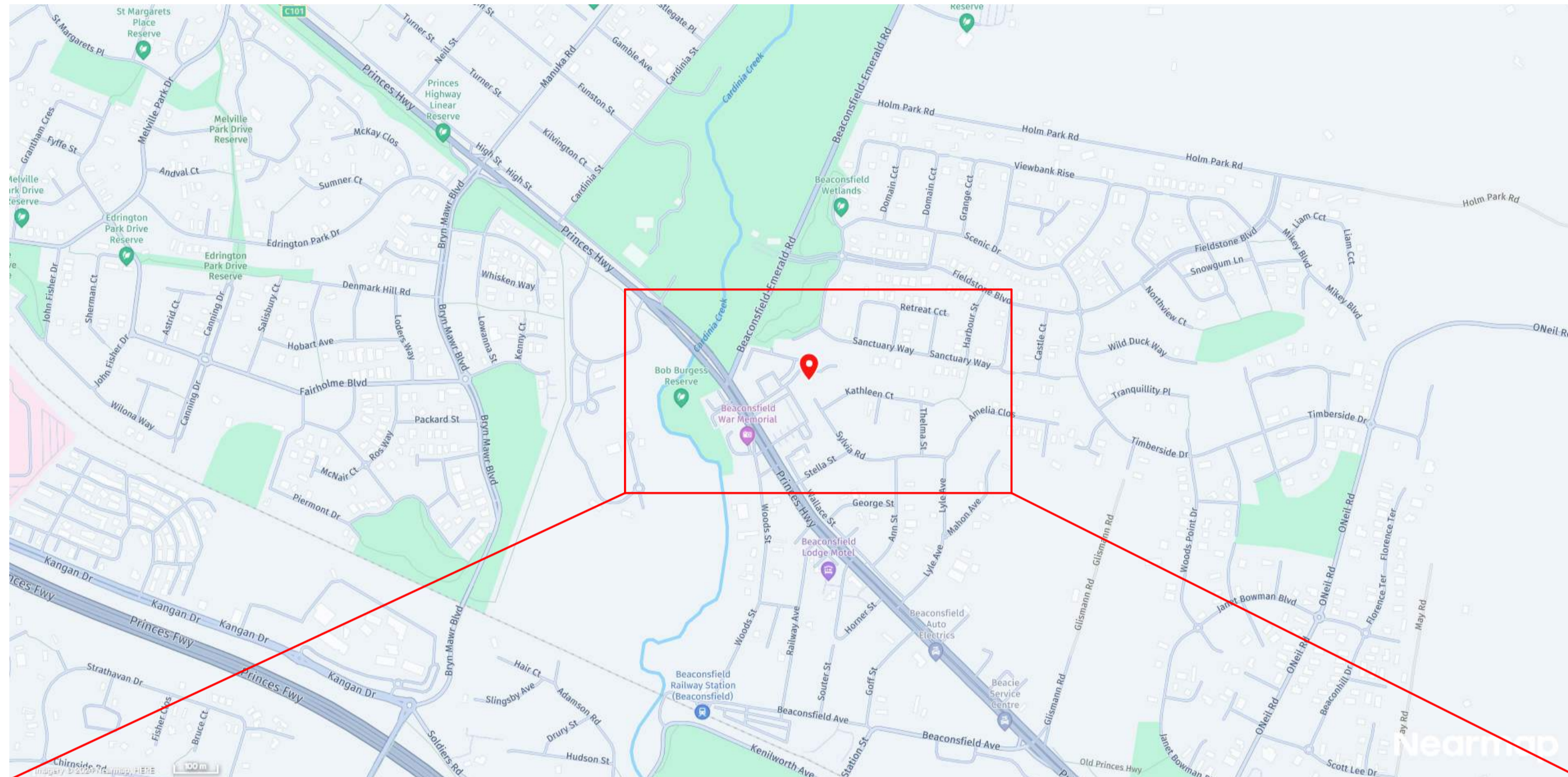


<b>WOOLWORTHS FOOD GROUP</b>			
WOOLWORTHS DRIVE-THRU & PICK-UP			
CNR EMERALD RD & PRINCESS HWY, BEACONSFIELD			
SWEEP PATH ANALYSIS			
B85 CAR SWEEP PATH			
Drawn/Check	Date	Scale	Size
EK / VO	08/04/2024	1:250	A3
Drawing Number			Revision
304200156-128-02			P2



# PROPOSED DIRECT TO BOOT WOOLWORTHS BEACONSFIELD WOOLWORTHS STORE No. 3172 28 SYLVIA RD BEACONSFIELD, VIC, 3807

DRAWING SCHEDULE		
NO.	TITLE	REV.
TP00	COVER PAGE	E
TP01	PROPOSED SITE PLAN	E
TP02	EXISTING & DEMOLITION FLOOR PLAN	E
TP03	PROPOSED FLOOR PLAN	E
TP04	PROPOSED ROOF & REFLECTED CEILING PLANS	E
TP05	EXISTING, DEMOLITION & PROPOSED ELEVATIONS	E
TP06	PROPOSED RENDERS	E
TP07	PROPOSED SIGNAGE	E



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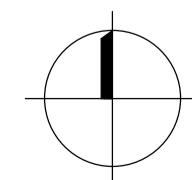
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The fresh food people

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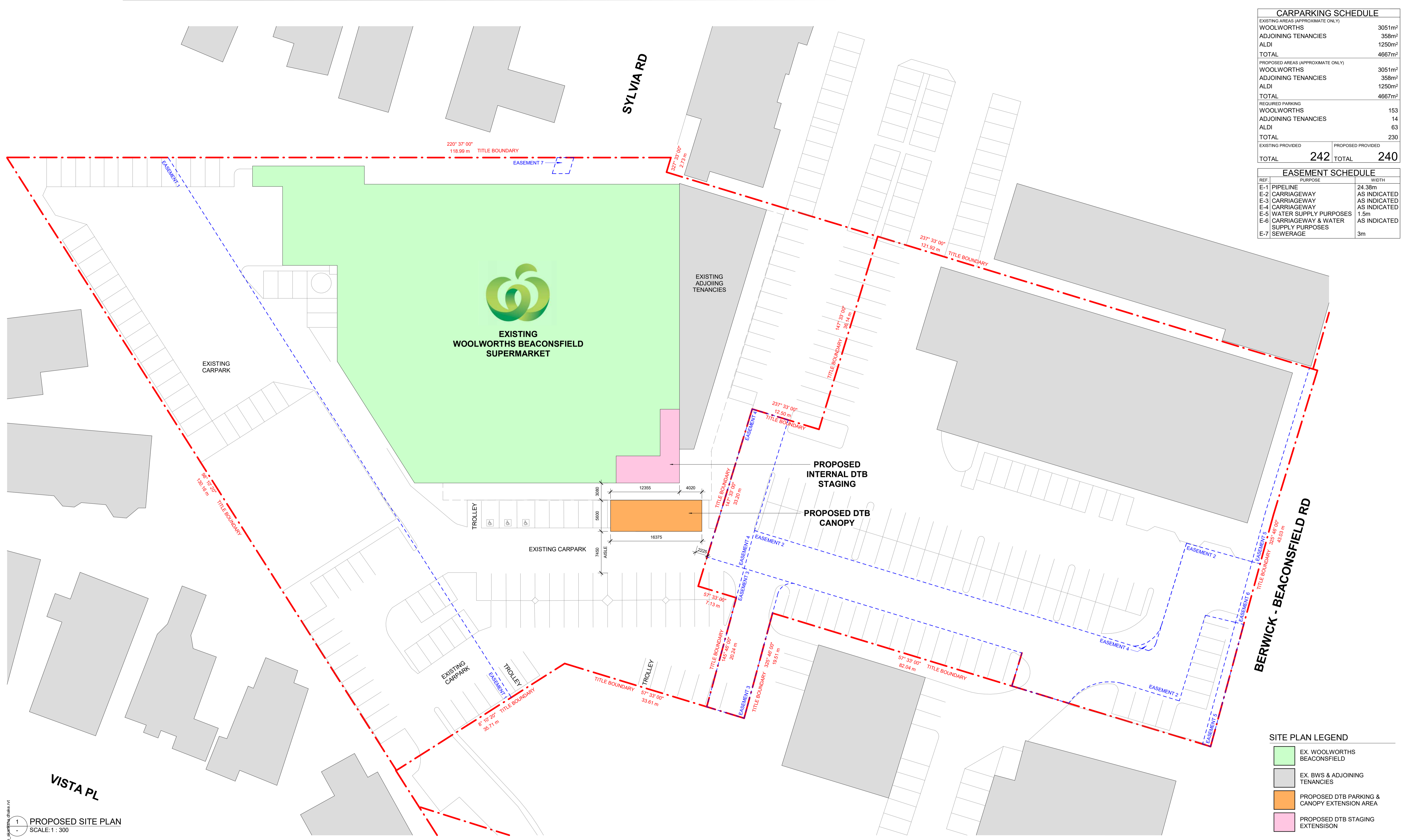
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ISSUE TOWN PLANNING		
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		SHEET 1 of 8



CARPARKING SCHEDULE	
EXISTING AREAS (APPROXIMATE ONLY)	
WOOLWORTHS	3051m <sup>2</sup>
ADJOINING TENANCIES	358m <sup>2</sup>
ALDI	1250m <sup>2</sup>
<b>TOTAL</b>	<b>4667m<sup>2</sup></b>
PROPOSED AREAS (APPROXIMATE ONLY)	
WOOLWORTHS	3051m <sup>2</sup>
ADJOINING TENANCIES	358m <sup>2</sup>
ALDI	1250m <sup>2</sup>
<b>TOTAL</b>	<b>4667m<sup>2</sup></b>
REQUIRED PARKING	
WOOLWORTHS	153
ADJOINING TENANCIES	14
ALDI	63
<b>TOTAL</b>	<b>230</b>
EXISTING PROVIDED	
<b>TOTAL</b>	<b>242</b>
PROPOSED PROVIDED	
<b>TOTAL</b>	<b>240</b>

EASEMENT SCHEDULE		
REF	PURPOSE	WIDTH
E-1	PIPELINE	24.38m
E-2	CARRIAGEWAY	AS INDICATED
E-3	CARRIAGEWAY	AS INDICATED
E-4	CARRIAGEWAY	AS INDICATED
E-5	WATER SUPPLY PURPOSES	1.5m
E-6	CARRIAGEWAY & WATER SUPPLY PURPOSES	AS INDICATED
E-7	SEWERAGE	3m



**1** PROPOSED SITE PLAN  
SCALE: 1 : 300

SITE PLAN LEGEND	
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<span style="display:inline-block; width:15px; height:15px; background-color:#D3D3D3; border:1px solid black;"></span>	EX. BWS & ADJOINING TENANCIES
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<span style="display:inline-block; width:15px; height:15px; background-color:#FFB6C1; border:1px solid black;"></span>	PROPOSED DTB STAGING EXTENSION
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<span style="display:inline-block; width:15px; border-bottom:1px dashed blue;"></span>	LINE OF EASEMENT

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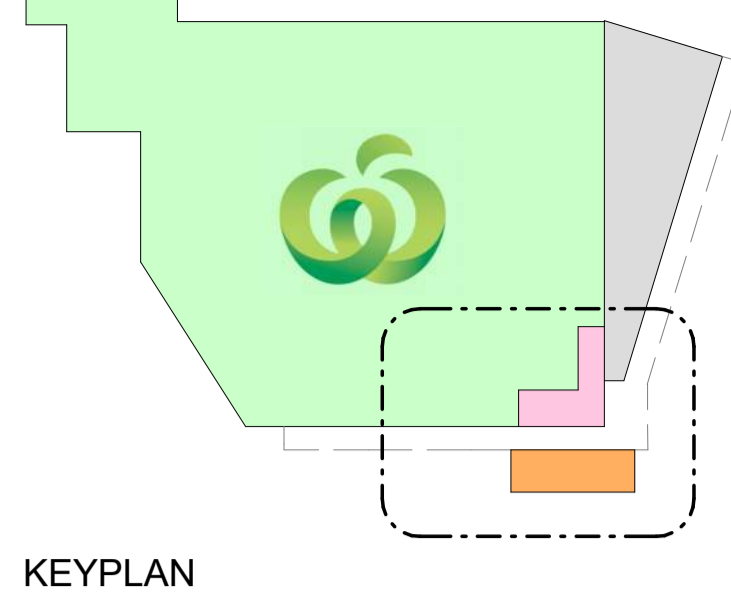
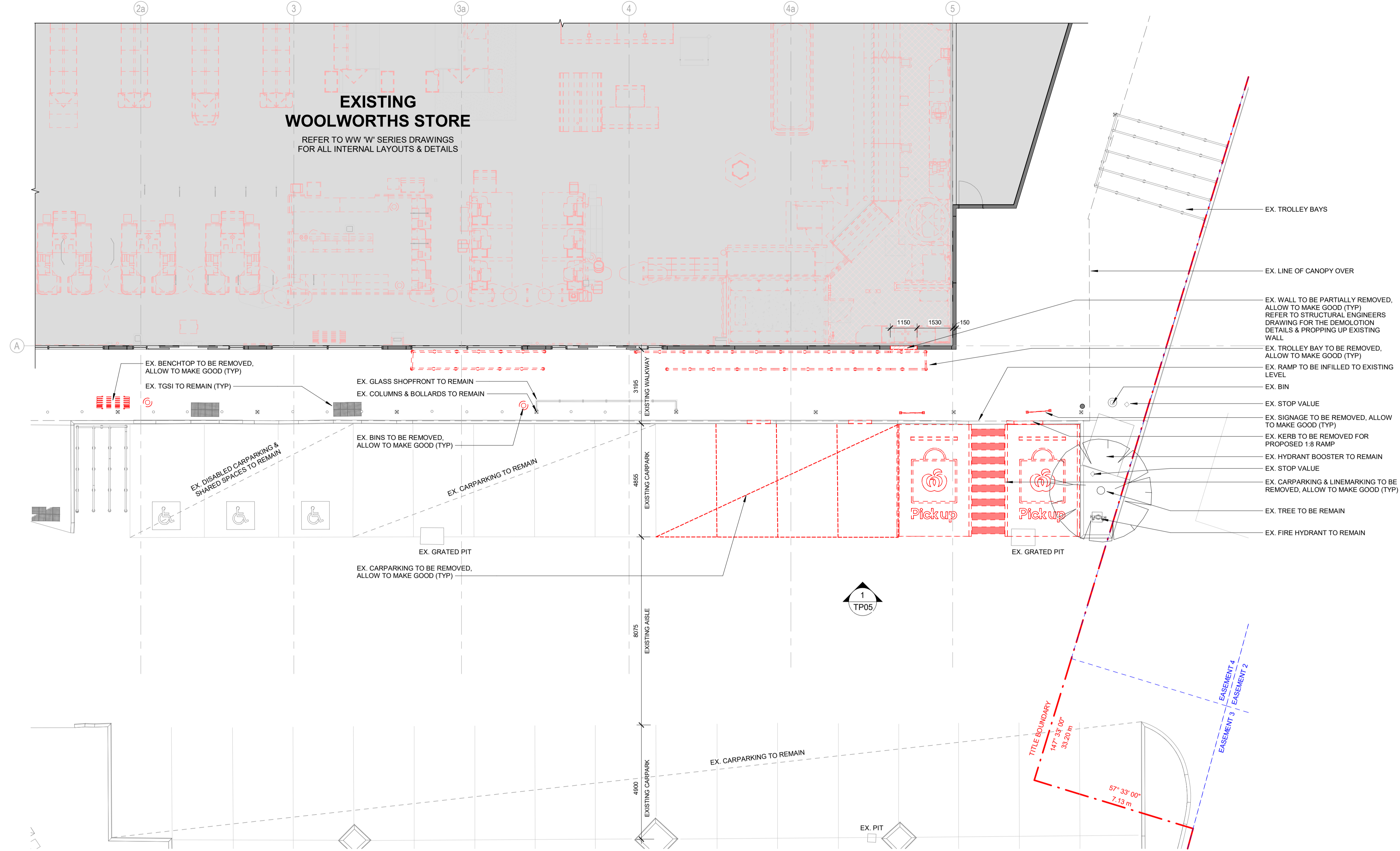
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1 EXISTING & DEMOLITION FLOOR PLAN  
SCALE: 1 : 100



**FLOOR PLAN LEGEND**

- EX. WOOLWORTHS AREA
- PROP INTERNAL DTB STAGING
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- PROPOSED
- LINE OF BOUNDARY
- LINE OF EASEMENT

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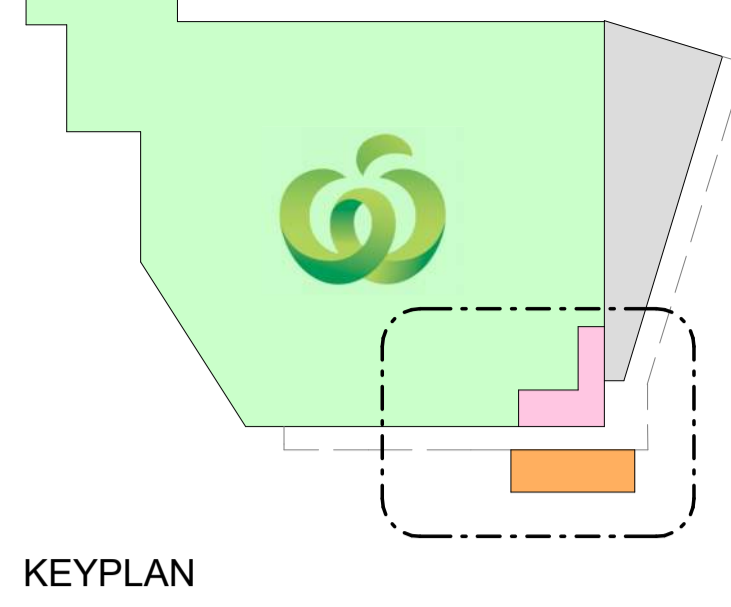
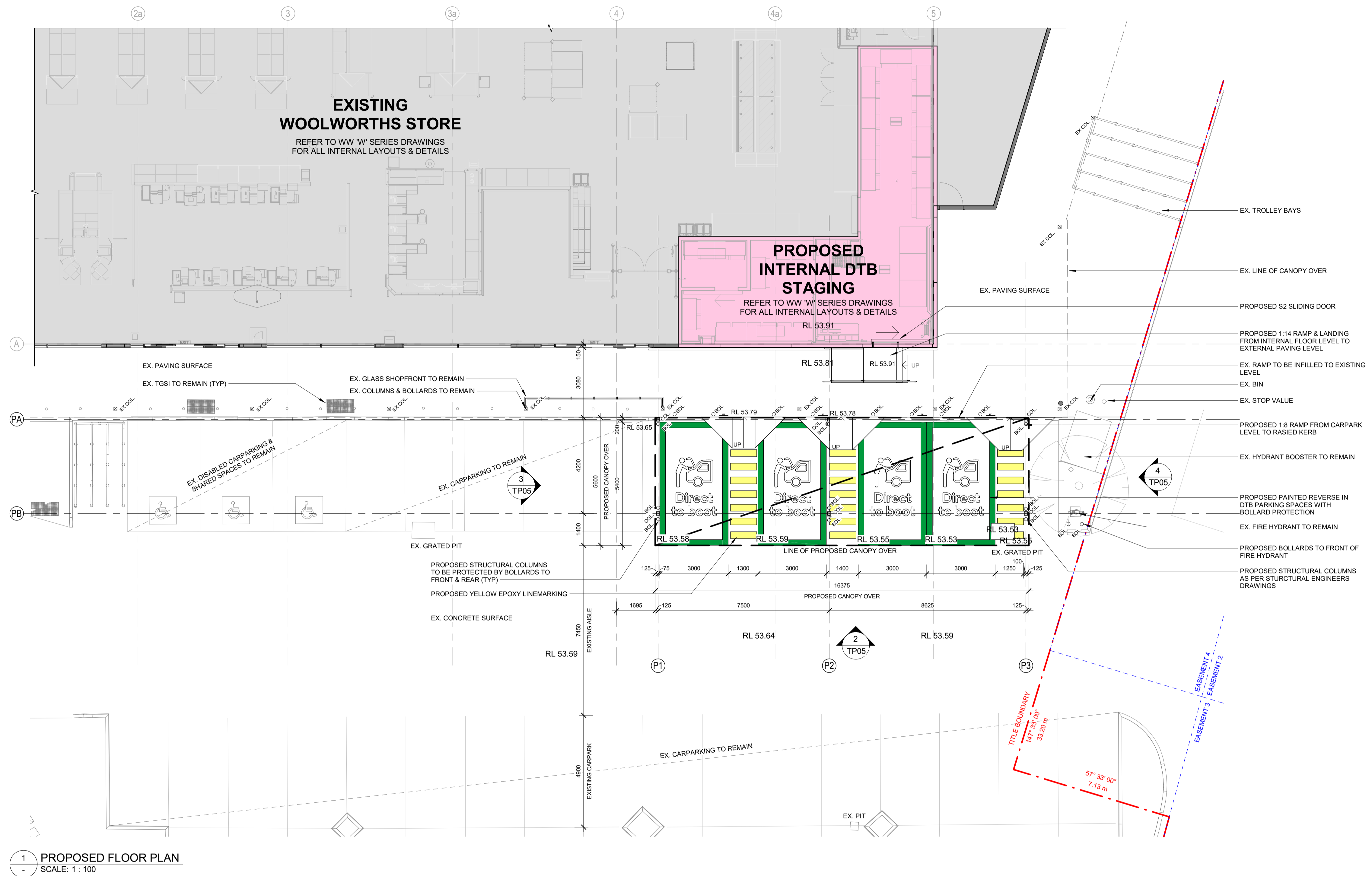
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AD	LB	TOWN PLANNING





1 PROPOSED FLOOR PLAN  
SCALE: 1 : 100

**FLOOR PLAN LEGEND**

- EX. WOOLWORTHS AREA
- PROP INTERNAL DTB STAGING
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- PROPOSED
- LINE OF BOUNDARY
- LINE OF EASEMENT

# TOWN PLANNING

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REV	AMENDMENTS DETAILS	BY	DATE
E	COUNCIL RFI SIGNAGE CHANGES	AD	16/12/2024
D	TOWN PLANNING - SIGNAGE UPDATES & WW COMMENTS	LK	19/11/2024
C	TOWN PLANNING - SIGNAGE UPDATED	LK	15/11/2024
B	TOWN PLANNING - SIGNAGE UPDATED	AT	22/10/2024
A	TOWN PLANNING ISSUE	ARB & LK	30/08/2024
P1	TOWN PLANNING PRELIMINARY ISSUE	LK	25/07/2024

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The Retail Group Pty Ltd ABN 85 050 134 696  
RBP No. DP-AD1689

PROJECT  
**PROPOSED DIRECT TO BOOT  
BEACONSFIELD**

CLIENT  
 **Woolworths**  
*The fresh food people*

PROJECT ADDRESS  
**28 SYLVIA RD  
BEACONSFIELD  
VIC 3807**

DRAWING TITLE  
**PROPOSED FLOOR PLAN**

DATE  
**OCT '24**

DRAWN  
**AD**

CHECKED  
**LB**

ISSUE  
**TOWN PLANNING**

PROJECT No.  
**24233**

DRAWING No.  
**TP03**

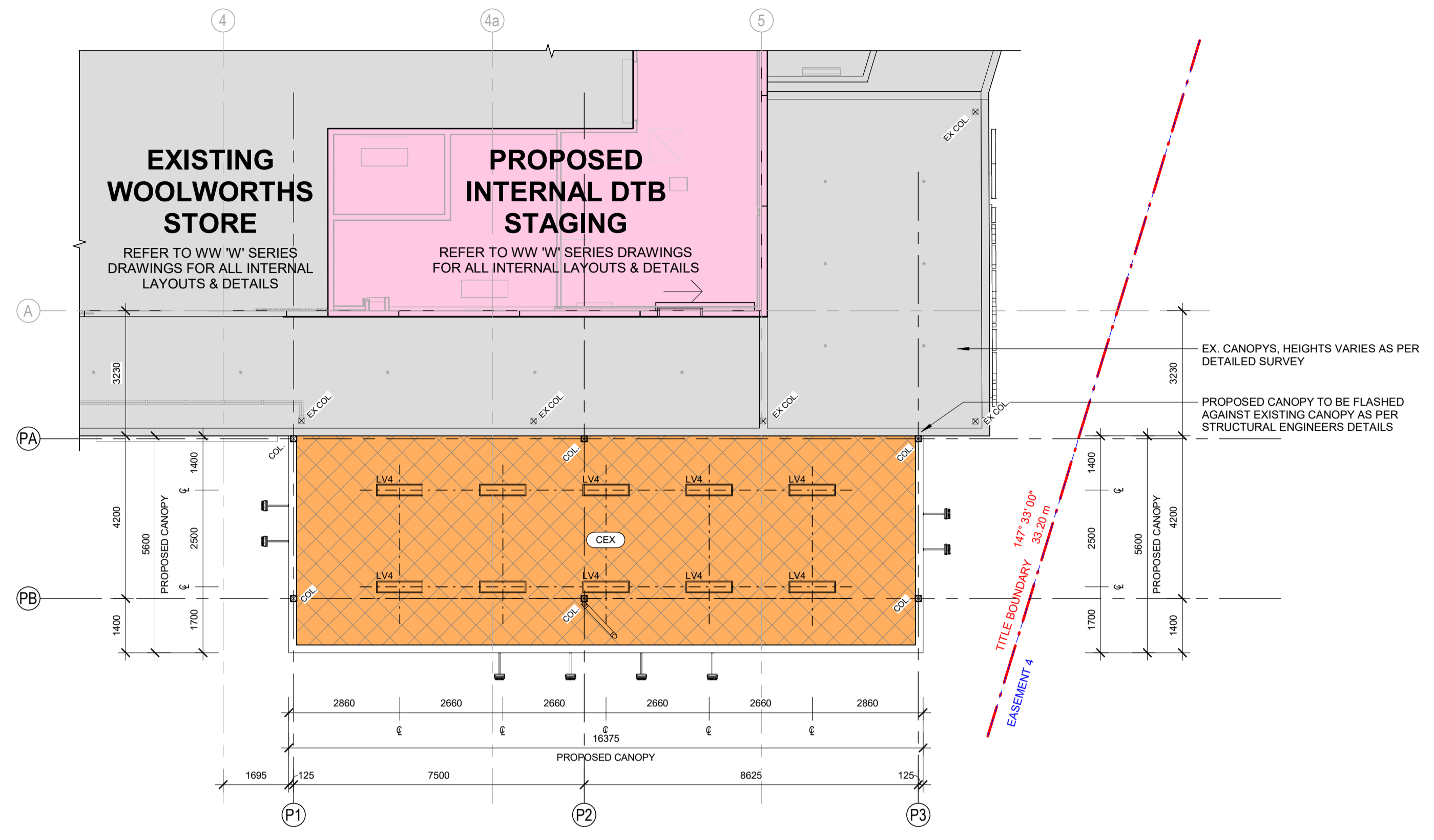
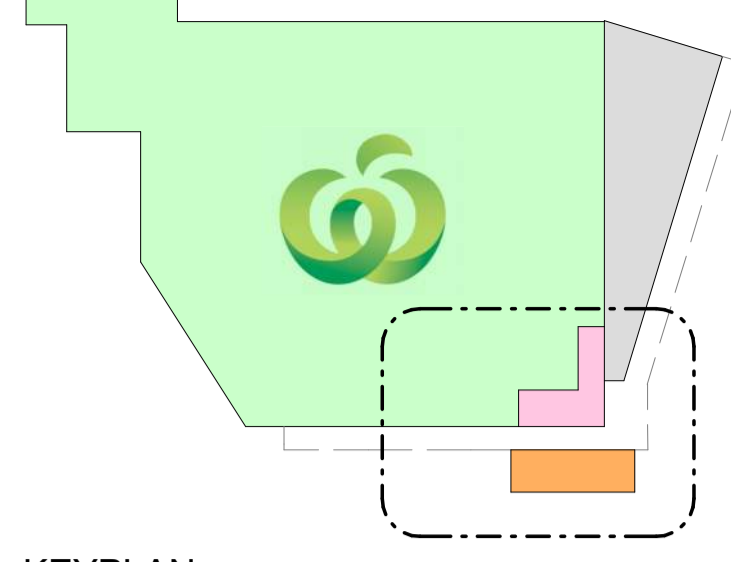
REVISION No.  
**E**

SHEET  
**4 of 8**

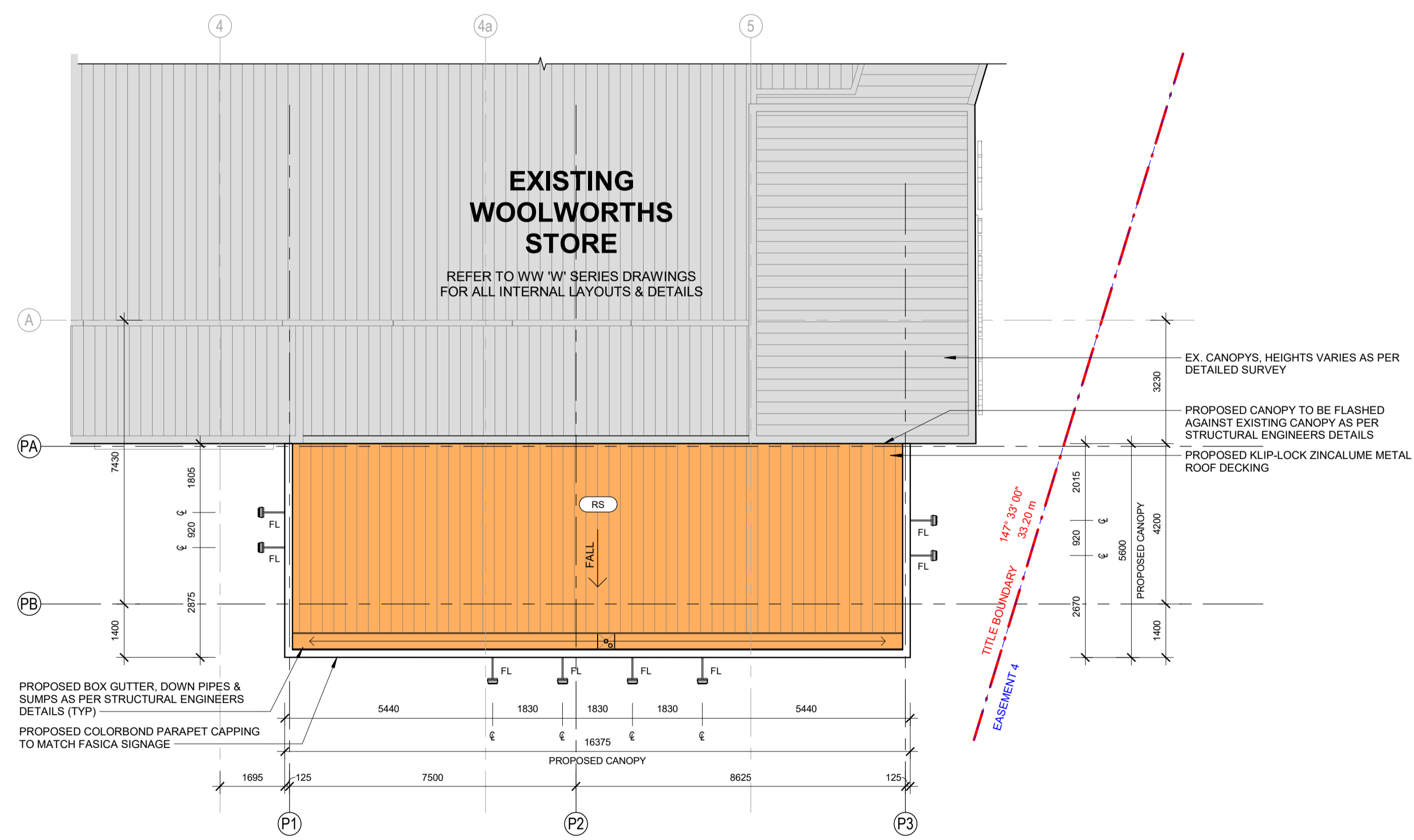
SCALE @ A1  
**1:100**

NORTH

C:\Users\alain\OneDrive\Documents\2025-Beaconsfield\_TP03\_Central\_Siteplan.dwg



1 PROPOSED REFLECTED CEILING PLAN  
SCALE: 1 : 100



2 PROPOSED ROOF PLAN  
SCALE: 1 : 100

ROOF FINISHES SCHEDULE		
CODE	IMAGE	DESCRIPTION
CEX		UNDERSIDE OF EXPOSED CANOPY TO BE PAINTED TO MATCH PX-04
PM01		APPLIED FINISH, COLOUR TO MATCH 'DULUX - MONUMENT'
PX-04		APPLIED FINISH, COLOUR TO MATCH 'DULUX - WOOLWORTHS EMBER'
RS		ZINCALUME KLIP-LOK PROFILED METAL SHEET OR AS SPECIFIED OTHERWISE

FINISHES TO BE IN ACCORDANCE WITH (MOST RECENT ISSUE) WOOLWORTHS WSPEC-FS-SM-FINISHES SCHEDULE.

LIGHTING LEGEND				
CODE	DESCRIPTION	SUPPLIER	CATALOGUE NO.	NO.
LV4	38W LED BATTEN, WEATHERPROOF, 4000K, (SURFACE MOUNTED/ SUSPENDED)	CLTS	OD38-840-EXT-936	10
FL	10W - 15W LED ADJUSTABLE IP65 FLOODLIGHT, 4000K, 100+ DEG. BEAM, BLACK FINISH - WITH 800mm BLACK GALVANISED EXTENSION ARM	ANL/VIBE	FLOODLIGHT: VBLFL-10W-4-4K EXTENSION ARM: VVFB-800	8

REFER TO 'W' SERIES PLANS FOR ALL INTERNAL LIGHTING LAYOUTS

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*The fresh food people*

PROJECT ADDRESS  
**28 SYLVIA RD**

**BEACONSFIELD VIC 3807**

DRAWING TITLE  
**PROPOSED ROOF & REFLECTED CEILING PLANS**

PROJECT No. **24233**  
DRAWING No. **TP04**

DATE  
**OCT '24**

SCALE @ A1  
**1:100**

NORTH

DRAWN  
**AD**

CHECKED  
**LB**

ISSUE

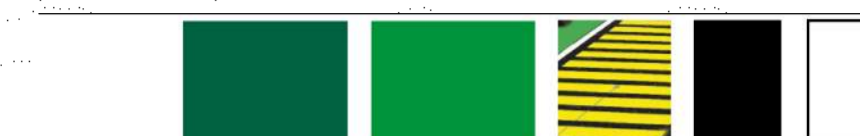
**TOWN PLANNING**

REVISION No. **E**  
SHEET **5 of 8**



# DESTINATION WALL ARTWORK

REFER TO WOOLWORTHS SIGNAGE DESIGN BRIEF - PU SIGNAGE (LATEST ISSUE)  
(EXTRACTS BELOW)



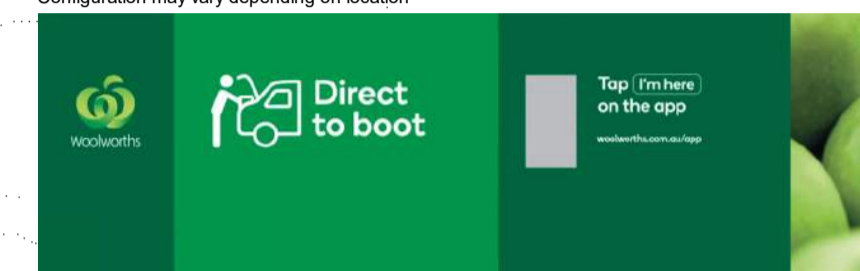
Process	C:100 M:10 Y:90 K:60	C:90 M:10 Y:100 K:0
Pantone	P315 3425	P315 355
RGB	R:18 G:24 B:48	R:70 G:154 B:70
Hex	#123456	#649546

Translucent vinyl	5500 Q11/2311A green	5500 Q11/2310A green
3M	3630-6208	3630-5974
Opaque vinyl	900-5095A green	900-5095A green
3M	180-56	YCC-00105

Dulux paint	Green Paw Paw P25-09	Grass Court P25-09P

Cold Applied Plastic	P315 355	Yellow	Black	White
Cristalline				

Destination Wall (example)  
Configuration may vary depending on location



**Photography**  
Photography is used at the destination zone only to provide freshness cues and a space filler, accommodating large areas and complex architectural features.  
The apples image can be cropped and scaled to fit desired location.



### Destination wall Application

Pick up destination walls decorated with 4mm ACM panel face & edges wrapped with digitally printed matta laminate graphic. Direct stick to wall with Green Express join matting black fish plate detail to sit in behind ACM panel. See photo.

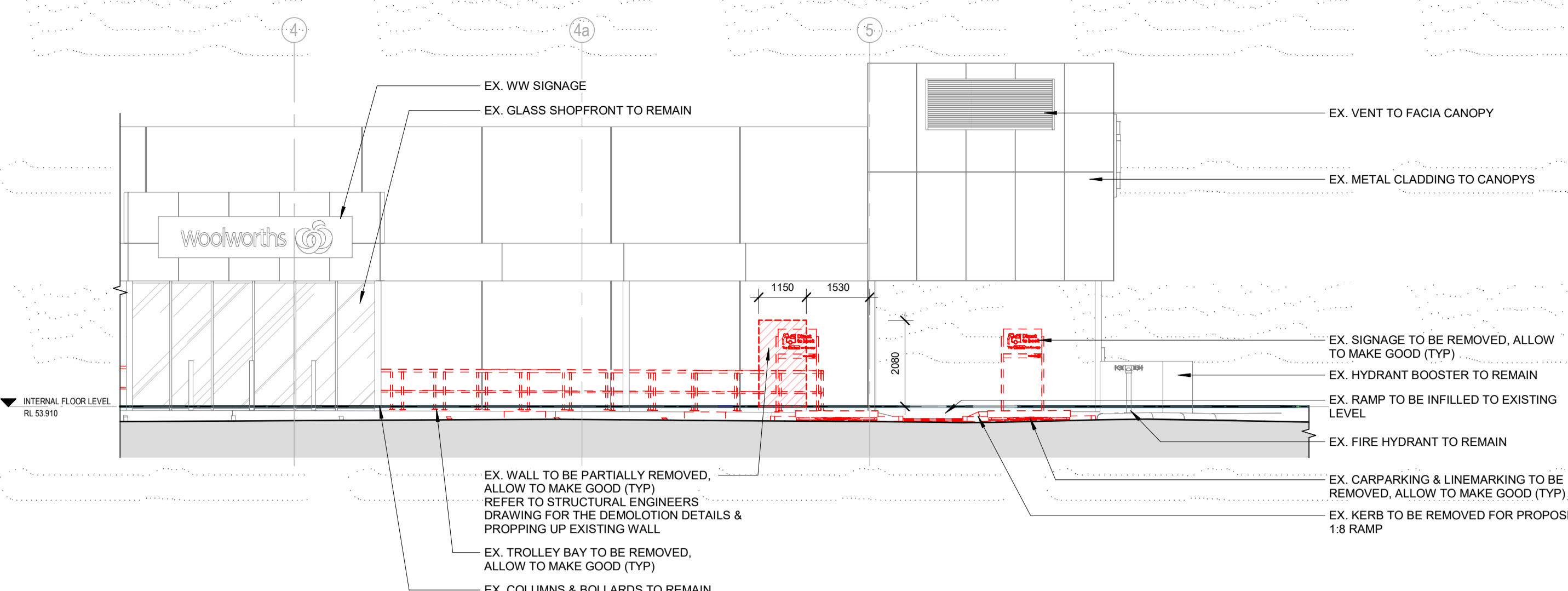


The white cast vinyl messages, logos and call to action needs to be applied onsite to allow sight lines to be optimised.

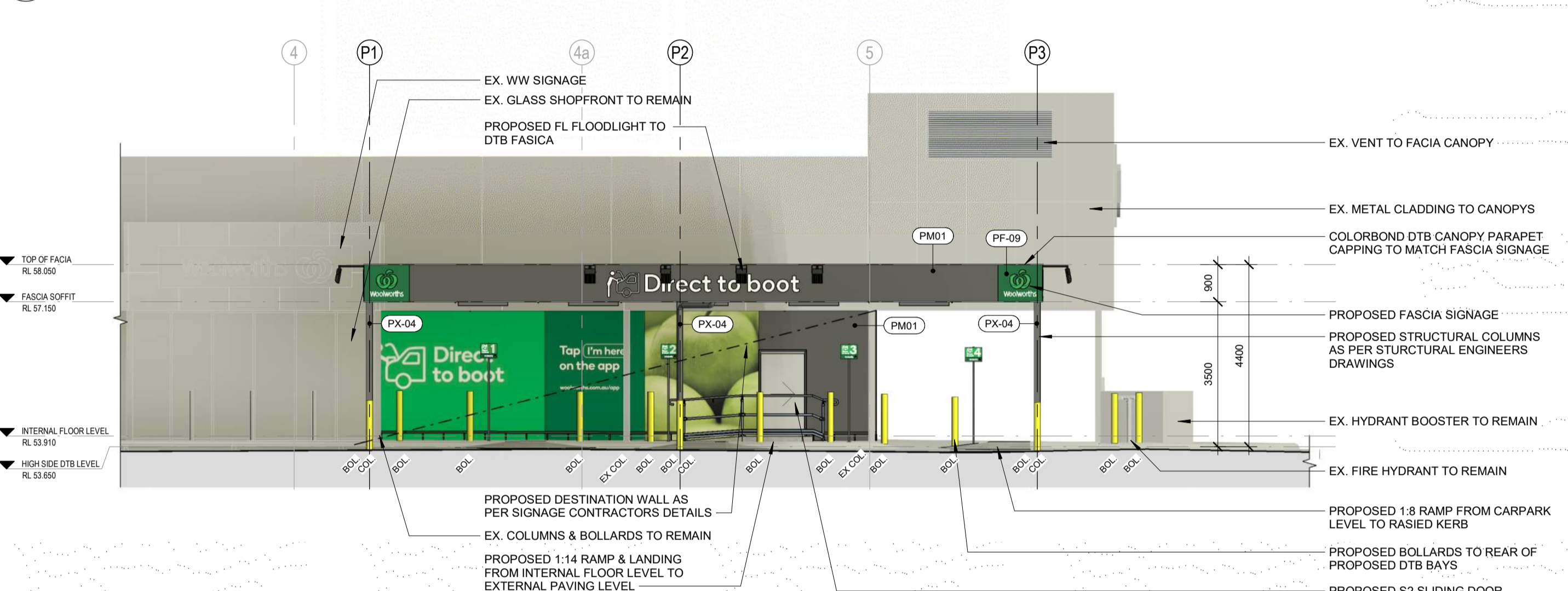
### FINISHES SCHEDULE

CODE	IMAGE	DESCRIPTION
PF-08		APPLIED FINISH, COLOUR TO MATCH 'DULUX - WOOLWORTHS GRASS COURT'
PF-09		APPLIED FINISH, COLOUR TO MATCH 'DULUX - WOOLWORTHS GREEN PAW PAW'
PM01		APPLIED FINISH, COLOUR TO MATCH 'DULUX - MONUMENT'
PX-04		APPLIED FINISH, COLOUR TO MATCH 'DULUX - WOOLWORTHS EMBER'

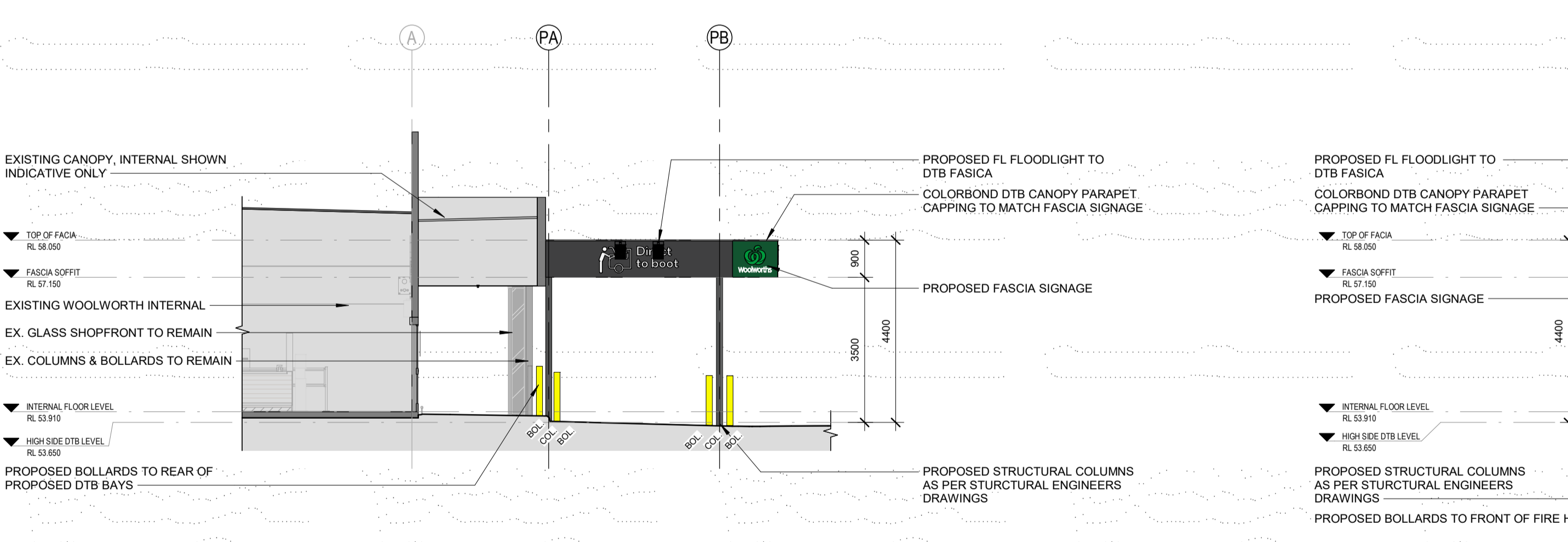
FINISHES TO BE IN ACCORDANCE WITH (MOST RECENT ISSUE) WOOLWORTHS WSPEC-FS-SM-FINISHES SCHEDULE.



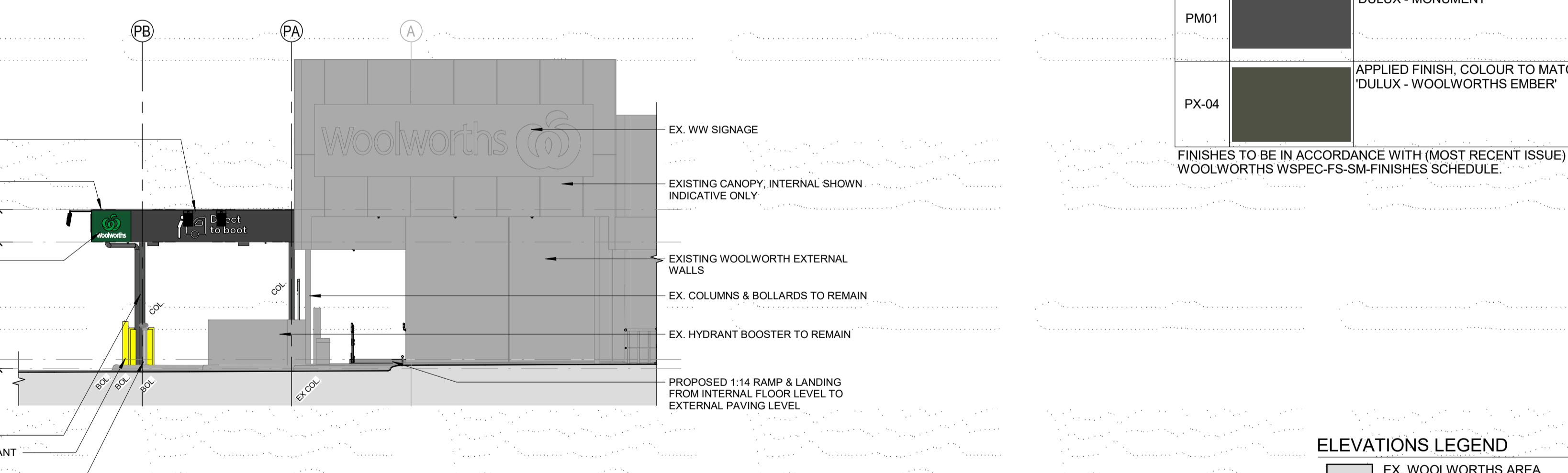
1 EXISTING & DEMOLITION NORTH WEST ELEVATION  
TP02 SCALE: 1 : 100



2 PROPOSED NORTH WEST ELEVATION  
TP03 SCALE: 1 : 100



3 PROPOSED NORTH EAST ELEVATION  
TP03 SCALE: 1 : 100



4 PROPOSED SOUTH WEST ELEVATION  
TP03 SCALE: 1 : 100

### ELEVATIONS LEGEND

- EX. WOOLWORTHS AREA
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- PROPOSED
- LINE OF BOUNDARY
- LINE OF EASEMENT

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*The fresh food people*

PROJECT ADDRESS  
**28 SYLVIA RD**

**BEACONSFIELD VIC 3807**

DRAWING TITLE  
**EXISTING, DEMOLITION & PROPOSED ELEVATIONS**

DATE	SCALE @ A1	NORTH
OCT '24	1:100	
DRAWN	CHECKED	
AD	LB	
ISSUE	TOWN PLANNING	
PROJECT No. 24233	DRAWING No. TP05	REVISION No. E
		SHEET 6 of 8





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**28 SYLVIA RD**

**BEACONSFIELD  
VIC**

**3807**

DRAWING TITLE  
**PROPOSED RENDERS**

DATE  
**OCT '24**

SCALE @ A1  
**N.T.S**

DRAWN  
**AD**

CHECKED  
**LB**

ISSUE  
**TOWN PLANNING**

PROJECT No.  
**24233**

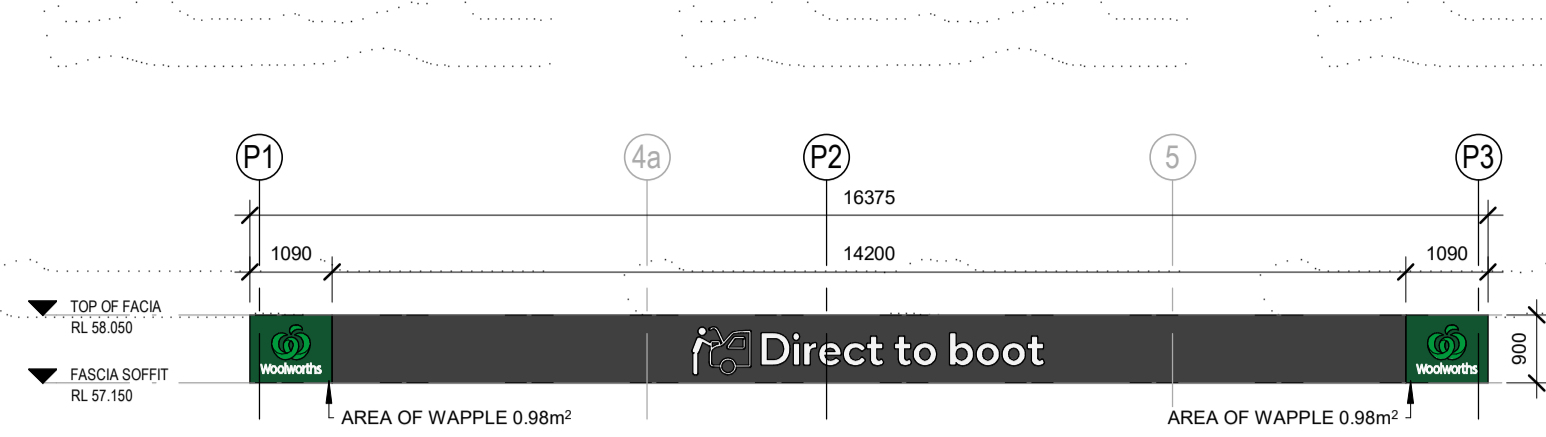
DRAWING No.  
**TP06**

REVISION No.  
**E**

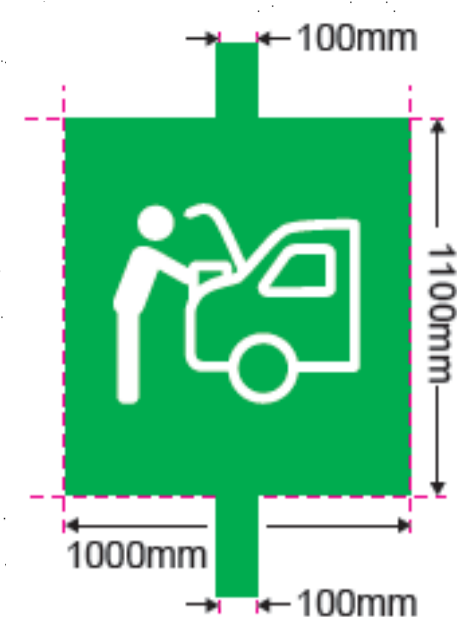
SHEET  
**7 of 8**

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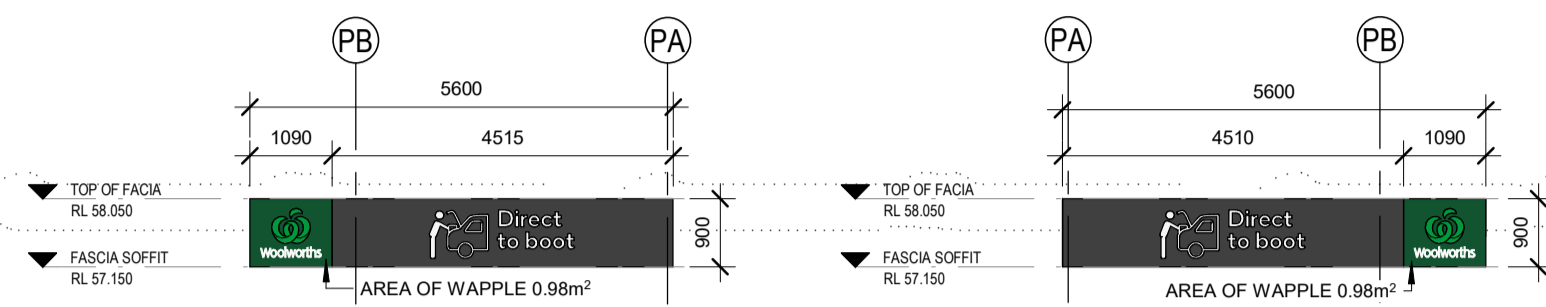


1A SIGN 1 - FRONT  
SCALE: 1 : 100



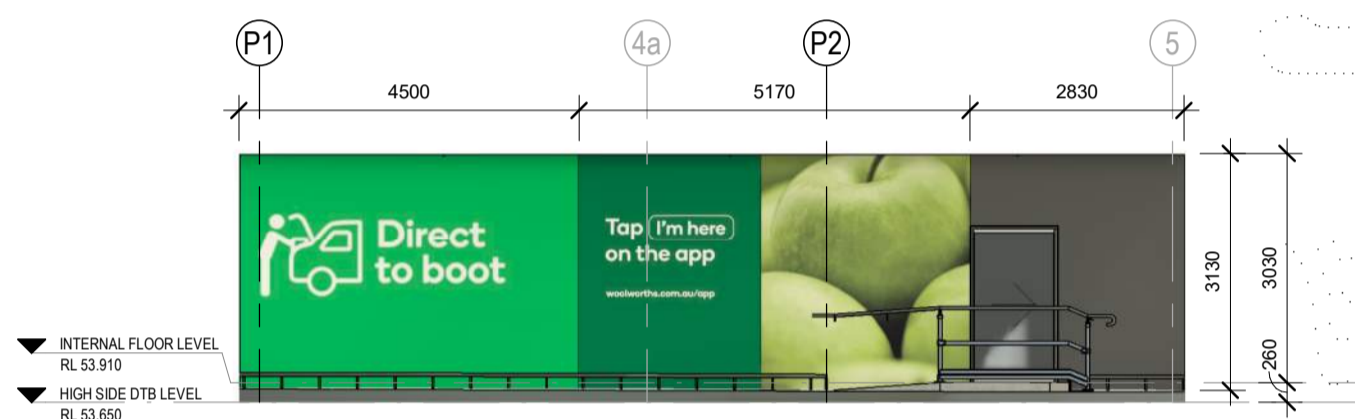
DIRECT TO BOOT  
GROUND MARKING  
QTY. 16

5 SIGN 5  
SCALE: N.T.S

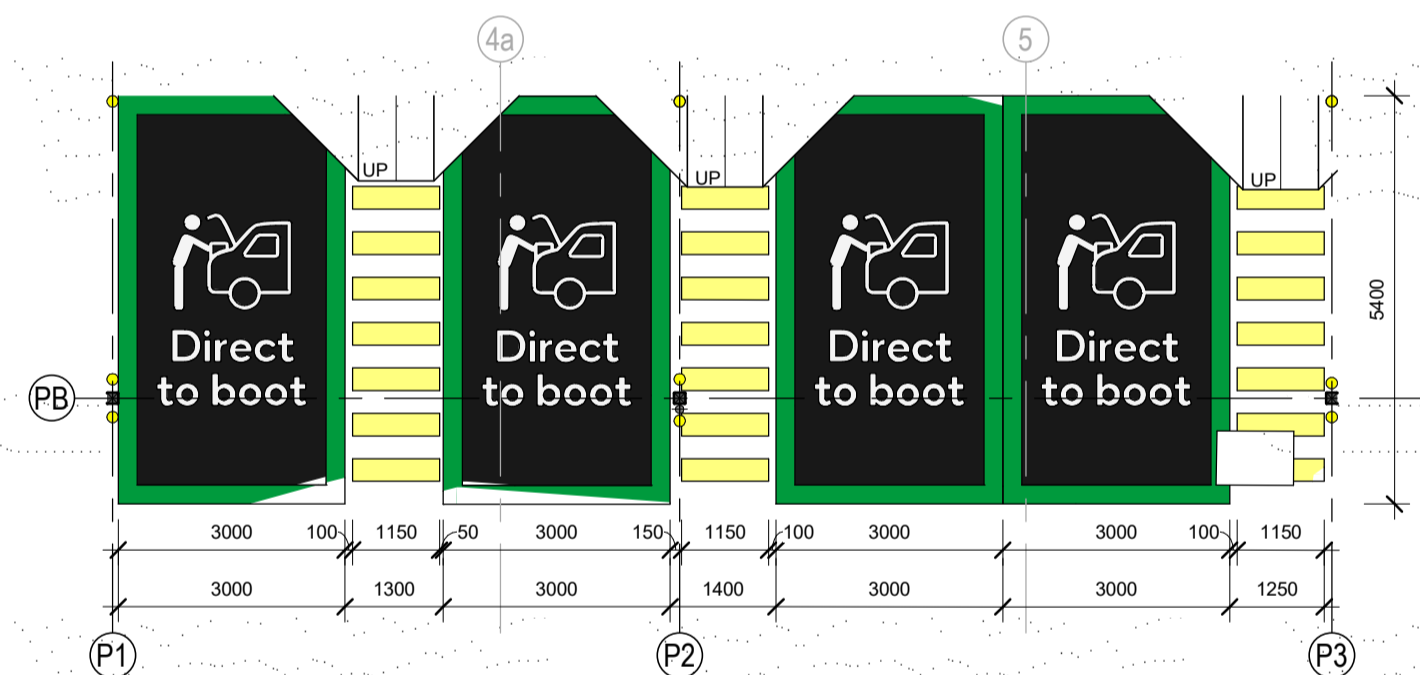


1B SIGN 1 - RHS  
SCALE: 1 : 100

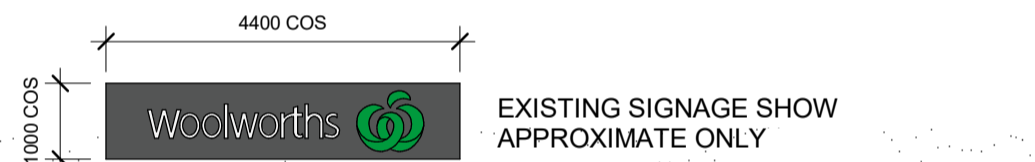
1C SIGN 1 - LHS  
SCALE: 1 : 100



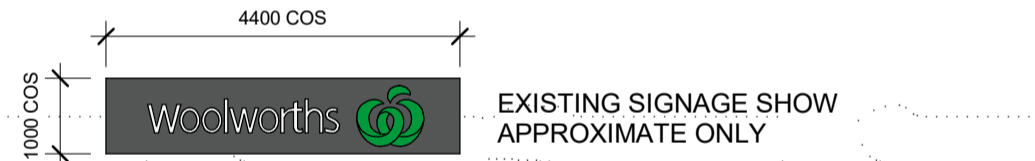
2 SIGN 2 - DESTINATION WALL  
SCALE: 1 : 100



3 SIGN 3 - DTB BAYS & LINEMARKINGS  
SCALE: 1 : 100



A EXISTING BUSINESS IDENTIFICATION SIGNAGE A  
SCALE: N.T.S

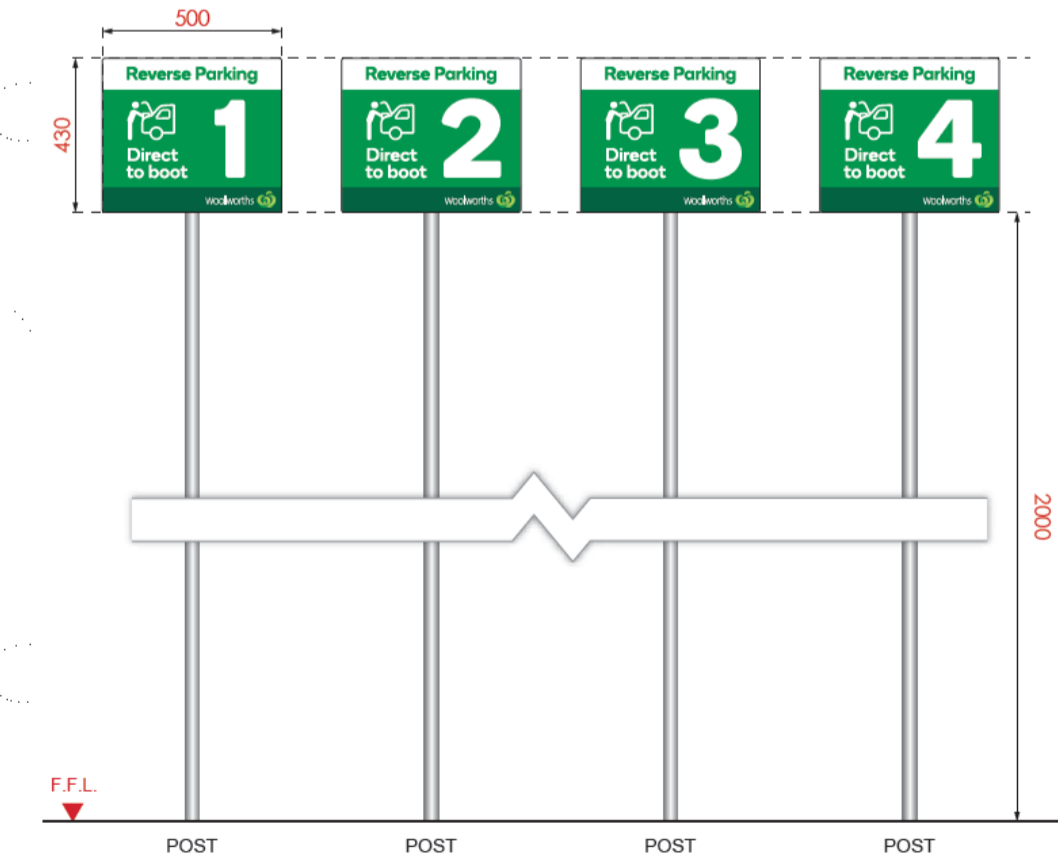


B EXISTING BUSINESS IDENTIFICATION SIGNAGE B  
SCALE: N.T.S

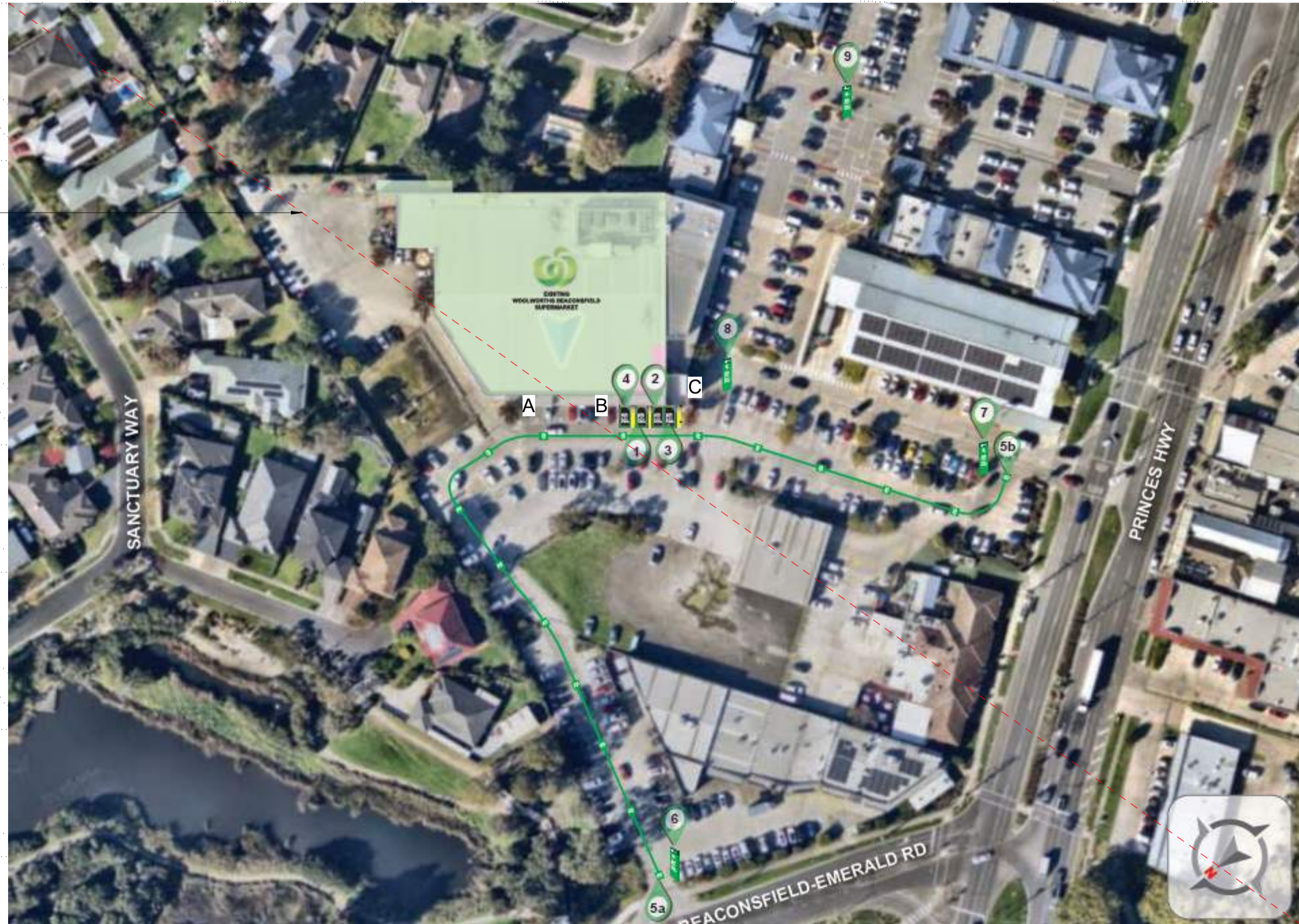


C EXISTING BUSINESS IDENTIFICATION SIGNAGE C  
SCALE: N.T.S

SIGNAGE TO BE UPDATED - UNDER REVIEW



4 SIGN 4  
SCALE: N.T.S



0 SIGNAGE LOCATION  
SCALE: N.T.S

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VIC 3807**

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**PROPOSED SIGNAGE**

DATE	SCALE @ A1	NORTH
OCT '24	AS INDICATED	
DRAWN AD	CHECKED LB	
ISSUE		
TOWN PLANNING		
PROJECT No. 24233	DRAWING No. TP07	REVISION No. E
		SHEET 8 of 13