Crowther & Sadler Pty. Ltd. A.C.N. 006 331 184 A.B.N. 38 288 260 053

LICENSED SURVEYORS & TOWN PLANNERS

152 Macleod St.
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Design Guidelines for Patties Foods Ltd

Development Plan Overlay Schedule 5 (DP05)

Crowther & Sadler Pty. Ltd.
18 December 2009

Development Plan
Planning and Environment Act 1987
East Gippsland Planning Scheme
Schedule 5 DPO (Patties Foods)
Signed
East Gippsland Shire
Date 01/03/10 Page 8 of 8

BSI
AS/NZS ISO 9001

MEMBER
CONSULTING SURVEYORS VICTORIA

1. General

This document provides guidance and parameters regarding the design and built form of development occurring within the Patties Foods Ltd. site in accordance with the requirements of the Development Plan Overlay (Schedule 5) ('DPO5') of the *East Gippsland Planning Scheme*.

2. Site Description

The subject land is located between 139-171 Princes Highway, Bairnsdale. The site is currently occupied by Patties Foods Ltd and Bairnsdale Tourist Park with a combined total area of approximately 26.3 hectares.

DPO5 was applied to the site in June 2009 to facilitate the progressive development of the site for industrial purposes in accordance with the growth of Patties Foods Ltd. subject to Council approval via Planning Permits.

These Guidelines refer to the section of the subject land contained in the both the Industrial 1 Zone and Development Plan Overlay (Schedule 5).

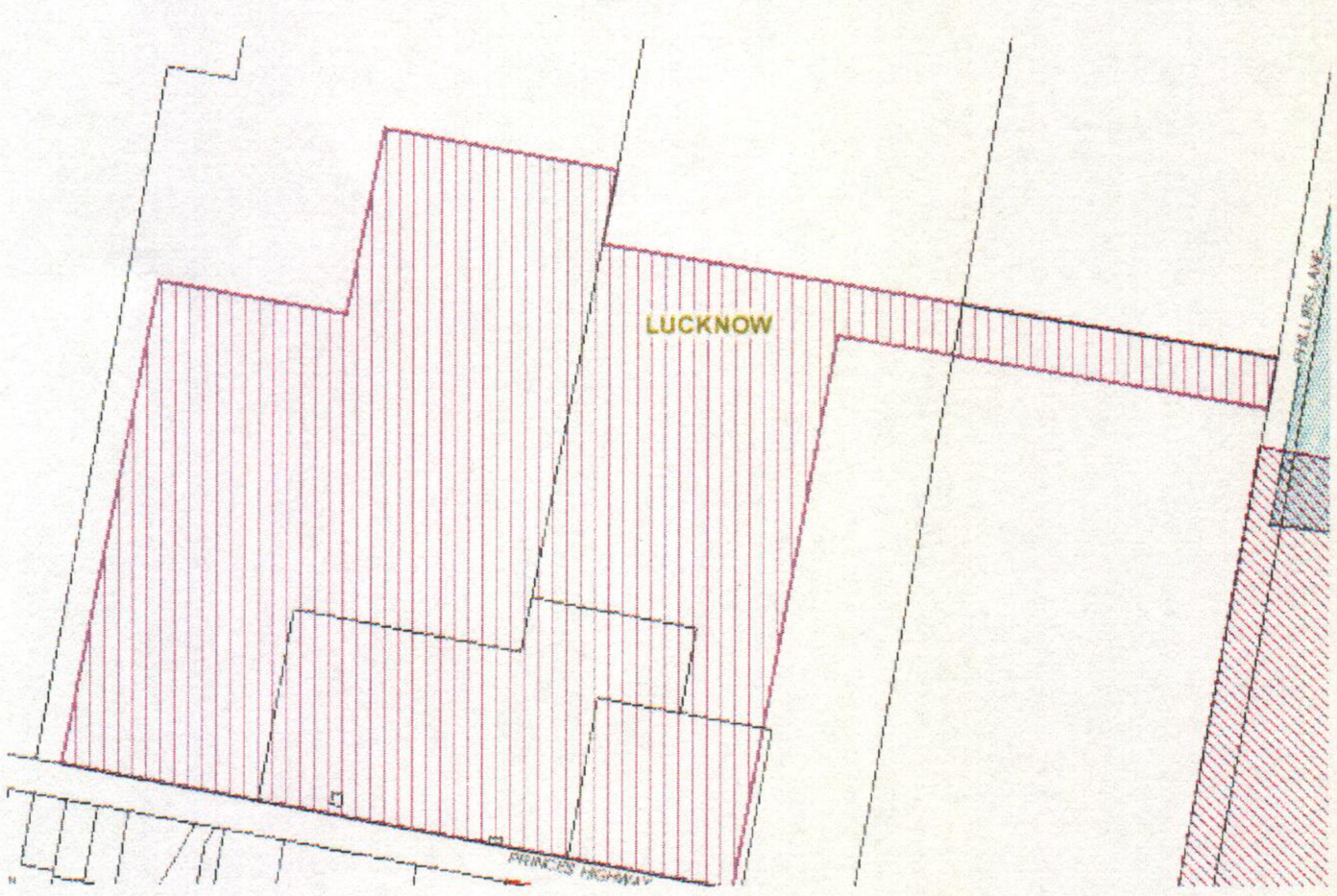


Figure 1: Area of subject land contained within DPO5

The land is predominantly flat land, contains some remnant vegetation to the north of the site, with a natural wetland and constructed stormwater drainage basin.

The subject land has abuttal to Princes Highway to the south and Phillips Lane to the east.

The land is adjoined to the east by future Business 4 Zone land designed for future commercial/manufacturing premises. Land to the north and west is current rural residential and rural land.

3.2 Relevant Regulatory Matters

All buildings and works must be compliant with the relevant requirements of:

⇒ The East Gippsland Planning Scheme;

⇒ The Building Code of Australia (or as relevant);

⇒ The Country Fire Authority;

⇒ Interim guidelines for control of noise from industry in Country Victoria (EPA Publication N3/89); and

⇒ State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) (No. N-1 Victorian Government Gazette No. S31, 15 June 1989).

3.3 Built Form

External façades abutting Princes Highway will be articulated with gaps to produce light and shadow, allowing for interest and presentation to the street.

Building location and height to external boundaries will have gradual transition having regard for existing and future uses.

Roof form will essentially be hidden from view of road and adjoining properties through use of parapets allowing for obscuring of plant and equipment.

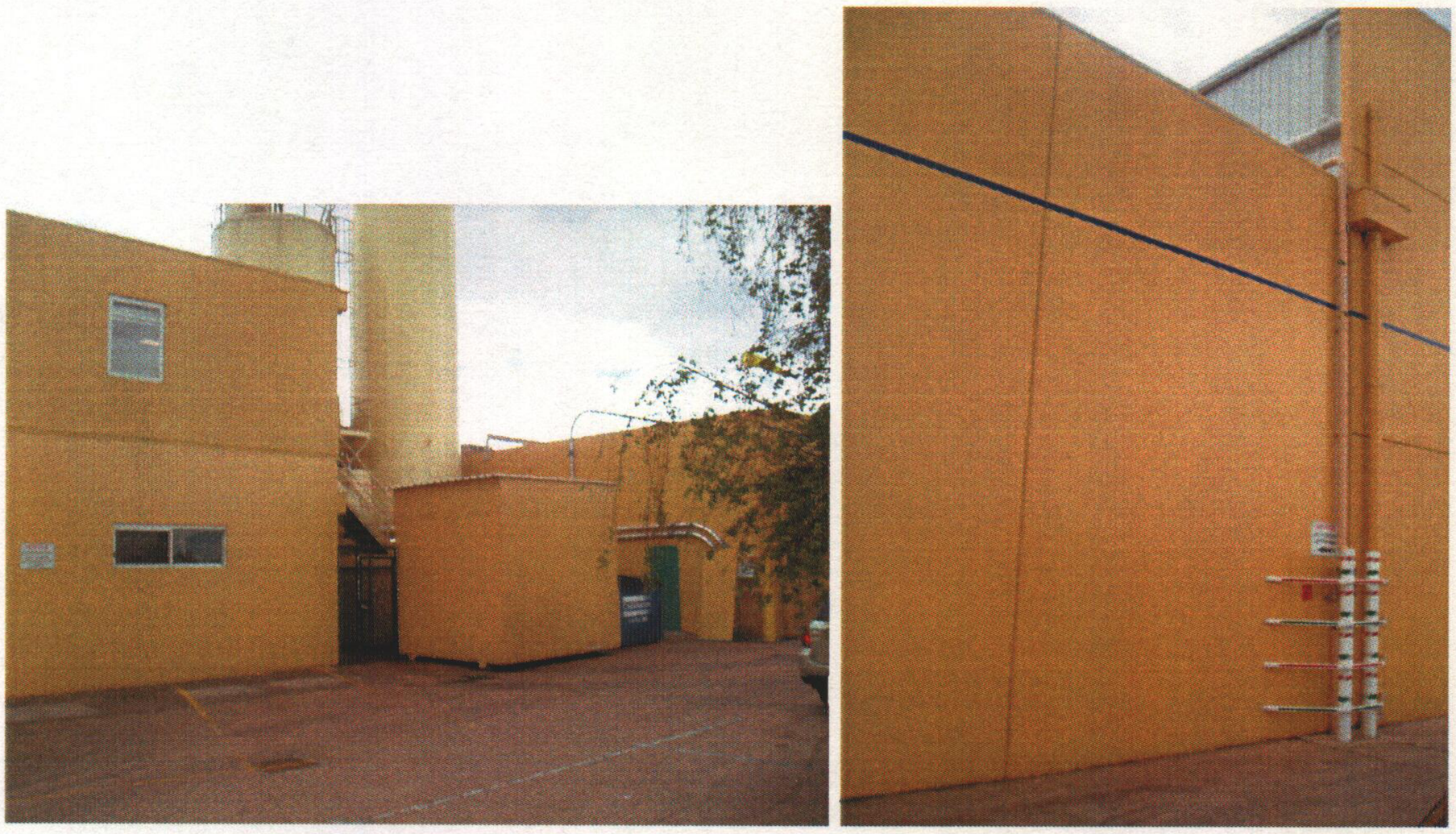


Figure 3: Examples of existing external façades abutting Princes Highway

A Planning Permit is in place to relocate existing permanently occupied movable dwellings to the north (Planning Permit 238/2008/P). The long term strategy is to convert the use of the whole of the land to manufacturing and warehouse purposes.

3. Design Philosophy

In general, the design philosophy is not intended to be prescriptive however it has been derived to ensure that future building form and function is balanced and able to be integrated with the existing built environment.



Figure 2: Princes Highway frontage, showing existing corporate entry

3.1 Aim

- Establish an appropriate architectural response to facilitate integration whilst balancing the practical and maximising efficient use of the site spatially.
- To incorporate other Regulatory requirements such as to AQVIS Standards, Building and Fire Regulations, Noise and Odour Emissions and general Planning Scheme requirements.
- To facilitate efficient traffic movements internal to the site and rationalise and control access external to the site to VicRoads and Council's Engineering Standards.
- To participate and negotiate with adjoining owners to east as the emerging Homemakers Centre develops on precinct basis with regard to matters relating to road, servicing and drainage solutions.
- To create a built form which considers and incorporates existing sensitive uses as identified in the 'Spatial Analysis'.
- To encourage the use of environmentally sensitive engineering solutions to optimise noise and odour attenuation and on-site treatment of stormwater, with re-use where appropriate. To protect existing downstream properties and existing and proposed industry from flooding caused by storm events.

3.4 Materials and Colour

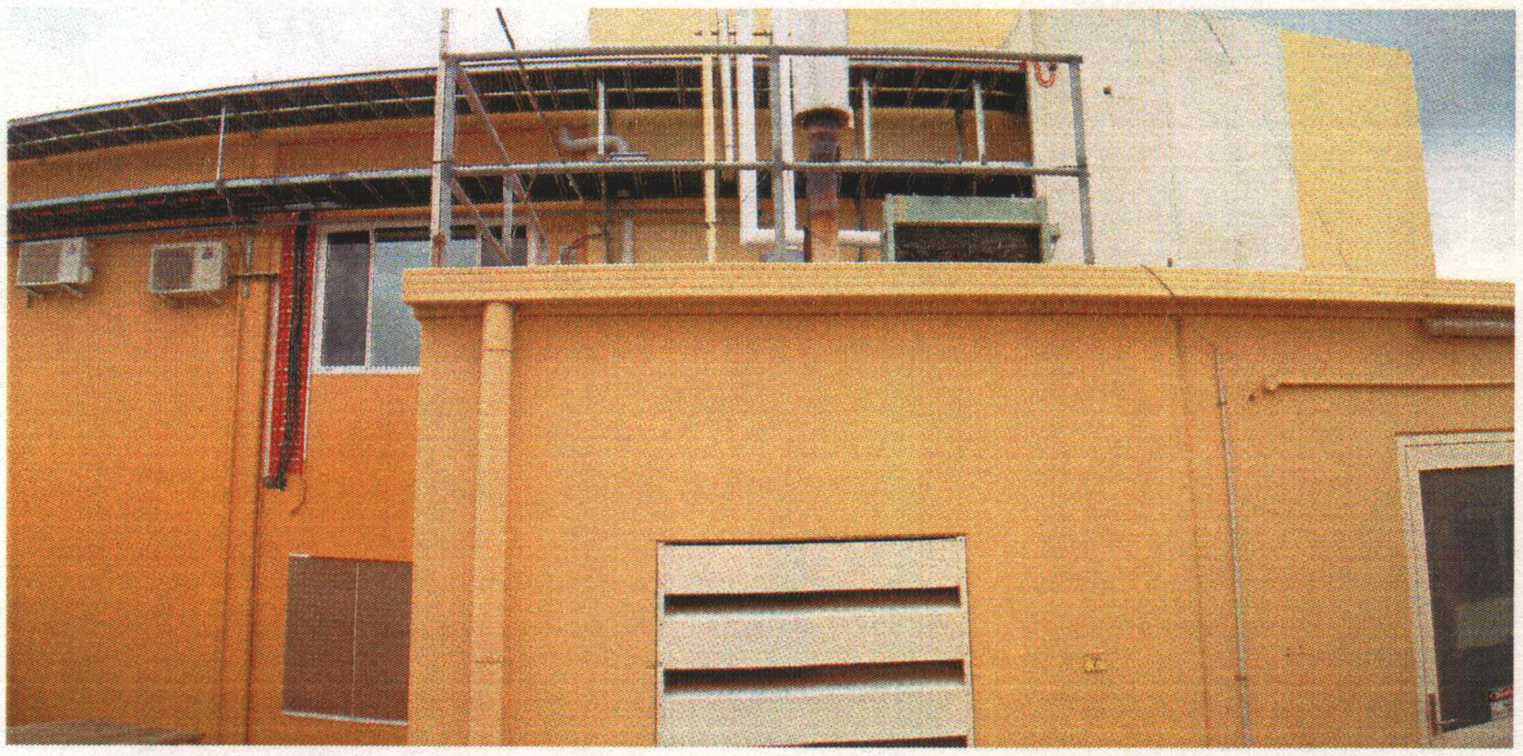
Building materials and colours should be selected to compliment the existing buildings and to minimise reflection and glare.

Architectural features will be incorporated to add interest to the building whilst maintaining industrial purpose.



Figure 4: An existing Patties building where highlight windows have been utilised as an architectural feature

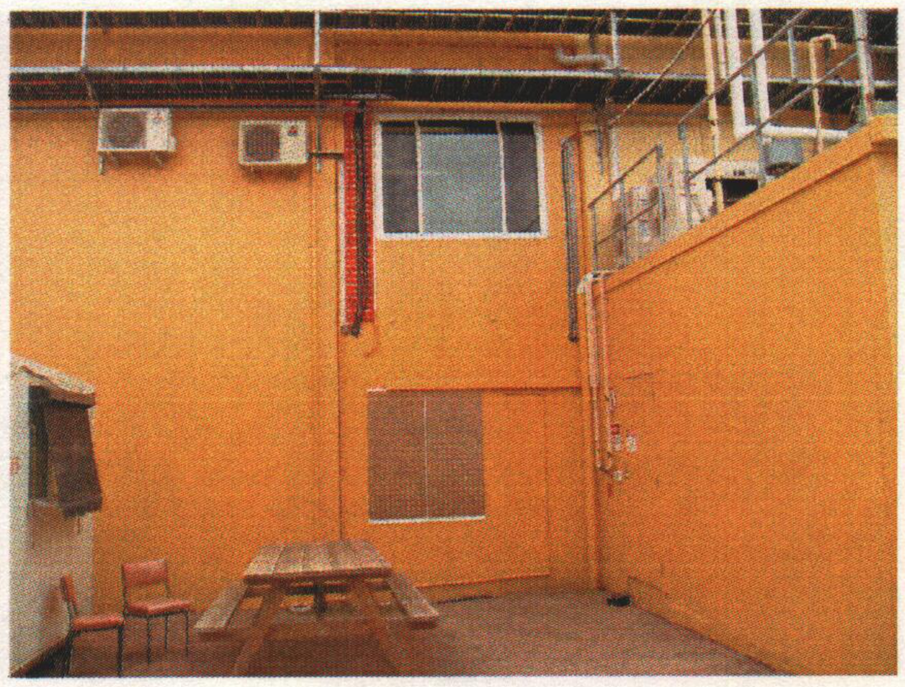
Preferred external finishes for walls are brick, stone, concrete, colorbond or like material.





Figures 5 & 6: Examples of building materials and colours currently utilised within the Patties site





Figures 7 & 8: Examples of building materials and colours currently utilised within the Patties site

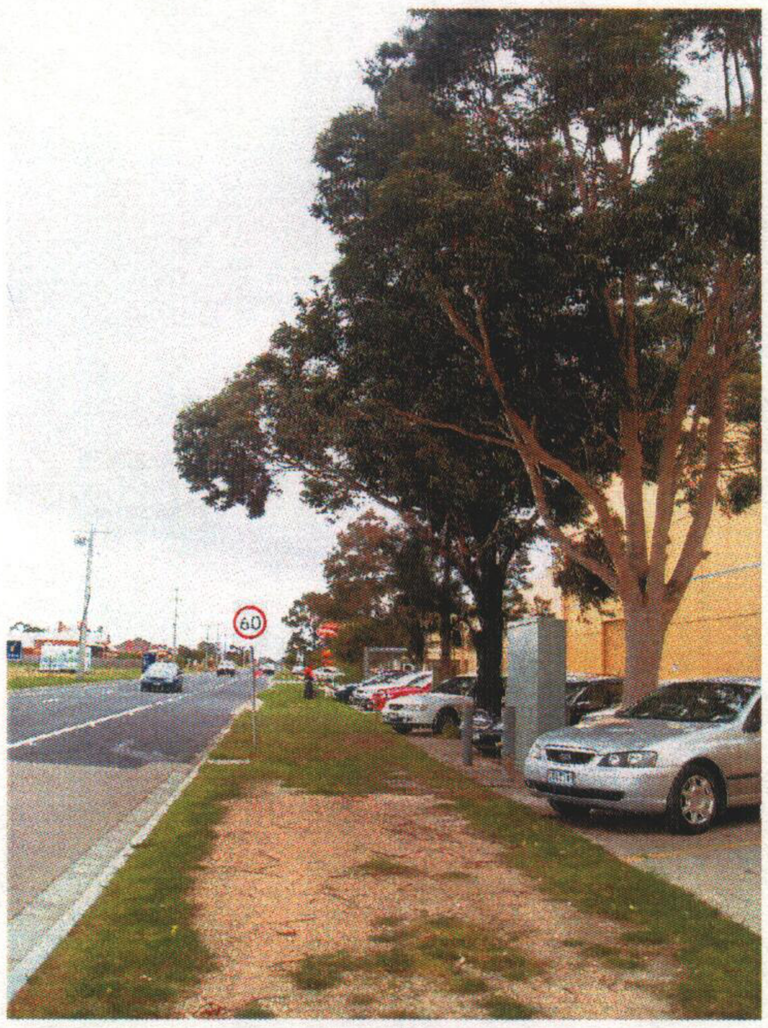
3.5 Staging

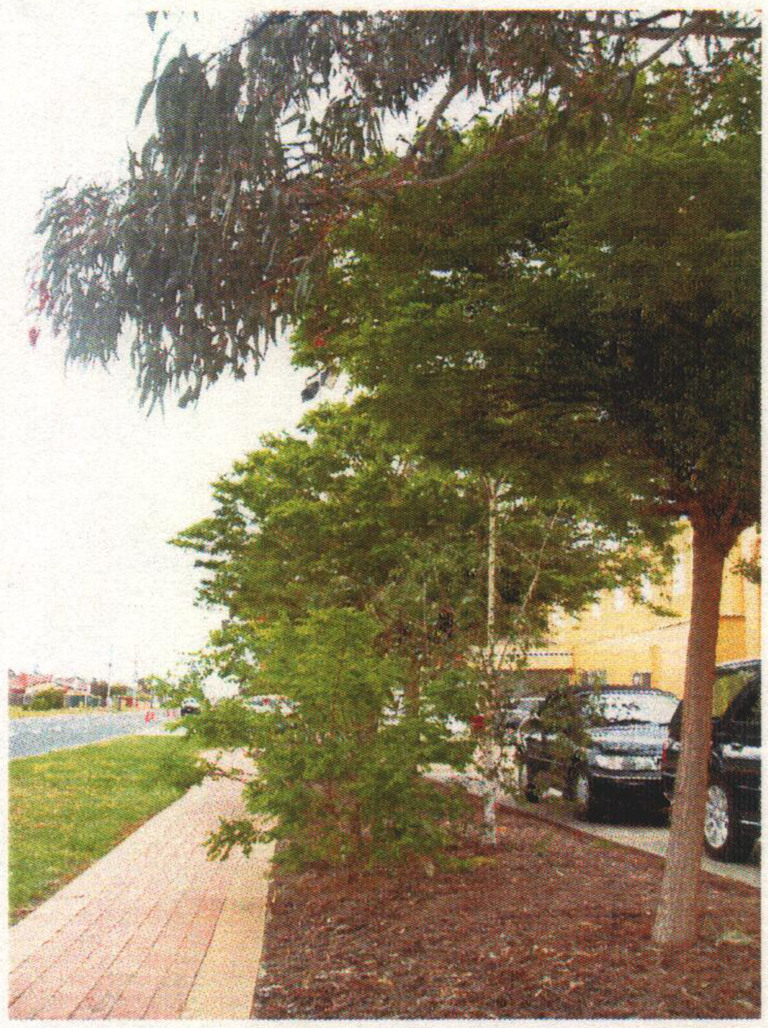
Staging will progress in an orderly and progressive sequence.

A Planning Permit for building and works will be lodged on a separate basis for each Stage as identified in the Business Plan.

3.6 Landscape Guidelines

Existing vegetation located on the perimeter and adjacent to drainage basin, where possible, will be retained as part of the development.





Figures 9 & 19: Existing landscaping within the Princes Highway frontage

Local indigenous plants will be utilised as part of landscaping and presentation works.





Figures 11 & 12: Examples of existing site vegetation

3.7 Landscaping Schedule

The subject site is classified by the Department of Sustainability and Environment as forming part of EVC 55: Plains Grassy Woodland of the Gippsland Plain Bioregion.

A list of preferred species is detailed on the following page, with species selected from the DSE Benchmarks for EVC 55 in conjunction with Council's recommended native planting list.

Species required for future landscaping works will be selected from the following table.

Table 1: Preferred Species List

	Common Name	**Scientific Name**
Trees	Lightwood	*Acacia implexa*
	Blackwood	*Acacia melanoxylon*
	Black Sheoke	*Allocasuarina littoralis*
	Coast Grey Box	*Eucalyptus bosistoana*
	Red Ironbark	*Eucalyptus sideroxylon*
	Forest Red Gum	*Eucalyptus tereticornis*
Shrubs	Golden Wattle	*Acacia pycnantha*
	Crimson Bottlebrush	*Callistemon citrinus*
	Sticky Hop-bush	*Dodonaea viscosa*
	Tree Violet	*Hymenanthera dentata*
	Rough Paperbark	*Melaleuca parvistaminea*
Ground Cover	Wallaby Grasses	*Austrodanthonia spp.*
	Spear Grasses	*Austrostipa spp.*
	Common Everlasting	*Chrysocephalum apiculatum*
	Purple Coral Pea	*Hardenbergia violacea*
	Spiny-headed Mat-rush	*Lomandra longifolia*
	Weeping Grass	*Microlaena stipoides*
	Tussock Grasses	*Poa spp.*
	Seaberry Saltbush	*Rhagodia candolleana*

3.8 Signage

Advertising signage associated with the industrial premise for the purposes of business identification and promotional aims will be suitably designed to the satisfaction of the Responsible Authority to achieve the following:

- To provide for signs which are compatible with the visual amenity and appearance of the existing and preferred future character of the precinct;
- To ensure that signage does not contribute to excessive visual clutter; and
- To ensure that signs do not cause loss of amenity and adversely affect the safety and efficiency of the adjoining road network.

Planning Applications will detail the following minimum requirements:

- Proposed location and siting having regard for property boundaries;
- Have regard for existing signage and nominate where relevant, any signage to be removed;
- Have due regard for presence of road signage;
- Provide dimensions, height above ground level, colour, materials, lettering, size and location of company logo; and
- In the event of animated and electronic signs, suitable regard will be provided for adherence with road safety requests.

3.9 Drainage

We refer to Appendix 1 which provides a Drainage Strategy as prepared by a suitably qualified engineer.

Drainage conditions will be guided by the following principles:

- Retention of existing lagoons located within the subject land;
- Progressive creation of additional ponds and wetlands with flood storage in a chain lagoon following natural drainage channels within the catchment;
- Re-engineering of edge treatments and capacity with investigation of flood storage options utilising air space;
- Nominal top-levels of existing lagoons will be lowered; and
- Preliminary calculations to design for a 20 year ARI event in industrial precincts is standard objective and engineering practice.

Contact: Aaron Hollow
Telephone No: (03) 51539500
Email: feedback@egipps.vic.gov.au

1 March 2010

Patties Foods Pty Ltd
C/- Kate Young
Crowther & Sadler Pty Ltd
P.O Box 722
BAIRNSDALE VIC 3875

EAST GIPPSLAND
SHIRE COUNCIL

Dear Kate,

Re: Approved Development Plan – Development Plan Overlay Schedule No. 5

I refer to numerous documents, letters and discussions you have undertaken with Aaron Hollow, Manager Development.

Council officers have reviewed the documentation provided seeking approval of a development plan pursuant to the Development Overlay Schedule 5 that affects this land.

I wish to advise that the Development Plan has been approved. A copy of the approved plans are attached.

As you are aware all future planning permit applications associated with the Patties Foods land must be consistent with this approved development plan.

If you have any questions please contact Aaron Hollow, Manager Development.

Yours sincerely

CHRIS WAITES
Director Development

Corporate Centre
273 Main Street
(PO Box 1618)
Bairnsdale
Victoria 3875

Telephone (03) 5153 9500

TTY (03) 5153 9531

1300 555 886
East Gippsland
Residents Information Line

Facsimile (03) 5153 9576

Bairnsdale Library
Telephone (03) 5152 4225

Website:
www.egipps.vic.gov.au
Email:
feedback@egipps.vic.gov.au

ABN 81 957 967 765

N

EXISTING CARAVAN PARK

PROPOSED WETLAND/RETARDING BASIN

PROPOSED DRAINAGE OUTFALL FROM FUTURE DEVELOPMENT

PROPOSED DRAINAGE

FUTURE PRODUCTION, ACCESS, CARPARKING AND STORAGE

EXISTING DRAINAGE OUTFALL

APPROX. FL 15.0

PATTIES FOODS

EXISTING DAM

EXISTING DRAINAGE OUTFALL

PRINCES HIGHWAY

PHILLIPS LANE

Development Plan
Planning and Environment Act 1987
East Gippsland Planning Scheme
Schedule 5 DPO (Patties Foods)
Signed
East Gippsland Shire
Date 01/03/10 Page 7 of 8

LEGEND:

- SWD — EXISTING STORMWATER DRAINAGE
- PROPOSED STORMWATER DRAINAGE
- EXISTING/PROPOSED DRAINAGE OUTFALLS
- PROPOSED WETLAND/RETARDING BASIN

50 25 0 50 100

1:2500 A3 SCALE

CROSSCO ENGINEERING & ENVIRONMENTAL CONSULTANTS

Crossco Consulting Pty Ltd
ABN: 88 135 548 110
154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel:(03) 51526298
Fax (03) 51527222
Email: consult@crossco.net.au

PATTIES FOOD LIMITED

PRINCES HIGHWAY, BAIRNSDALE

PROPOSED DRAINAGE STRATEGY

DRAWING No.

1542/004-A

DATE: 20 JANUARY 2010

CAD FILE NAME: R:\1542 E3 Drainage Strategy\ACAD\Prelim\1542-004.dwg

MGA94 ZONE 55



Development Plan
Planning and Environment Act 1987
East Gippsland Planning Scheme
Schedule 3 DPO (Patties Foods)
Signed: ..... East Gippsland Shire Council
Date 01/03/10 Page 1 of 8

NOTATIONS

E-1 & E-3 : EXISTING SEWERAGE EASEMENT
E-2 : EXISTING CARRIAGEWAY EASEMENT
E-2 : EXISTING U/G POWER SUPPLY EASEMENT
E-4 : EXISTING POWERLINE EASEMENT

DATE OF PHOTOGRAPHY : AUG. 2007

ORIGINAL A1

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SURVEYORS REF. 12450

SCALE 1 : 1600

N:\DATA 2009\Patties Foods\12450 Patties\12450 Locality Plan V1.pro

LOCALITY PLAN

PARISH OF WY YUNG
TOWNSHIP OF LUCKNOW
CROWN ALLOTMENTS 49, 50A & 50B (PARTS)

LOTS 1 & 2 ON PS534546A

PATTIES FOODS LTD
PRINCES HIGHWAY, LUCKNOW

MGA94, ZONE 55



Development Plan
Planning and Environment Act 1987
East Gippsland Planning Scheme
Schedule 5 DPO (Patties Foods)
Signed: .....
East Gippsland Shire
Date 01/03/10 Page 2 of 8

NOTATIONS

RE- ESTABLISHMENT DATUM VIDE BP2044
HEIGHTS ARE BASED ON AHD VIDE BROADLANDS PM 2 (14.431m)
CONTOUR INTERVAL : 0.2m
E-1 & E-3 : EXISTING SEWERAGE EASEMENT
E-2 : EXISTING CARRIAGEWAY EASEMENT
E-2 : EXISTING U/G POWER SUPPLY EASEMENT
E-4 : EXISTING POWERLINE EASEMENT

DATE OF SURVEY : 30/11/2006

ORIGINAL A1

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SURVEYORS REF. 12450

SCALE 1 : 1600

N:\DATA 2009\Patties Foods\12450 Patties\12450 Site Analysis V2.pro

Legend of Features

- Electricity Pit
- Stop Valve
- Telecom Pit
- Electricity Pole
- Sewerage Manhole
- Water Meter
- Fire Plug
- Tap
- Fire Hydrant
- Light Pole
- Intercom

SITE ANALYSIS PLAN

PARISH OF WY YUNG
TOWNSHIP OF LUCKNOW
CROWN ALLOTMENTS 49, 50A & 50B (PARTS)

LOTS 1 & 2 ON PS534546A

PATTIES FOODS LTD
PRINCES HIGHWAY, LUCKNOW

SPATIAL ANALYSIS PLAN

PARISH OF WY YUNG
TOWNSHIP OF LUCKNOW
CROWN ALLOTMENTS 49, 50A & 50B (PART)

LOTS 1 & 2 ON PS534546A

PATTIES FOODS LTD

PRINCES HIGHWAY, LUCKNOW

MGA94 ZONE 55

EXISTING CARAVAN PARK

APPROVED CABIN SITES (258/2008/P)

APPROVED CABIN SITES (258/2008/P)

APPROVED CABIN SITES (258/2008/P)

EXISTING CABINS

PHILLIPS LANE

PATTIES FOODS

PRINCES HIGHWAY

100m

LEGEND

- DP05 BOUNDARY
- EXISTING & APPROVED BUILDINGS
- PROPOSED CARPARKING/LANDSCAPING
- PROPOSED PRODUCTION AREA
- PROPOSED ADMIN/OFFICES/ENTRY
- BUFFER ZONE
- LANDSCAPING & DRAINAGE AREA
- FUTURE ACCESS & CARPARKING
- FUTURE PRODUCTION, ACCESS, CARPARKING & STORAGE

Development Plan
Planning and Environment Act 1987
East Gippsland Planning Scheme
Schedule 5 DPO (Patties Foods)
Signed:
East Gippsland Shire
Date 01/03/10 Page 3 of 8

N:\DATA 2009\Patties Foods\12450 Patties\12450 Spatial Analysis V1.pro

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
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TELEPHONE (03) 5152 5011

SCALE (SHEET SIZE A2)	SURVEYORS REF.
1 : 2000	12450
	VERSION 1 - DRAWN 12/10/2009

INTERNAL DRIVEWAY SYSTEM

PARISH OF WY YUNG
TOWNSHIP OF LUCKNOW
CROWN ALLOTMENTS 49, 50A & 50B (PART)

LOTS 1 & 2 ON PS534546A

PATTIES FOODS LTD
PRINCES HIGHWAY, LUCKNOW

LEGEND

- ACCESSWAY & CAR PARKING
- DP05 BOUNDARY
- BUFFER ZONE

MGA94 ZONE 55

EXISTING CARAVAN PARK

EXISTING CABINS

100m

PHILLIPS LANE

PATTIES FOODS

PRINCES HIGHWAY

Development Plan
Planning and Environment Act 1987
East Gippsland Planning Scheme
Schedule 5 DPO (Patties Foods)
Signed: ..... East Gippsland Shire
Date 01/03/10 Page 4 of 8

N:\DATA 2009\Patties Foods\12450 Patties\12450 Internal Driveway V1.pro

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SCALE (SHEET SIZE A2)	SURVEYORS REF.
1 : 2000	12450

VERSION 1 - DRAWN 12/10/2009

MGA94 ZONE 55



Development Plan
Planning and Environment Act 1987
East Gippsland Planning Scheme
Schedule 5 DPO (Patties Foods)
Signed .....
East Gippsland Shire
Date 01/10 Page 5 of 8

NOTATIONS

SEE LANDSCAPE SCHEDULE IN DESIGN GUIDELINES

E-4 : EXISTING POWERLINE EASEMENT

DATE OF PHOTOGRAPHY : AUG. 2007

ORIGINAL A1

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SURVEYORS REF. 12450

SCALE 1 : 1600

N:\DATA 2009\Patties Foods\12450 Patties\12450 Landscape Plan V1.pro

LANDSCAPING PLAN

PARISH OF WY YUNG
TOWNSHIP OF LUCKNOW
CROWN ALLOTMENTS 49, 50A & 50B (PARTS)

LOTS 1 & 2 ON PS534546A

PATTIES FOODS LTD
PRINCES HIGHWAY, LUCKNOW

STAGING PLAN

PARISH OF WY YUNG
TOWNSHIP OF LUCKNOW
CROWN ALLOTMENTS 49, 50A & 50B (PART)

LOTS 1 & 2 ON PS534546A

PATTIES FOODS LTD
PRINCES HIGHWAY, LUCKNOW

LEGEND

MGA94 ZONE 55

EXISTING CARAVAN PARK

APPROVED CABIN SITES (258/2008/P)

APPROVED CABIN SITES (258/2008/P)

APPROVED CABIN SITES (258/2008/P)

EXISTING CABINS

STAGE 2

PHILLIPS LANE

STAGE 2

STAGE 1

PATTIES FOODS

EXISTING DEVELOPMENT

STAGE 1

PRINCES HIGHWAY

REFER TO GAMCORP PLAN REF. 21588 TP01 FOR DETAILS ON STAGE 1

Development Plan
Planning and Environment Act 1987
East Gippsland Planning Scheme
Schedule 5 DPO (Patties Foods)
Signed: ..... East Gippsland Shire
Date 01/03/10 Page 6 of 8

N:\DATA 2009\Patties Foods\12450 Patties\12450 Staging Plan V1.pro

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SCALE (SHEET SIZE A2)	SURVEYORS REF.
1 : 2000	12450
	VERSION 1 - DRAWN 22/12/2009