

ISSUE FOR PLANNING PERMIT
PROPOSED BOWLING ALLEY
25-41 PRINCES HIGHWAY, SALE VIC 3850

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A01	SITE PLAN
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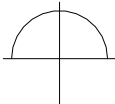
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DATE
05/06/2025
PROJECT NUMBER
AA499
SCALE

CLIENT
MILES HONGWEI MA
PROJECT ADDRESS
**25-41 PRINCES HIGHWAY,
SALE VIC 3850**

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DRAWING
COVER PAGE
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PROJECT STATUS
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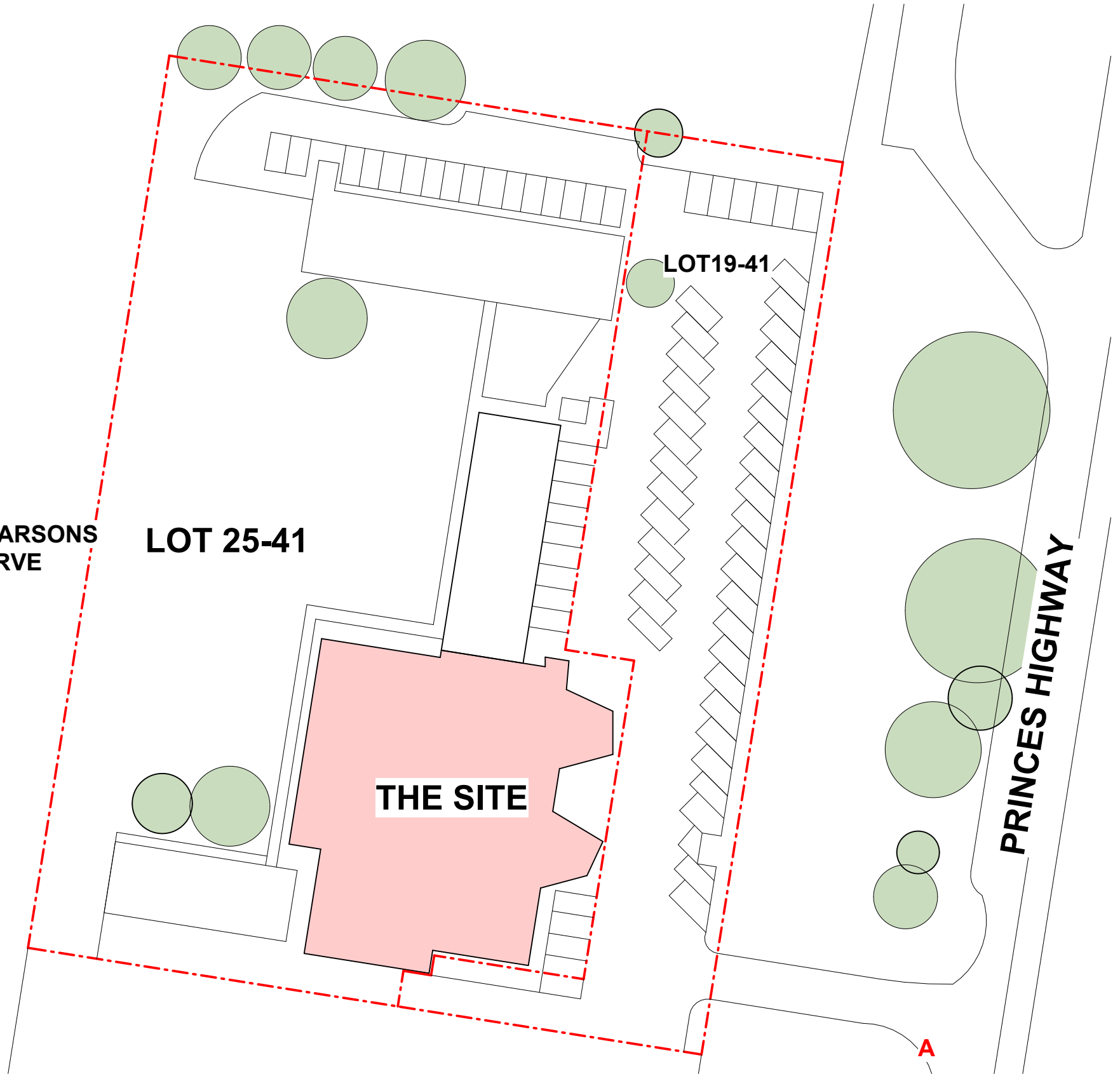


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EXISTING SITE PLAN

1 : 600



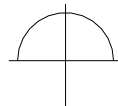
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A01

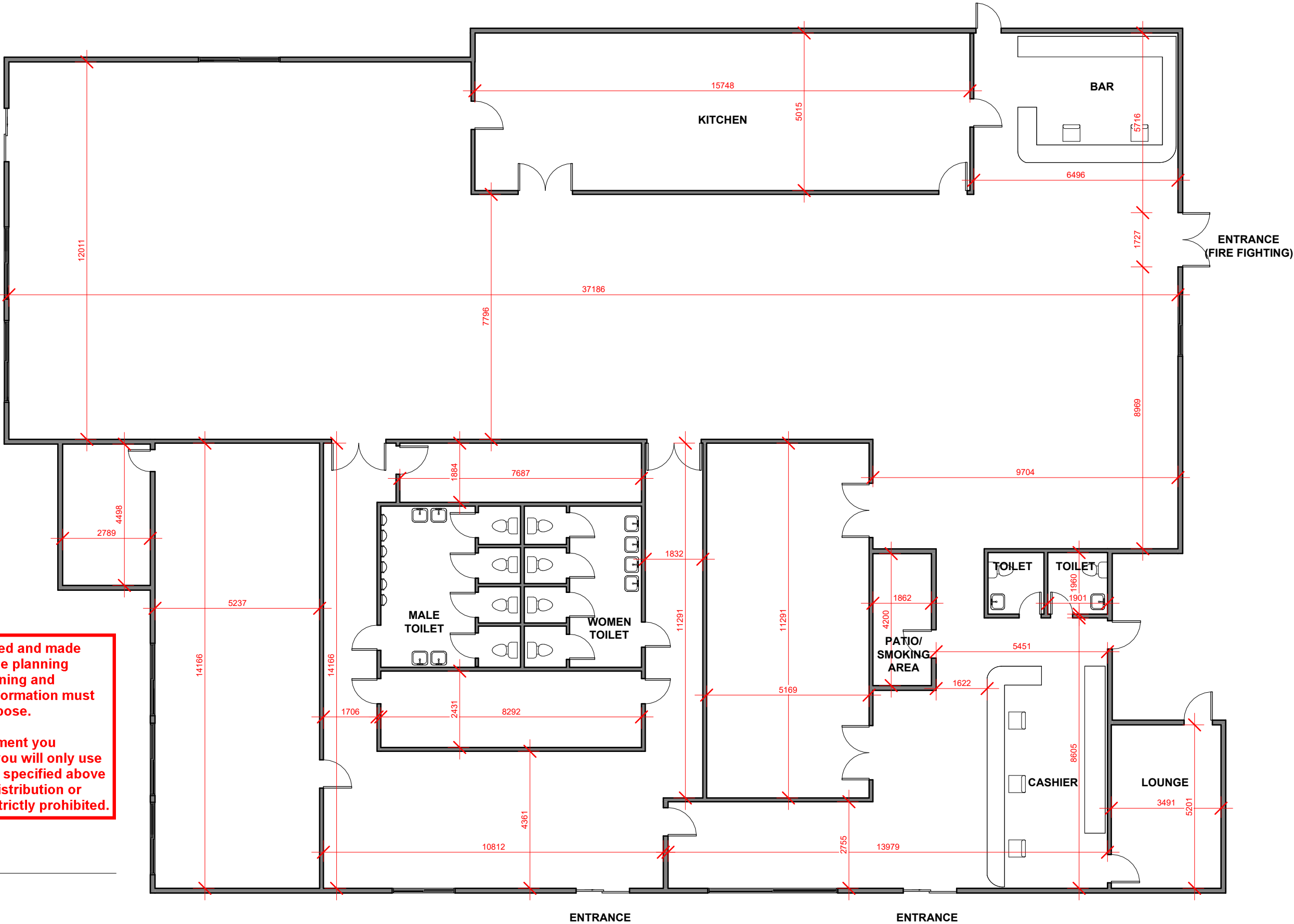
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EXISTING PLAN

1 : 125



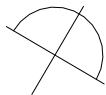
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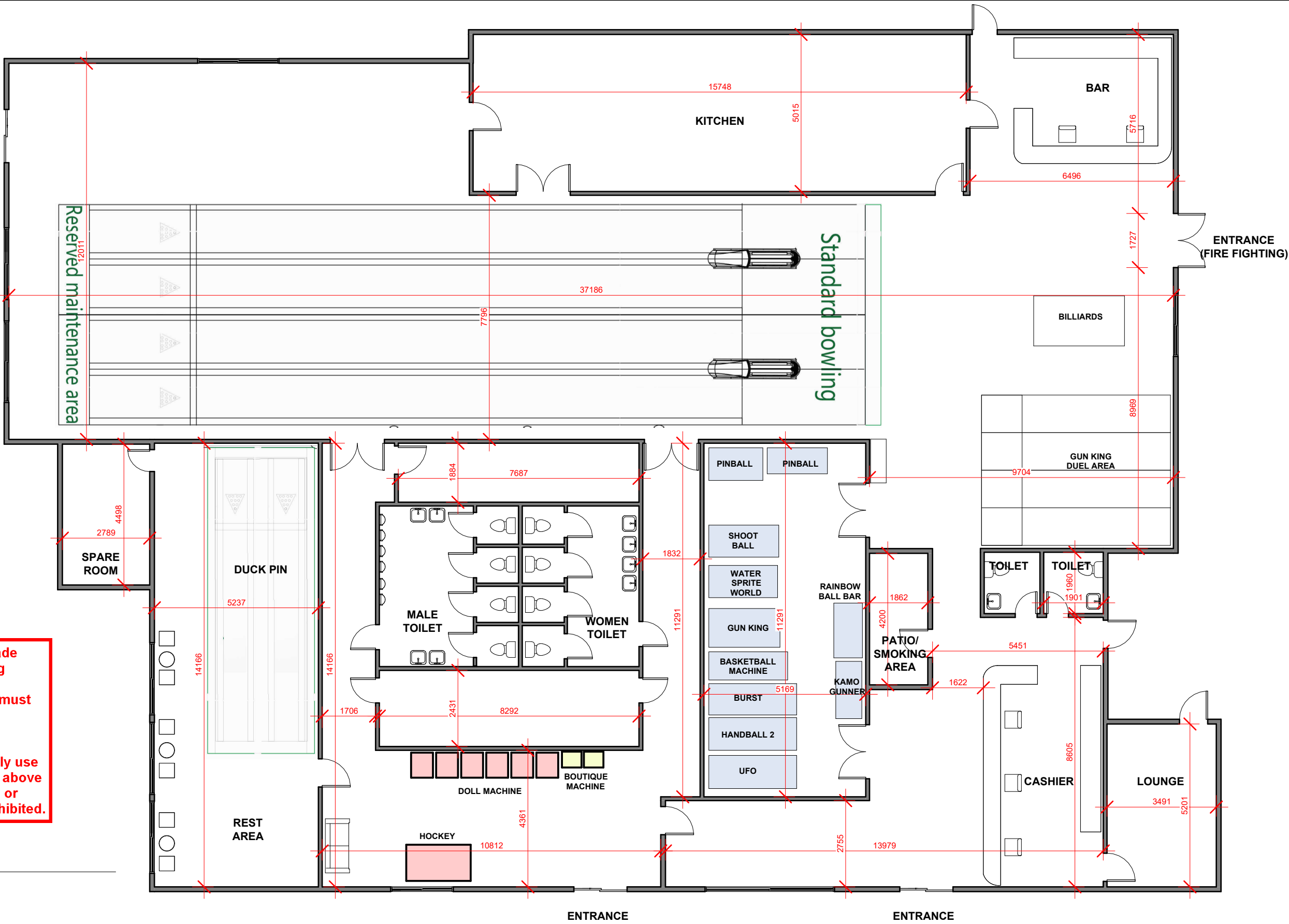
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PROPOSED PLAN

1 : 125



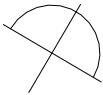
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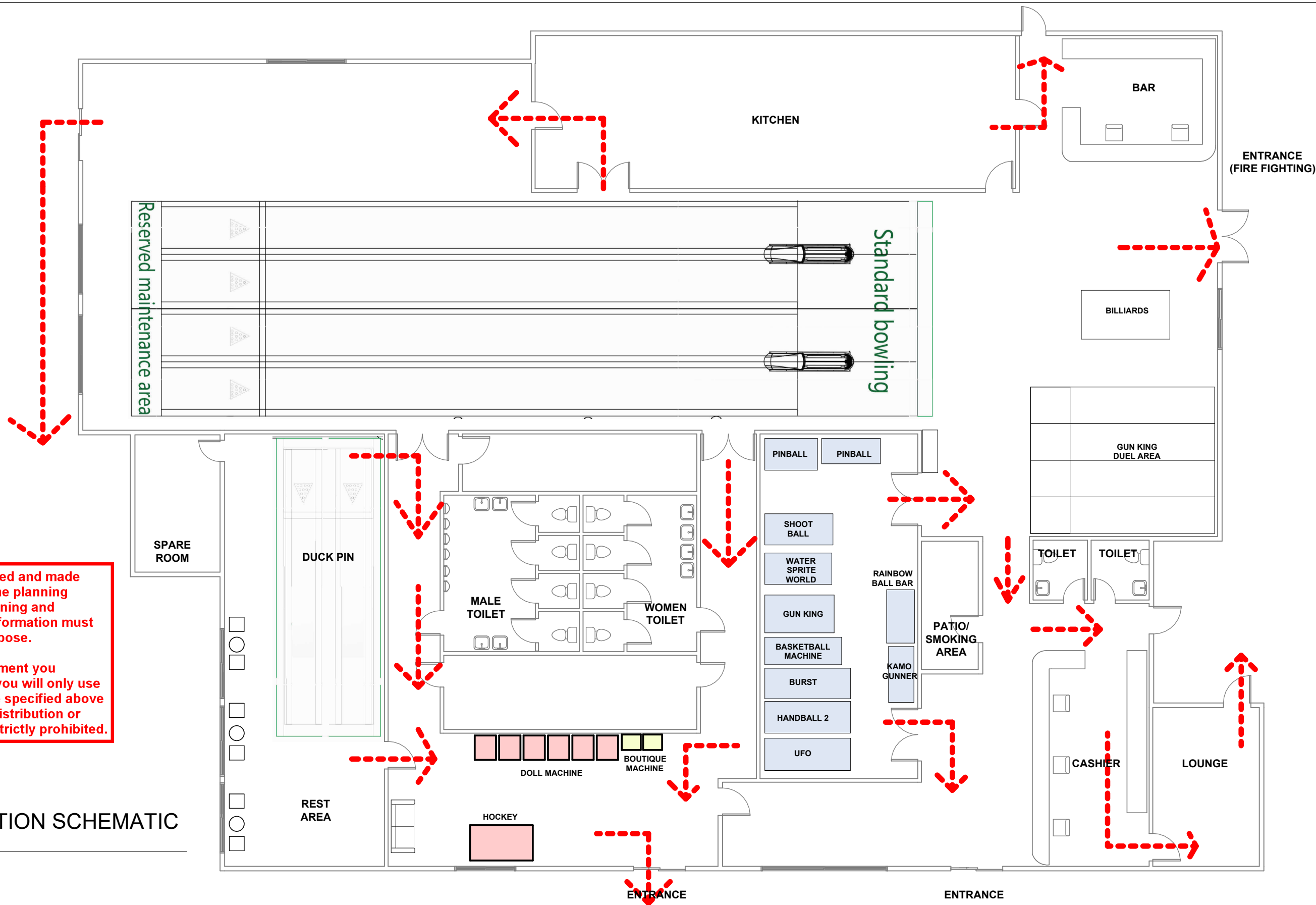
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FIRE PROTECTION SCHEMATIC
DIAGRAM

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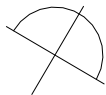
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A04



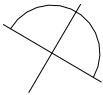
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Plan of Management

25-41 Princes Highway, Sale VIC

Proposed Change of Use to Recreation Centre

Rev A

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Operational Details - Commercial Development															
Change of use	<p><i>Existing Use:</i> Function Room</p> <p><i>Proposed Use:</i> Recreation Centre</p>														
Description of Proposed Use	<p>The proposed business will operate as a recreation centre, comprising a bowling alley and arcade within an existing function room on the site. The remainder of the premises will continue to function as a motel, hotel and restaurant.</p> <p>Services and facilities provided as part of the recreation include:</p> <ul style="list-style-type: none"> • Bowling lanes • Arcade machines and interactive entertainment • Seating and circulation areas for patrons • Access to food and beverage service via the adjoining bar and restaurant (licenses premises) <p>The nature of operations is focused on providing casual, family-friendly indoor entertainment. Activities are unscheduled and walk-in based, with a focus on short-term use and recreational enjoyment. The venue will operate from 3:30 PM to 8:30 PM on weekdays, and 9:30 AM to 8:30 PM on weekends.</p> <p>No internal structural works are proposed, and the existing layout will be used to accommodate the recreation centre fitout. All amplified noise and sound effects from arcade machines will be contained within the building, with no external noise impacts expected.</p>														
Hours of Operation	<p><i>Existing:</i> Not applicable</p> <p><i>Proposed:</i></p> <table> <tr> <td>Monday</td><td>3:30pm – 8:30pm</td></tr> <tr> <td>Tuesday</td><td>3:30pm – 8:30pm</td></tr> <tr> <td>Wednesday</td><td>3:30pm – 8:30pm</td></tr> <tr> <td>Thursday</td><td>3:30pm – 8:30pm</td></tr> <tr> <td>Friday</td><td>3:30pm – 8:30pm</td></tr> <tr> <td>Saturday</td><td>9:30am – 8:30pm</td></tr> <tr> <td>Sunday</td><td>9:30am – 8:30pm</td></tr> </table>	Monday	3:30pm – 8:30pm	Tuesday	3:30pm – 8:30pm	Wednesday	3:30pm – 8:30pm	Thursday	3:30pm – 8:30pm	Friday	3:30pm – 8:30pm	Saturday	9:30am – 8:30pm	Sunday	9:30am – 8:30pm
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Signage	<p>No new signage is proposed as part of this application. Existing signage will remain in place and continue to be used for the recreation centre.</p> <ul style="list-style-type: none"> • Type: Existing black wrought iron sign • Illumination: Rear LED-lit, with programmable display capability • Location: Mounted on the Railway Place elevation façade of the building • Function: Used to display changing content relevant to the operation of the premises 														

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	The signage is modest in scale and consistent with the building's character. It is not proposed to be altered or enlarged as part of this change of use application.
Staffing and Organisation Overview	<p><i>Number of staff: 10 staff</i></p> <p><i>Types of staff:</i></p> <ul style="list-style-type: none"> • Duty Manager: 1 Responsible for overall supervision, staff coordination, and incident management. • Lane Attendants: 2 Oversee the bowling lanes, assist with customer queries, and ensure equipment is functioning safely. • Arcade Attendant: 1 Monitors arcade machines, provides customer support, and manages token/redemption systems. • Food and Beverage Staff: 2 Serve customers at the food and drink counters, manage orders, and maintain cleanliness. • Kitchen Staff: 2 Prepare and handle food orders, ensuring compliance with food safety standards. • Front Desk Staff: 2 Manage bookings, handle customer check-ins, and provide general information and assistance. <p>Staffing levels may be adjusted based on peak times or special events to maintain adequate supervision and service.</p>
Identification of common pedestrian routes + parking	<ul style="list-style-type: none"> • A total of 77 on site parking spaces are available • 47 parking spaces are allocated for recreation centre customers and staff • Remaining 30 spaces are allocated to the existing motel • 2 disabled parking spaces are provided on site • Pedestrian access to the recreation centre is via the main front entry • Additional public parking is available in nearby streets if required during peak periods
Deliveries and loading/unloading	<p>Deliveries will typically include food and beverage supplies, motel consumables, soft toys, gifts for redemption, and linen — all light-weight items. A linen service will also operate regularly.</p> <ul style="list-style-type: none"> • Food and beverage supplies: once per week • Motel supplies: once per fortnight • Soft toys and gifts: once every three months • Linen deliveries: three times per week

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	<p>Deliveries will occur beside the entrance via a wide access door (approximately 3.5 metres wide). No formal loading dock is proposed, as the existing access arrangements are sufficient to accommodate the expected delivery needs.</p>
<p>Managing customers or patrons</p>	<p>Customer Types and Arrival Patterns</p> <ul style="list-style-type: none"> The venue will cater to both casual customers and group bookings. Weekday mornings will be open to group bookings (e.g. aged care groups, NDIS centres). Afternoons and weekends will be open to the general public, with most customers arriving casually. <p>Peak Time Management</p> <ul style="list-style-type: none"> Staff will inform patrons of expected wait times for bowling lanes and arcade machines during busy periods. Adequate staffing will be maintained to manage queues, assist patrons, and ensure smooth operation. Customer flow will be supervised to maintain order and a respectful environment. Capacity will be monitored, and customer numbers may be capped if required for safety or comfort <p>Monitoring and Turnover</p> <ul style="list-style-type: none"> Staff will actively monitor customer numbers and flow throughout the day. Arcade machines have built-in time limits to ensure natural turnover. Bowling games operate with defined durations, also contributing to regular customer turnover.
<p>Security details</p>	<p>On-Site Staffing</p> <ul style="list-style-type: none"> Staff will be present on-site at all times during operating hours to supervise activities and assist patrons. Staff will manage day-to-day operations, monitor customer behaviour, and ensure safety within the venue. <p>External Security</p> <ul style="list-style-type: none"> No external security is proposed at this stage. The venue may introduce a security guard during afternoon sessions in future, depending on demand and crowd levels. <p>Behaviour Management and Crowd Control</p> <ul style="list-style-type: none"> Staff will monitor the number of tables and seating in use to manage customer flow and prevent overcrowding. In the case of large groups or increased patronage, staff will ensure orderly behaviour and may adjust capacity as required. Staff presence will serve as a preventative measure to discourage inappropriate behaviour and maintain a family-friendly environment.

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Health and Safety

Health and Safety Hazards

The primary health and safety considerations associated with the operation of the recreation centre (bowling alley and arcade) include:

1. **Crowd management risks:** Overcrowding during peak times, customer circulation issues, or blocked emergency exits.
2. **Slip, trip, and fall hazards:** Potential hazards due to active environments, spilled drinks, or arcade equipment layouts.
3. **Noise exposure:** Localised internal noise from arcade machines, music, and crowd activity.
4. **Fire safety and evacuation:** Safe exit procedures in a high-footfall indoor setting.
5. **Electrical and equipment safety:** Risks associated with arcade machines and automated bowling equipment.
6. **Supervision and minor behaviour management:** Ensuring a safe, family-friendly environment.

1. Crowd and Patron Management

Risks: Overcrowding or blocked access during busy periods.

Mitigation Measures:

- Maximum occupancy capped at 150 patrons.
- Staff trained in emergency procedures and customer supervision.
- Entry and exit points clearly marked and unobstructed.
- Adequate circulation space between bowling lanes and arcade areas.

2. Slip, Trip, and Fall Hazards

Risks: Injuries due to spills, poor lighting, or movement between entertainment zones.

Mitigation Measures:

- Non-slip flooring and regular cleaning of high-traffic areas.
- Defined walkways between arcade zones and bowling lanes.
- Step-free, DDA-compliant access in all public areas.
- Adequate lighting throughout internal spaces, entries, exits, and toilets.

3. Noise Management

Risks: Internal noise from arcade machines and ambient music.

Mitigation Measures:

- All noise generated is contained within the building envelope.
- No external speakers or outdoor activity proposed.
- Sound levels monitored informally by staff to avoid excessive disturbance.

4. Fire Safety and Emergency Preparedness

Risks: Emergency response delays in indoor, high-occupancy areas.

Mitigation Measures:

- Emergency exit signage and fire safety equipment installed in accordance with NCC/BCA.

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	<ul style="list-style-type: none">• Staff trained in fire evacuation procedures.• Evacuation diagrams displayed in common areas.• Regular review of escape routes and equipment access. <p>5. Electrical and Equipment Safety</p> <p>Risks: Electrical faults or minor injuries related to arcade/bowling equipment.</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none">• Routine maintenance and servicing of machines by qualified technicians.• Staff trained in basic troubleshooting and hazard identification.• Faulty equipment immediately taken offline and reported for repair.
<p>Waste Management</p>	<p>Types of Waste</p> <p>The recreation centre is expected to generate the following types of waste:</p> <ol style="list-style-type: none">1. General Waste: Food packaging, customer rubbish, cleaning-related waste2. Recyclable Waste: Cardboard boxes, plastic bottles, aluminium cans, and other recyclable containers3. Glass and PET Bottles: From drinks and vending machines4. Minor Organic/Liquid Waste: Beverage spills, incidental bar/kitchen waste (non-hazardous) <p>No new or hazardous waste types are expected to be generated beyond existing uses on the site.</p> <p>Waste Management Strategies</p> <ol style="list-style-type: none">1. Waste Reduction<ul style="list-style-type: none">○ Strategies:<ul style="list-style-type: none">▪ Preference for bulk ordering to minimise package waste▪ Digital bookings and receipts to reduce unnecessary paper waste▪ Food and beverage items serviced in recyclable or reusable containers where possible2. Waste Segregation<ul style="list-style-type: none">○ Strategies:<ul style="list-style-type: none">▪ Separate bins provided for general waste, cardboard and bottles▪ Staff trained to monitor bin use and encourage appropriate disposal.▪ Waste zones clearly marked for patrons (where applicable)

3. **Waste Storage**
 - **Strategies:**
 - Waste is stored in a dedicated area at the rear of the building, screened from public view.
 - All bins are kept on hardstand surfaces and protected from weather.
 - Area is regularly cleaned to avoid odour or pest issues.
4. **Waste Disposal**
 - **General Waste:** Collected weekly by a licensed waste contractor (Kwik Tip Bin).
General Waste Bin collected weekly on Fridays, can be increased to twice weekly if needed
 - **Recyclable Waste:** Collected and processed by a recycling service provider every Wednesday.
 - Additional collections can be arranged if required due to higher use
5. **Monitoring and Reporting**
 - **Procedures:** Keeping records of waste generated, segregated, and disposed of.
 - Conducting regular audits to monitor the effectiveness of waste management practices.
 - Reporting waste management performance to relevant authorities as required.

<p>Toilet Arrangements</p>	<p>The recreation centre provides dedicated toilet facilities for patrons, separate from those in the adjoining motel rooms.</p> <p>Facilities available within the recreation centre include:</p> <ul style="list-style-type: none"> • 5 male toilets • 5 female toilets • 1 accessible (DDA-compliant) toilet <p>These facilities are solely for use by patrons of the recreation centre and are not shared with the motel, which has separate toilets within each guest room.</p> <p>Please refer to architectural drawing set.</p>
<p>Local Police</p>	<p><u>Sale Police Station</u> 1-11 Reeve St, Sale VIC 3072 Phone: 03 5142 2200</p> <p>In an emergency, dial 000</p>