HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

Planning Enquiries
Phone: 03 9205 2200
Web: http://www.hume.vic.gov.au

If you need help to complete this form, read How to complete the Application for Planning Permit 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 concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

Clear Form

The Land

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

Street Address *

Unit No.: | St. No.: 2 | St. Name: Frederick Street

Suburb/Locality: Sunbury | Postcode:3429

Formal Land Description *
Complete either A or B.

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

A Lot No.: 1 ◯ Lodged Plan ◯ Title Plan ◉ Plan of Subdivision No.: 639368N

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details. Add Address

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

(2) **For what use, development or other matter do you require a permit? ***

If you need help about the proposal, read: How to Complete the Application for Planning Permit Form

Use and development of the land for Motor Vehicle, Boat, or Caravan Sales (Car & Truck Rental)
Please refer to the Planning Report for full application details.

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

(3) **Estimated cost of development for which the permit is required ***

Cost $250000

⚠ You may be required to verify this estimate. Insert `0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions

(4) **Describe how the land is used and developed now ***

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

Vacant

Provide a plan of the existing conditions. Photos are also helpful.

Title Information

5 Encumbrances on title *

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive 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', eg. restrictive covenants.)

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

Title: Mr | First Name: Matthew | Surname: Buckmaster

Organisation (if applicable): Buckmaster Town Planning Pty Ltd

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

Unit No.: | St. No.: | St. Name: PO Box 30

Suburb/Locality: Greensborough | State: VIC | Postcode: 3088

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 (if so, go to 'contact information') ☐

Name:

Title: Mrs | First Name: Louise | Surname: Williams

Organisation (if applicable): Buckmaster Town Planning Pty Ltd

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

Unit No.: | St. No.: | St. Name: PO Box 30

Suburb/Locality: Greensborough | State: VIC | Postcode: 3088

*Please provide at least one contact phone number **

Contact information

Business Phone: 0422 667 442 | Email: louise@buckmastertp.com.au

Mobile Phone: 0422 672 227 | Fax:

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.

[redacted]

Declaration

7 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; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: | Date: 17 Jun 2021 (day / month / year)

Need help with the Application?

If you need help to complete this form, read How to complete the Application for Planning Permit form
General information about the planning process is available at www.delwp.vic.gov.au/planning

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

8 **Has there been a pre-application meeting with a Council planning officer?**

(•) No ( ) Yes

Checklist

9 **Have you:**

- [ ] Filled in the form completely?
- [ ] Paid or included the application fee?

Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

- [x] Provided all necessary supporting information and documents?
  - [ ] A full, current copy of title information for each individual parcel of land forming the subject site
  - [ ] A plan of existing conditions.
  - [ ] Plans showing the layout and details of the proposal
  - [ ] Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - [ ] If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
  - [ ] If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

- [ ] Completed the relevant Council planning permit checklist?
- [ ] Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200
Email: email@hume.vic.gov.au
DX: 94718
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

BUCKMASTER
TOWN PLANNING
PO Box 30 Greensborough Victoria 3088
info@buckmastertp.com.au
ACN: 626 773 868
Ph: 0422 672 227

28 January 2021

Mychelle Tomsett
Senior Town Planner
Hume City Council

Request for Further Information
2 Frederick Street, Sunbury
Planning Application: P23784

Dear Mychelle,

I refer to your letter dated 2 July 2021 requesting further information in relation to the abovementioned planning permit application. As requested, please find attached:

a) Traffic impact assessment report prepared by TTM
b) Stormwater management plan prepared by Structural Bureau
c) Amended plans
d) Arborist report prepared by Stem Arboriculture.

The following is a response to the further information letter:

Further Information

1. *Traffic impact assessment*
A Traffic impact assessment is required before the development can be assessed on traffic grounds. Including the following:
   a) *A case study of a similar size development in a similar setting would need to be undertaken to determine the car parking rate for this development. The results of any parking surveys are to be provided and if a car parking reduction is sought based on the case studies findings, an empirical assessment is to accompany the case study. No studies are to be undertaken during covid-19 restrictions as this is not an accurate representation of typical conditions.*
   b) *Swept path analysis of service vehicles utilising the site.*
   c) *Traffic generation and distribution including impacts on the road network.*
   d) *Assessment of proposed and existing property access.*

   A Traffic Impact Assessment has been prepared by TTM.

2. *Stormwater management plan*
A stormwater management plan must be provided, that responds to the requirements of Clause 53.18 and Clause 22.19 of the Hume Planning Scheme.

   A stormwater management plan has been prepared by Structural Bureau.

3. *Amended plans*
Please provide amended plans demonstrating that Covenant PS 639368N is met.

The covenant requires a minimum finished floor level of 212.77. The plans have been amended to show compliance with Covenant PS 639368N, by providing a finished floor level of 213.25.

4. *Arborist report*
Please provide an arborist report demonstrating that the existing street trees will not be detrimentally impacted by the proposed development.

An arborist report by Stem Arboriculture has been provided.

Civil Comments (received in email dated 19 August 2021)

1. *There is a 3m wide easement, which runs along the western boundary of the property. According to Council plans, Council's 525mm dia. stormwater pipe is located within the easement.*
2. *According to Council records, the pipe centreline is located 2m from the property boundary within the easement and is located at a depth of approximately 1.5m within the north-west corner of the site. As such, proposed footings for any brick or masonry buildings within 200mm of the easement must have a founding depth not less than 700mm below the existing ground surface level.*
3. *In order to maintain a minimum required cover over Council's assets, the maximum allowable cut within the easement is 230mm.*

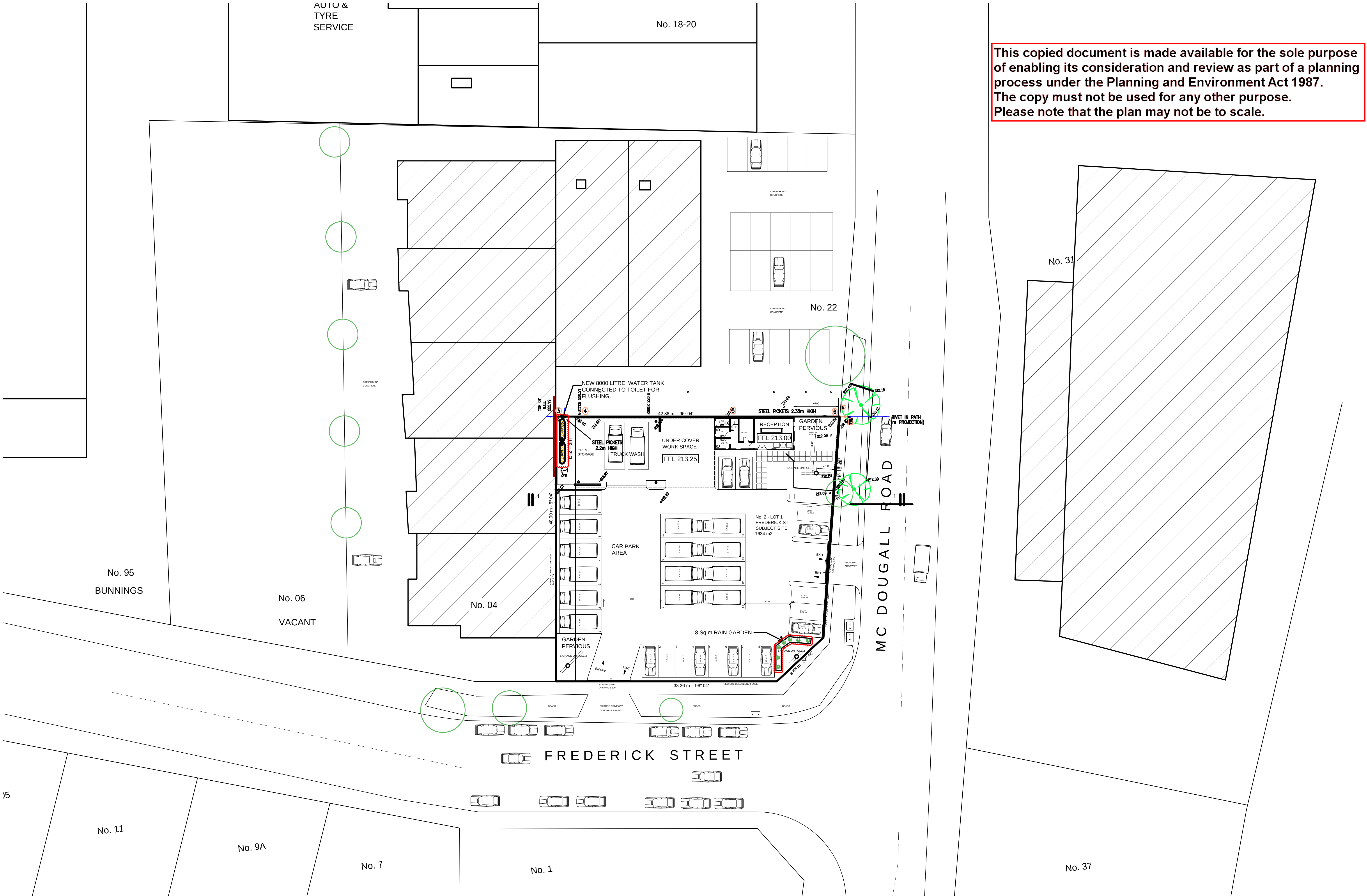
Please update the plans to ensure the proposal aligns with the above. Please note that the covenant on title also has minimum floor levels, so you may need to balance these.

The plans have been amended to reflect the comments from Council's Engineers.

If you have any questions about this information, please contact me on 0422 672 227. In the event that some information remains outstanding, please advise me at your earliest convenience and provide an extension of time to provide this information for one additional month.

Kind Regards,

Matthew Buckmaster
Director
Buckmaster Town Planning Pty Ltd


AUTO &
TYRE
SERVICE
No. 18-20
No. 22
No. 31
No. 95
BUNNINGS
No. 06
VACANT
No. 04
NEW 8000 LITRE WATER TANK CONNECTED TO TOILET FOR FLUSHING.
STEEL PICKETS 2.2m HIGH
STEEL PICKETS 2.35m HIGH
RIVET IN PATH (1m PROJECTION)
42.88 m - 96° 04'
OPEN STORAGE
TRUCK WASH
UNDER COVER WORK SPACE
FFL 213.25
RECEPTION
FFL 213.00
GARDEN PERVIOUS
No. 2 - LOT 1
FREDERICK ST
SUBJECT SITE
1634 m2
CAR PARK
AREA
40.00 m - 6° 04'
8 Sq.m RAIN GARDEN
GARDEN
PERVIOUS
ENTRY
EXIT
33.36 m - 96° 04'
9.66 m
MC DOUGALL ROAD
FREDERICK STREET
No. 11
No. 9A
No. 7
No. 1
No. 37

PROPOSED LOCATION PLAN

PLANNING APPLICATION - 21.12.2021

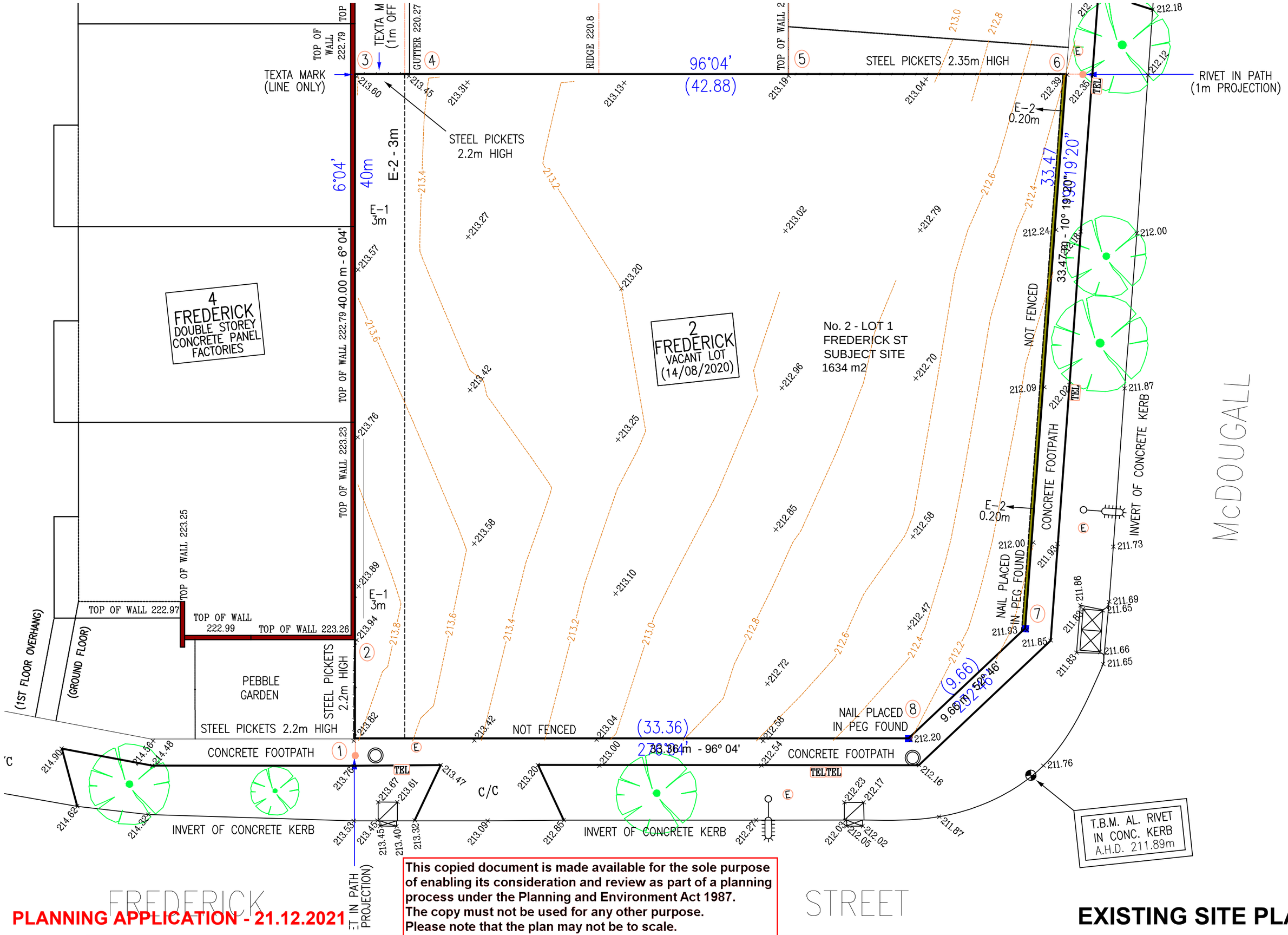
REVISION CODES
A - PLANNING APPLICATION - 21/12/2021

WJFA

WARREN J. FOSTER
ARCHITECTS
21 Burnett Street
St Kilda 3182 Victoria
Ph: 9593 6232 www.wjfa.com.au
Fax: 9078 6905
Email: wjfa@wjfa.com.au

North Point

PROJECT	BUDGET CAR RENTALS 2 FREDERICK STREET SUNBURY VIC 3429
TITLE	LOCATION PLAN
SCALE	A3 1:500
DATE	DEC 04
DRAWN	TV / WJFA
NO	TP01a



PLANNING APPLICATION - 21.12.2021

EXISTING SITE PLAN

REVISION CODES
A - PLANNING APPLICATION - 21/12/2021

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North Point

PROJECT
BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE
SITE PLAN

SCALE A3 1:200
DATE DEC 04
DRAWN TV / WJFA
NO TP02a

TEXTA MARK (LINE ONLY)

NEW 8000 LITRE MODULAR SLIMLINE WATER TANK. TANKS MUST BE CONNECTED TO TOILET FOR FLUSHING. NEXTGENROTO TANKS WWW.NEXTGENROTO.COM.AU 1300 353 937

TOP OF WALL 222.79

TEXTA MARK (1m Of

GUTTER 220.

RIDGE 220.8

42.88 m - 96° 04'

TOP OF WALL

STEEL PICKETS 2,35m HIGH

6700

RIVET IN PATH (1m PROJECTION)

STEEL PICKETS 2.2m HIGH

E-2 - 3m

E-1 3m GARDEN PERVIOUS

OPEN STORAGE

TRUCK WASH

UNDER COVER WORK SPACE

FFL 213.25

OFFICE

RECEPTION

FFL 213.00

SIGNAGE

SIGNAGE OVER

SIGNAGE ON POLE 1

GARDEN PERVIOUS

2700

10° 19' 20"

33.47m

McDOUGALL ROAD

4 FREDERICK DOUBLE STOREY CONCRETE PANEL FACTORIES

4 FREDERICK COUPLE STOREY CONCRETE PANEL FACTORIES

40.00 m - 6° 04'

TOP OF WALL 222.79

TOP OF WALL 223.23

VERTICAL ZINCALUME SHEET TO 2400 A.G.L.

CAR PARK AREA

No. 2 - LOT 1 FREDERICK ST SUBJECT SITE 1634 m2

STAFF 4.9 X 2.6

SLIDING GATE OPENING 6.95m

EXIT

ENTRY

CONCRETE FOOTPATH

0.20m

NEW 1.8m COLORBOND FENCE

INVERT OF CONCRETE KERB

8 Sq.m RAIN GARDEN

NAIL PLACED IN PEG FOUND

SIGNAGE ON POLE 2

9.66 m 52° 46'

TOP OF WALL 222.97

TOP OF WALL 222.99

TOP OF WALL 223.26

(GROUND FLOOR)

PEBBLE GARDEN

STEEL PICKETS 2.2m HIGH

GARDEN PERVIOUS

SIGNAGE ON POLE 3

1800

2400

NOT FENCED

SLIDING GATE OPENING 6.50m

33.36 m - 96° 04'

C/C

INVERT OF CONCRETE KERB

T.B.M. AL. RIVET IN CONC. KERB A.H.D. 211.89m

F R E D E R I C K S T R E E T

PROPOSED SITE PLAN

REVISION STATUS
A - PLANNING APPLICATION 21.12.2021

WJFA

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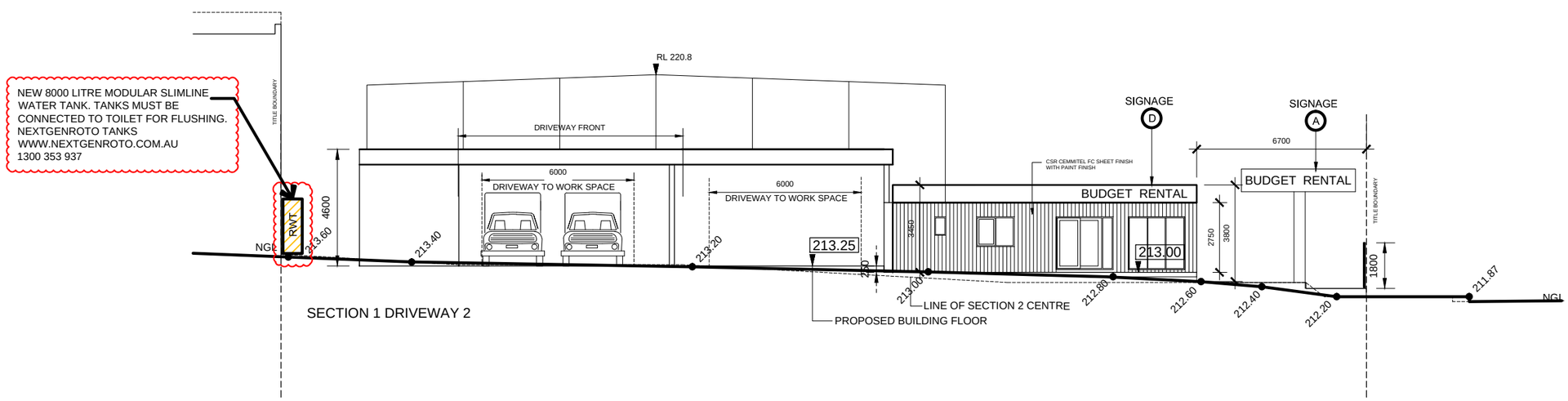
Email: wjfa@wjfa.com.au

North Point

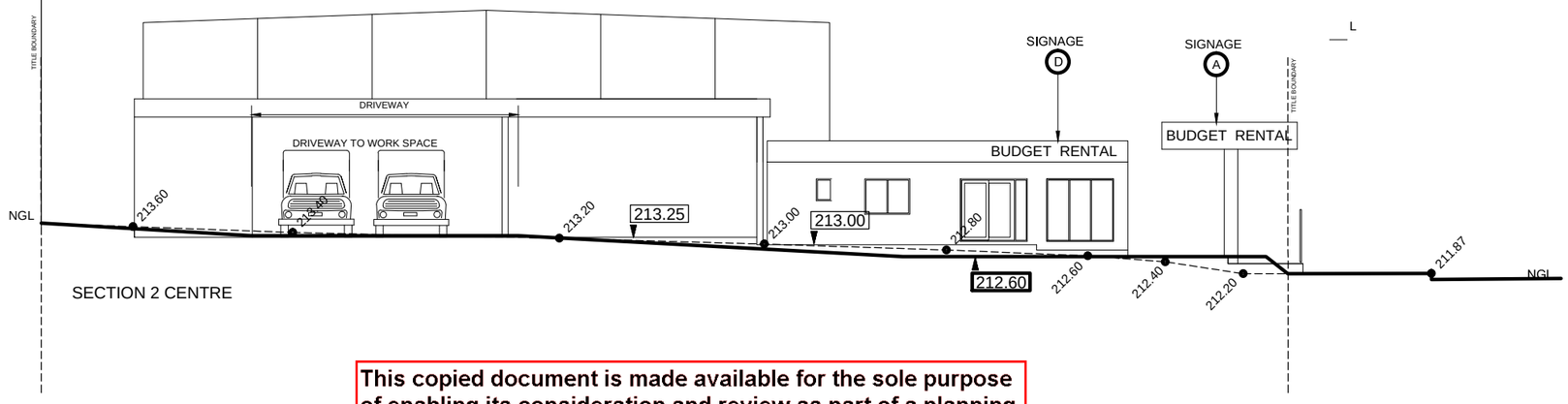
PROJECT
BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE
SITE PLAN

SCALE A3 1:200
DATE DEC 04
DRAWN TV / WJFA
NO TP03a



SECTION 1 DRIVEWAY 2



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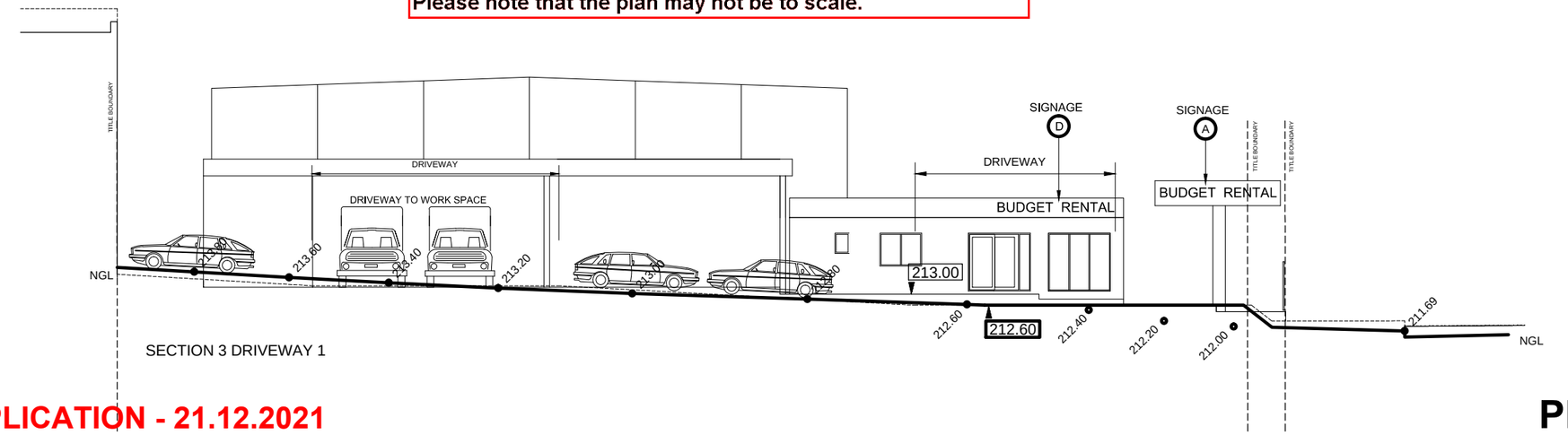

SECTION 3 DRIVEWAY 1

PLANNING APPLICATION - 21.12.2021

PROPOSED SECTIONS

REVISION CODES
A - PLANNING APPLICATION - 21/12/2021

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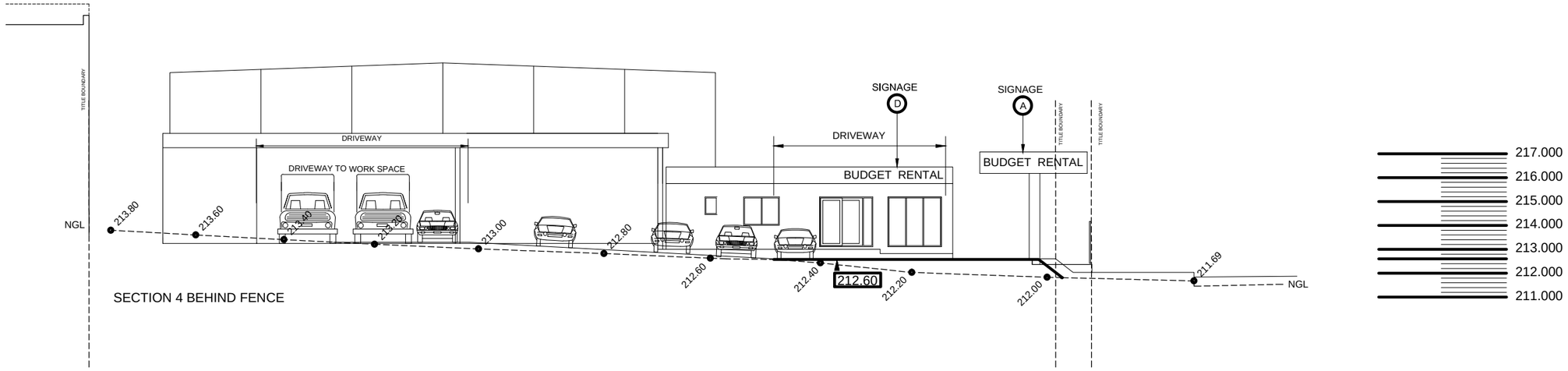
North Point

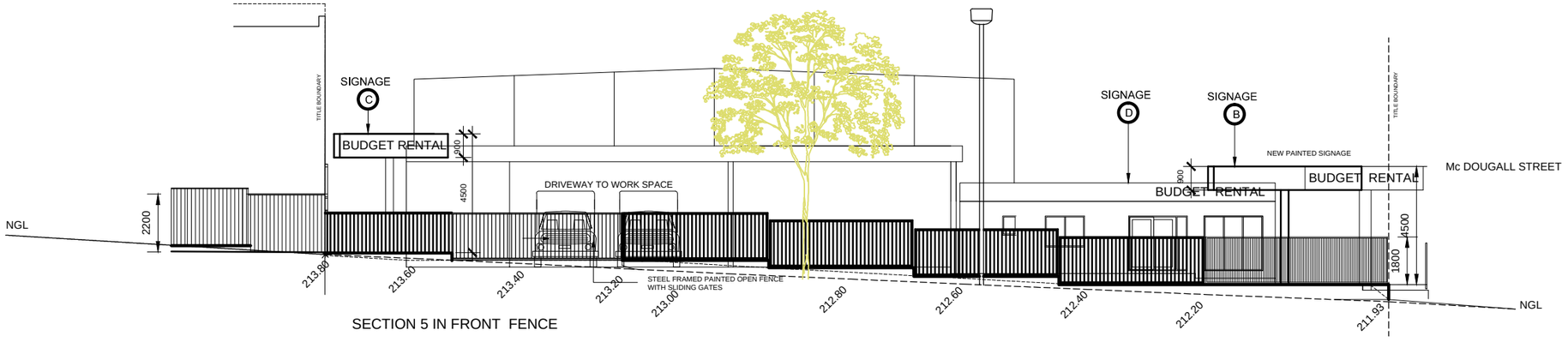
PROJECT
BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE
SITE PLAN

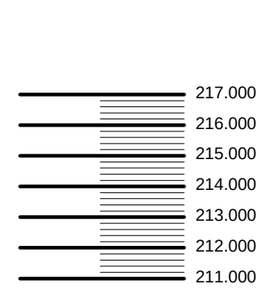
SCALE A3 1:200 DATE DEC 04
DRAWN TV / WJFA NO TP04a



SECTION 4 BEHIND FENCE



SECTION 5 IN FRONT FENCE



PLANNING APPLICATION - 21.12.2021

PROPOSED SECTIONS

REVISION CODES
A - PLANNING APPLICATION - 21/12/2021

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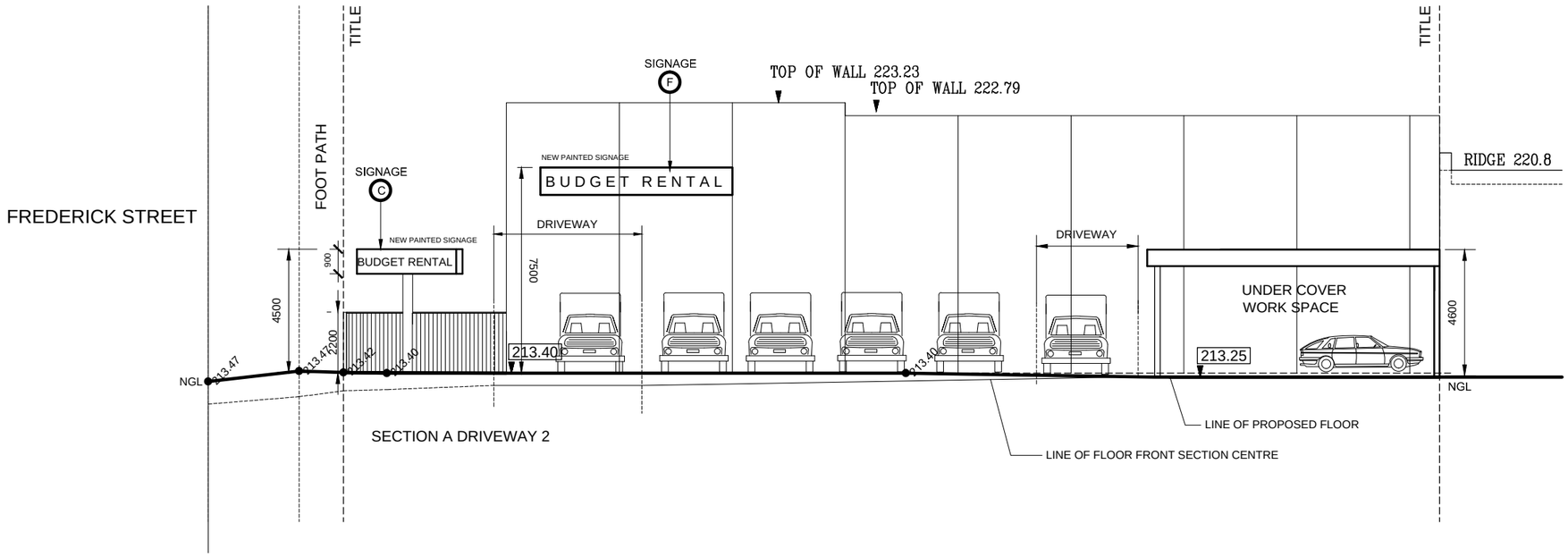
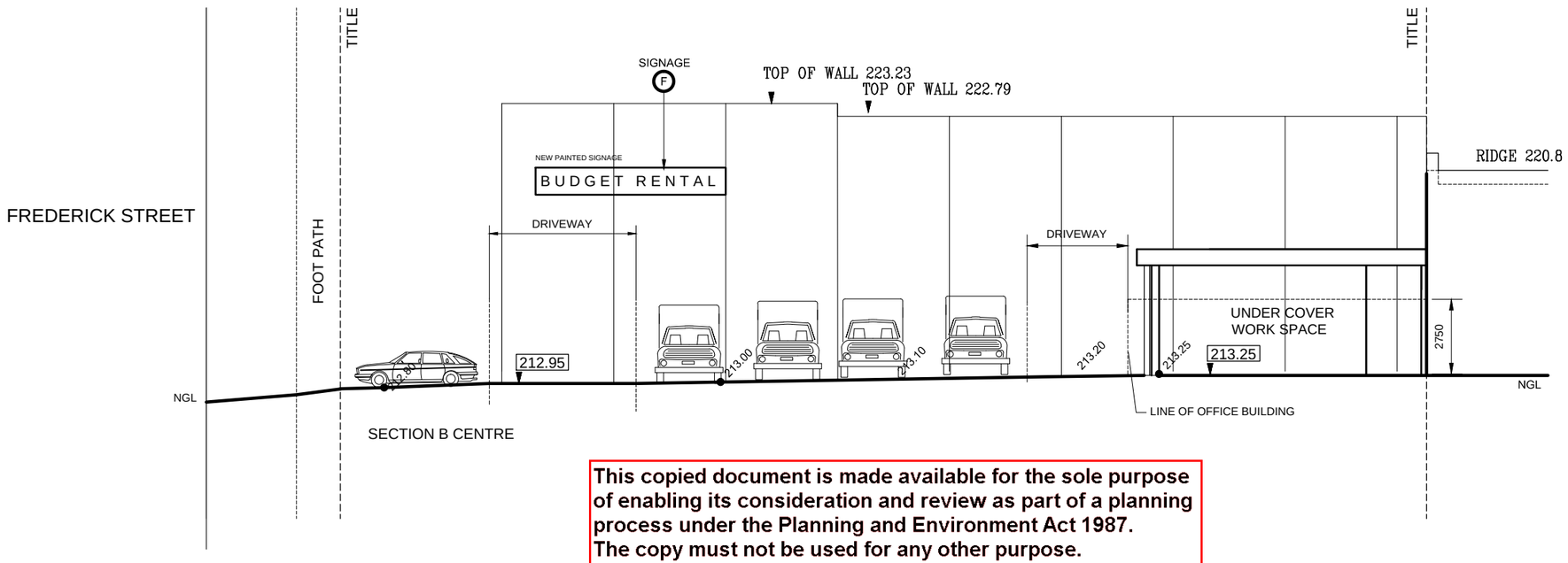
North Point

PROJECT
BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE
SITE PLAN

SCALE A3 1:200
DATE DEC 04
DRAWN TV / WJFA
NO TP05a





PLANNING APPLICATION - 21.12.2021

PROPOSED SECTIONS

REVISION CODES
A - PLANNING APPLICATION - 21/12/2021

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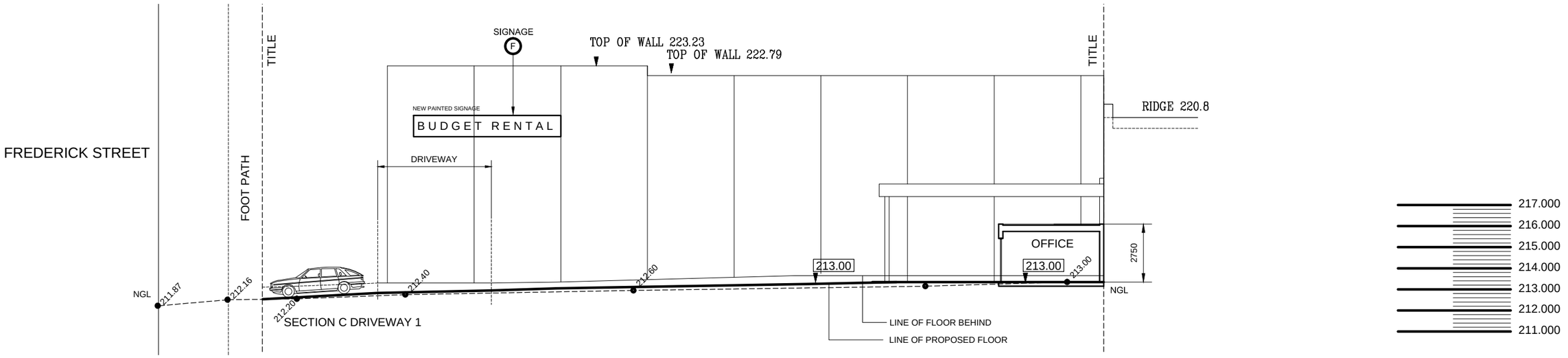
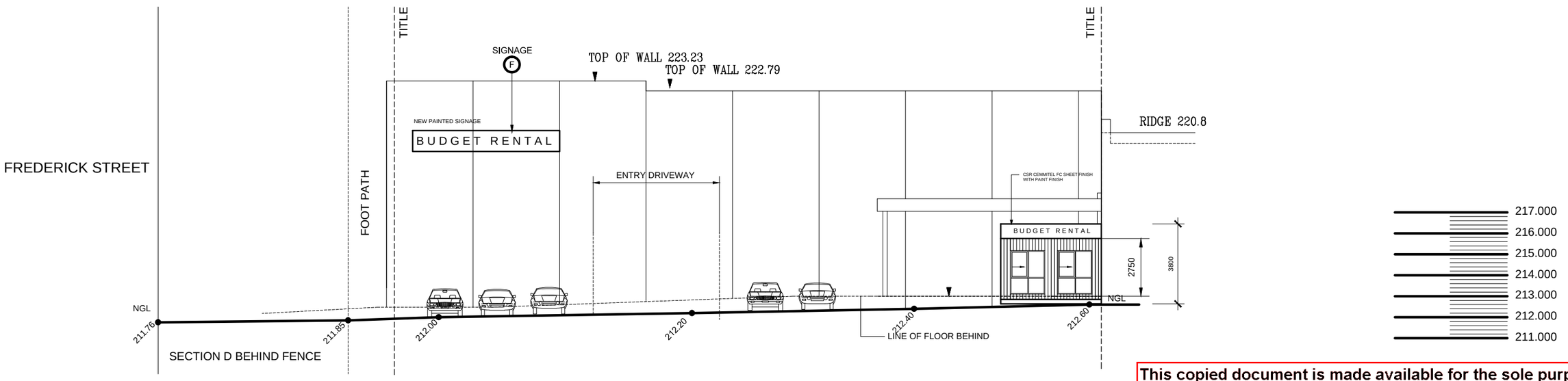
North Point

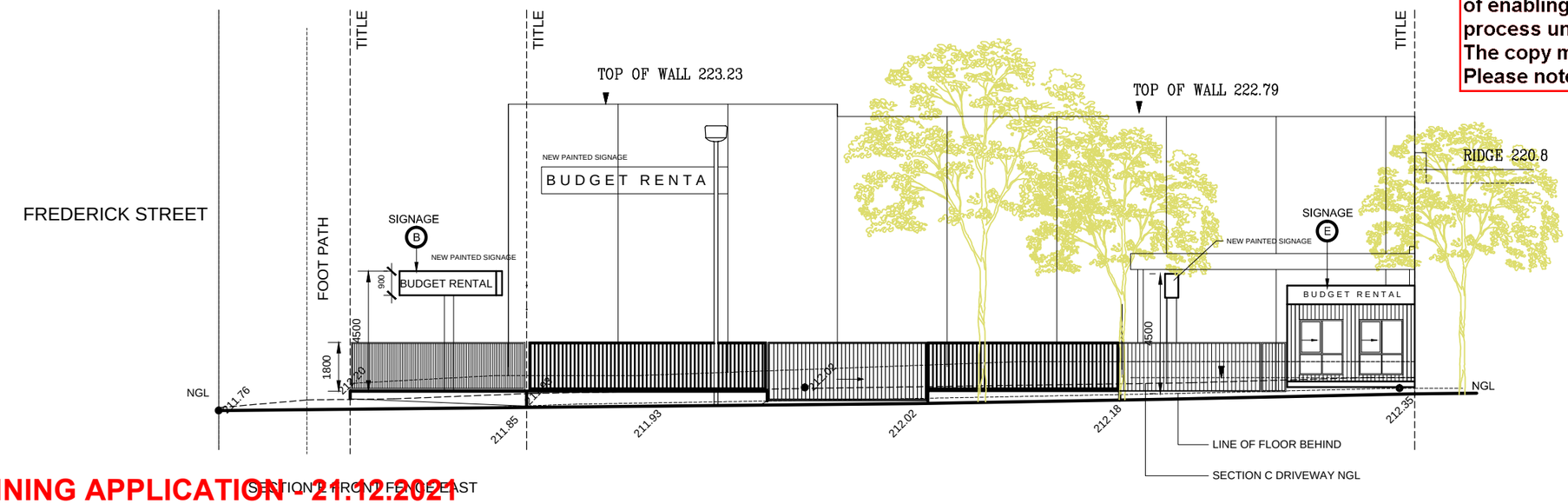
PROJECT
BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE
SITE PLAN

SCALE A3 1:200 | DATE DEC 04
DRAWN TV / WJFA | NO TP06a







PLANNING APPLICATION - 21.12.2021

SECTION 4 FRONT FENCE EAST

PROPOSED SECTIONS

REVISION CODES
A - PLANNING APPLICATION - 21/12/2021

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Fax: 9078 6905
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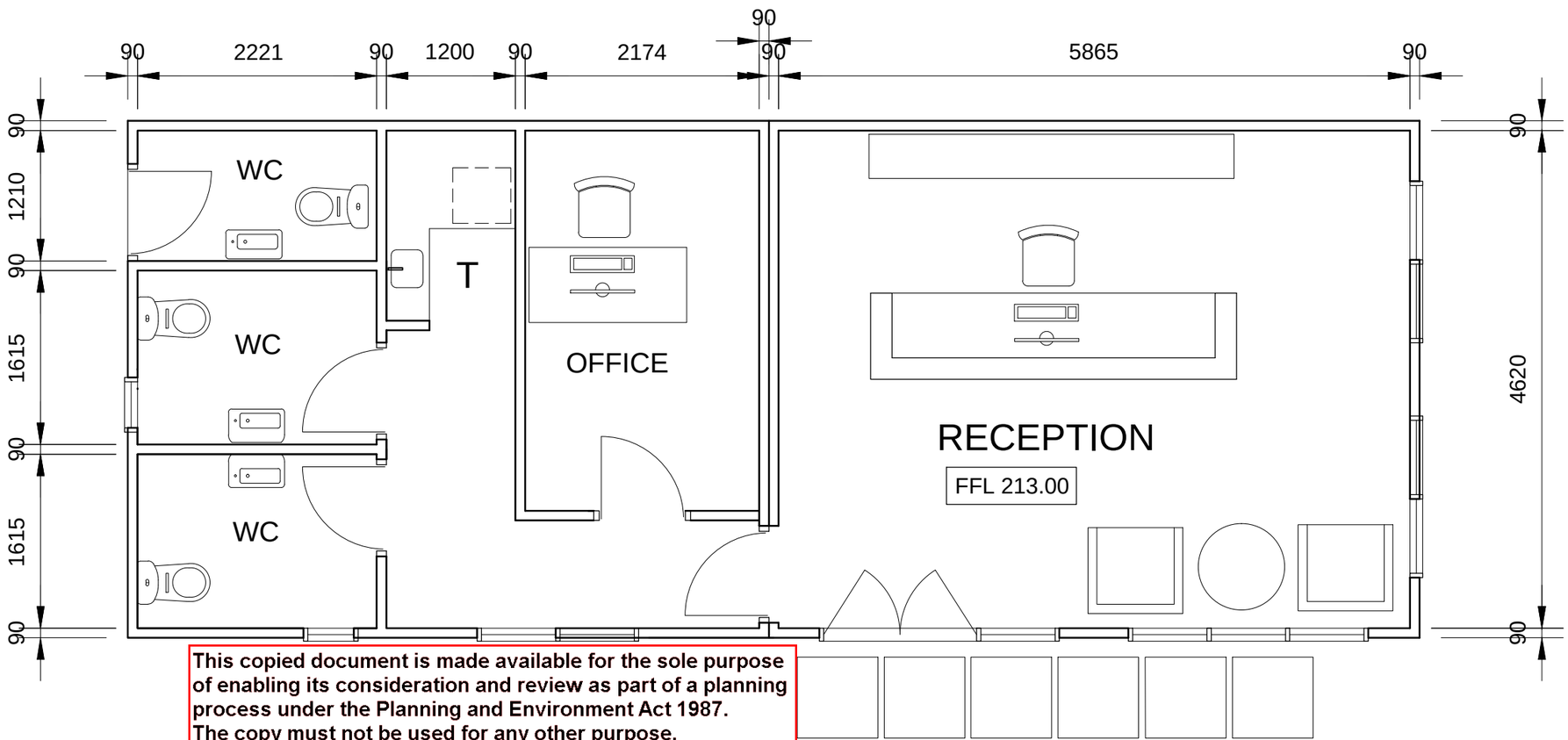
North Point

PROJECT
BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE
SITE PLAN

SCALE A3 1:200 DATE DEC 04
DRAWN TV / WJFA NO TP07a

SIGNAGE SCHEDULE			SIGNAGE SCHEDULE		
A	4.5m WIDE X 0.90m HIGH FIXED SIGNAGE ON POLE INTERNALLY ILLUMINATED	Budget® Car and Truck Rental	D	4.8m WIDE X 0.70m HIGH FASCIA MOUNTED SIGNAGE NON-ILLUMINATED CORFLUTE	Budget® Car and Truck Rental
B	4.5m WIDE X 0.90m HIGH FIXED SIGNAGE ON POLE INTERNALLY ILLUMINATED	Budget® Car and Truck Rental	E	4.8m WIDE X 0.70m HIGH FASCIA MOUNTED SIGNAGE NON-ILLUMINATED CORFLUTE	Budget® Car and Truck Rental
C	4.5m WIDE X 0.90m HIGH FIXED SIGNAGE ON POLE INTERNALLY ILLUMINATED	Budget® Car and Truck Rental	F	7.0m WIDE X 1.0m HIGH FASCIA MOUNTED SIGNAGE NON-ILLUMINATED CORFLUTE	Budget® Car and Truck Rental



PLANNING APPLICATION - 21.12.2021

PROPOSED OFFICE PLAN

REVISION CODES
A - PLANNING APPLICATION - 21/12/2021

WJFA

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Email: wjfa@wjfa.com.au

North Point

PROJECT
BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE
OFFICE PLAN

SCALE A3 1:50
DATE DEC 04
DRAWN TV / WJFA
NO TP08a

TEXTA MARK (LINE ONLY)

NEW 8000 LITRE MODULAR SLIMLINE WATER TANK. TANKS MUST BE CONNECTED TO TOILET FOR FLUSHING. NEXTGENROTO TANKS WWW.NEXTGENROTO.COM.AU 1300 353 937

TEXTA MARK (1m OFFSET)

TOP OF WALL 222.79

GUTTER 220.27

RIDGE 220.8

TOP OF WALL 222

NEW EAVE GUTTER CONNECTED RAIN WATER TANK

NEW COLORBOND TRAY DECK ROOFING (57.6 Sq.m)

42.88 m - 96° 04'

RIVET IN PATH (1m PROJECTION)

E-2 - 3m

E-1 3m

RWT

DP

BOX GUTTER

NEW COLORBOND TRAY DECK ROOFING

2 DEG FALL

SIGNAGE

SIGNAGE OVER

SIGNAGE ON POLE 1

A SIGNAGE

DISPLAY 4.9 X 2.6

8800

6700

2700

NEW COLORBOND TRAY DECK ROOFING (216 Sq.m)

4 FREDERICK DOUBLE STOREY CONCRETE PANEL FACTORIES

4 FREDERICK COUPLE STOREY CONCRETE PANEL FACTORIES

40.00 m - 6° 04'

TOP OF WALL 222.79

TOP OF WALL 223.23

VERTICAL ZINCALUME SHEET TO 2400 A.G.L

No. 2 - LOT 1 FREDERICK ST SUBJECT SITE 1634 m2

STAFF 4.9 X 2.6

SLIDING GATE OPENING 6.50m

E-2

EXIT

ENTRY

33.47 m - 10° 19' 20"

McDOUGALL ROAD

FOOTPATH

CONCRETE KERB

INVERT OF CONCRETE KERB

TOP OF WALL 223.25

TOP OF WALL 222.97

TOP OF WALL 222.99

TOP OF WALL 223.26

(1ST FLOOR OVERHANG)

(GROUND FLOOR)

STEEL PICKETS 2.2m HIGH

PEBBLE GARDEN

CONCRETE FOOTPATH

SIGNAGE ON POLE 3

SIGNAGE

8 Sq.m RAIN GARDEN

NAIL PLACED IN PEG FOUND

NEW 1.8m COLORBOND FENCE

SLIDING GATE OPENING 6.50m

NOT FENCED

9.66 m

52° 46'

33.36 m - 96° 04'

C/C

TEL

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F R E D E R I C K S T R E E T

PROPOSED ROOF PLAN

PLANNING APPLICATION - 21.12.2021

REVISION ISSUED
A - PLANNING APPLICATION

WJFA

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North Point

PROJECT: BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE: ROOF PLAN

SCALE: A3 1:200 DATE: DEC 04

DRAWN: TV / WJFA NO: TP09a

PLANNING REPORT

2 Frederick Street Sunbury

BUCKMASTER TOWN PLANNING

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Prepared by Buckmaster Town Planning Pty Ltd
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Executive Summary

This planning report has been prepared by Buckmaster Town Planning Pty Ltd, on behalf of Payne Investments Pty Ltd.

The subject site is located within the Industrial 3 Zone and is not affected by any overlays pursuant to the Hume Planning Scheme.

Permission is sought to establish a car rental business on the land at 2 Frederick Street, Sunbury. In this instance planning permission is required for the use and development of the land for the purpose of motor vehicle, boat and caravan sales within the Industrial 3 Zone, for the display of business identification signage and for car parking to be provided the satisfaction of the responsible authority.

The subject site is well positioned to support the proposed use of the site as an Avis and Budget vehicle rental premises (motor vehicle, boat, or caravan sales). The proposal meets the relevant provisions of the Hume Planning Scheme, including the Industrial Local Policy at Clause 22.01, Advertising Signs Local Policy at Clause 22.09; the Industrial 3 Zone, Clause 52.05 – Signage, and Clause 52.06 – Car Parking.

Site Context

Subject Site

The subject site is located on the north-western corner of the intersection of Frederick Street and McDougall Road. The site is irregular in shape, with a frontage of 33.36m to Frederick Street, 33.47m frontage to McDougall Road and a splayed area between the two street frontages of 9.66m. The site has a total area of 1634m^2.

The site at present is vacant and is covered in grass. A crossover is located on the western side of the Frederick Street frontage.

Photograph of the site at 2 Frederick Street, Sunbury

Surrounding Area

The surrounding area is characterised by industrial and commercial development which is undergoing moderate change. The northern section of McDougall Street consists of older warehouses, generally constructed from concrete, brick and corrugated iron. Car parking is typically located within the frontage of sites. The southern section of McDougall Street and Frederick Street consists of relatively new warehouse developments, generally constructed from concrete and modern in appearance. The car parking is generally located within the front and side setbacks, with landscaping within the front setbacks. Front fencing is common within the area, which is generally transparent.

Aerial area of the subject site and surrounds *(Nearmap, May 2021)*

The site to the north consists of two warehouses, with car parking and iron post fencing and gates along the front setback.

22 McDougall Road (Site Photo, July 2020)

The site to the south, on the south-western corner of Frederick Street and McDougall Road, consists of 15 warehouses. Car parking is located within the centre of the site and is access via Frederick Street. Landscaping is located along the street frontage and iron post fencing and gates is located along the western section of the Frederick Street frontage.

1 Frederick Street (Site Photo, July 2020)

The site to the west consists of five warehouses, with car parking along the western side of the site. Low lying landscaping and iron post fencing with gates is located along the Frederick Street frontage.

4 Frederick Street (Site photo, July 2020)

Further west of the site is the loading dock access to Bunnings Warehouse.

95 Vineyard Road (viewed from Frederick Street (Site photo, July 2020)

The site to the east consists of a large concrete and timber panel warehouse. Car parking is located to the south of the building, with landscaping located along the McDougall Road and southern boundary. The fencing along the street frontage consists of cyclone wire fencing and gates.

31-35 McDougall Road (Site Photo, July 2020)

Planning Provisions

The subject site is located within the Hume Planning Scheme.

State Planning Policies

The sections of the Planning Policy Framework that have particular relevance to this application include:

- Urban Environment (Clause 15.01)
- Urban Design (Clause 15.05-1)
- Urban Design – Metropolitan Melbourne (Clause 15.01-1R)
- Building Design (Clause 15.01-2S)
- Sustainable Development (Clause 15.02)
- Sustainable Industry (Clause 17.03-2S)
- Integrated Water Management (Clause 19.03-3S)

Local Planning Policies

The sections of the Local Planning Policy Framework that have particular relevance to this application include:

- Built Environment and Heritage (Clause 21.04)
- Industrial Local Policy (Clause 22.01)
- Advertising Signs Local Policy (Clause 22.09)
- Industrial Stormwater Management Policy (Clause 22.19)

Collectively, these policies provide a local context to the relevant clauses of the Planning Policy Framework.

Built Environment and Heritage at Clause 21.04 aims to ensure the design and layout of new areas is of high quality and achieves the best urban design outcomes. The most relevant objectives within this policy include:

- *To improve the image and appearance of Hume Corridor's established areas and deliver high quality development in new growth areas across Hume.*
- *To enhance the amenity and appearance of industrial and commercial areas.*

Industrial Local Policy at Clause 22.01 aims identify the industrial precincts within Hume, ensure that industrial land can be supplied to meet current and anticipated employment needs. The most relevant objectives within this policy include:

- *To ensure that new development is well designed and will enhance the visual and streetscape amenity of the area, particularly along roads with a residential interface.*
- *To discourage non-industrial uses that have a negative impact on the operation of industrial uses or would be more appropriately located within a Commercial Zone.*
- *To provide for effective stormwater management as part of new development proposals.*
- *To establish and maintain a consistently high quality industry and business environment that protects and enhances the investment of those who choose to locate and work within, and the amenity of those who reside near, the City's business parks and industrial areas.*

Advertising Signs Local Policy at Clause 22.09 aims to ensure that that signs are displayed in a manner compatible with the character of the surrounding area and avoids visual clutter. The most relevant objectives within this policy include:

- *Maintain and enhance the attractiveness and orderly appearance of the City through the siting and appropriate control of advertising signs.*
- *Ensure that signs do not detract from the amenity and character of the surrounding area.*
- *Encourage the display of signs based on themes appropriate to the scale and character of the surrounding area.*
- *Avoid or reduce sign clutter to maximise the effectiveness of individual identification signs.*

Industrial Stormwater Management Policy at Clause 22. implements the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO (1999) to achieve the objectives of the State Environment Protection Policy (Water of Victoria). The most relevant objectives within this policy include:

- *To promote the use of water sensitive urban design, including stormwater re-use.*
- *To mitigate the detrimental effect of development on downstream waterways.*
- *To apply best practice stormwater management to industrial development and subdivision.*
- *To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies.*
- *To reintegrate urban water into the landscape.*
- *To ensure that ongoing management practices will prevent materials and waste from reaching groundwater and stormwater drains.*

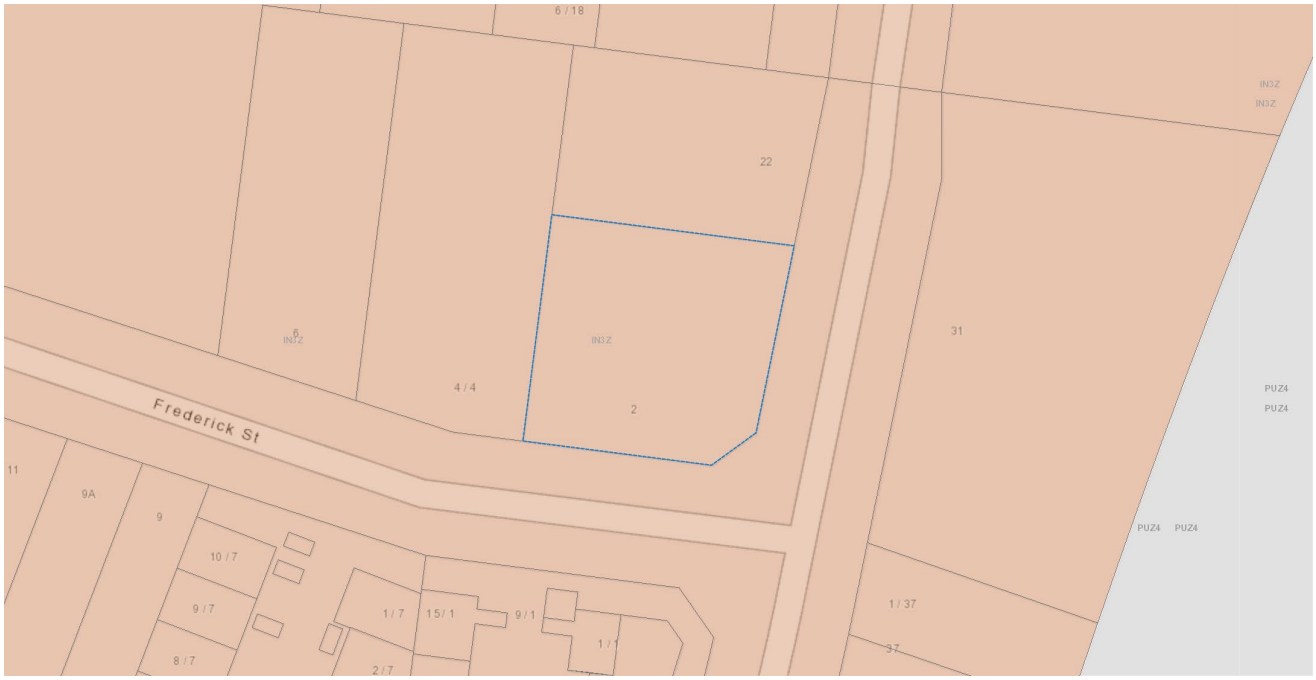
A detailed written response to the most relevant of these policies follows below and is further included within the Planning Assessment section within this report.

Zone

Industrial 3 Zone

The purpose of the Industrial 3 Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.*
- *To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.*
- *To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.*



Zoning Map (DELWP, VicPlan)

Under the provisions of the zone, a planning permit is required to use the land for the purpose of a retail premises (motor vehicle, boat or caravan sales). A planning permit is also required for the associated buildings and works.

Advertising signs within this zone are located within Category 2.

Particular Provisions

The following particular provisions are considered to be relevant to this proposal:

Signs

The purpose of Clause 52.05 is:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

Clauses 52.05-11 to 52.05-14 specify categories of sign control. The zone provisions specify which category of sign control applies to the zone.

Each category is divided into three sections.

If a sign can be interpreted in more than one way, the most restrictive requirement must be met.

Section 1

A sign in Section 1 of the category may be constructed or put up for display without a permit, but all the conditions opposite the sign must be met. If the conditions are not met, the sign is in Section 2.

Some overlays require a permit for Section 1 signs.

Section 2

A permit is required to construct or put up for display a sign in Section 2.

This does not apply to a sign specified in Clause 52.05-10.

All the conditions opposite the sign must be met. If the conditions are not met, the sign is prohibited.

Section 3

A sign in Section 3 is prohibited and must not be constructed or put up for display.

The subject site is located within Category 2 – Office and Industrial. A planning permit is required to display the following signs:

- Business identification sign where the total display area exceeds 8 sqm.
- Pole sign where the total display area exceeds 8 sqm.
- Internally illuminated sign where the display area exceeds 1.5 sqm.

Car Parking

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Before:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- on the land; or
- in accordance with a permit issued under Clause 52.06-3; or
- in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under Clause 52.06-3.

Clause 52.06-9 provides design standards for car parking that a development must meet, unless the responsible authority agrees otherwise.

Clause 52.06-6 states that where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme

or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority.

As the proposed use is not listed within Table 1, car parking must be provided to the satisfaction of the Responsible Authority.

Stormwater Management in Urban Development

The purpose of Clause 53.18 is *to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage apartment development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage apartment development that is responsive to the site and the surrounding area.*

A development must meet all of the objectives and should meet all of the standards of this clause.

Proposal

The proposed use is for Motor Vehicle, Boat, or Caravan Sales. Specifically, this use is defined in clause 73.03 as:

> *'Land used to sell or hire motor vehicles, boats, or caravans. It may include the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories.'*

Use

The site is proposed to be used for the purpose of a Budget vehicle rental and associated motor vehicle workshop.

Staff

A maximum of 4 staff will be on the premises at any one time.

Hours of Operation

The proposed hours of operation are 7:00am to 6:00pm Monday to Sunday.

Buildings and Works

An office/reception area and a workshop is proposed to be constructed along the northern boundary of the site, setback 6.7m from the McDougall Road frontage. The building will have a maximum height of 3.8m.

The workshop will be located to the west of the office/reception area and will be setback 3m from the western boundary. The building will have a maximum height of 4.6m.

Fencing

A 1.8m high iron post fence with gates is proposed along the Frederick Street and McDougall Road frontage.

Car Parking

A total of five (5) car spaces are proposed along the McDougall Road frontage, which will be allocated for staff.

Access

Vehicle access is provided via the existing crossover along the Frederick Street frontage and via a new crossover along the McDougall Road frontage.

Signage

The Industrial 3 Zone identifies that Category 2 Signage provisions apply.

In this instance five (5) signs are proposed. These are summarised in the following table:

Sign	Type	Size	Location
A	Internally Illuminated Business Identification Pole Sign	Width: 4.5m Height: 0.9m Max height: 4.5m **Area: 4.05m²**	Located within the north-eastern corner of the site
B	Internally Illuminated Business Identification Pole Sign	Width: 4.5m Height: 0.9m Max height: 4.5m **Area: 4.05m²**	Located within south-eastern boundary of the site
C	Internally Illuminated Business Identification Pole Sign	Width: 4.5m Height: 0.9m Max height: 4.5m **Area: 4.05m²**	Located within the south-western corner of the site
D	Business Identification (not illuminated)	Width: 7.0m Height: 0.6m Max height: 4.5m **Area: 4.2m²**	Located on the southern façade of the workshop.
E	Business Identification (not illuminated)	Width: 7.2m Height: 0.7m Max height: 4.5m **Area: 5.04m²**	Located on the southern façade of the office building.

The total amount of signage proposed is as follows:

- Business identification signage proposed is 21.39m^2
- Pole signage proposed is 12.15m^2.
- Internally illuminated signage is 12.15m^2.

All signs are defined by Clause 73.02 'Sign Terms' as business identification, whilst Signs A-C meet the definition of an internally illuminated sign and pole sign. As the area of the pole signs and business identification signs exceeds 8m^2 and the internally illuminated signs exceed 1.5m^2, a planning permit is required for the display of the proposed signs.

Assessment

Why is a permit required?

The proposed development of the land requires a planning permit the use and development of the land for the purpose of Motor Vehicle, Boat, or Caravan Sales. A planning permit is also required to display signage and to provide car parking to the satisfaction of the Responsible Authority.

State Planning Policies

Collectively, these policies seek to encourage the use and development of industrial land in a manner that reflects the character of the area and does not pose a detrimental impact on the adjoining properties or the environment.

Local Planning Policies

Industrial Local Policy

The following table provides an assessment of the proposed development against the Industrial Local Policy, located within Clause 22.01 of the Hume Planning Scheme.

Policy	Assessment
Subdivision design New subdivisions should provide a range of lot sizes that cater for different types of employment uses. Subdivisions should be designed so that natural heritage sites become a feature or focus of the development, rather than backing onto these sites. New lots should: • be at least 4000 square metres in area, where adjoining a road included in a Road Zone. • be at least 800 square metres in area, where adjoining any other road; • have a frontage to a road that is at least 21.2 metres wide; and • have a depth of at least 30 metres. A clutter of small allotments along major road frontages or adjacent to non-industrial zones are discouraged. Large, 'prestigious' style lots should be located on service roads along roads in a Road Zone. High amenity, larger scale developments that will benefit from close proximity to the metropolitan freeway network and Melbourne Airport, are encouraged on Annandale Road.	N/A

Policy	Assessment
Building setbacks Except in established industrial areas where existing developments have created a uniform, new developments should be setback: • Roads included in a Road Zone - 20 metres from a front boundary (including at least a 3 metre landscape strip) • Any other road - 6 metres (including a 3 metre landscape strip) plus 0.5 metre per 1000 square metres of site area above 4000 square metres • Side boundaries - 5 metres (including a 1.8 metre wide landscape strip)	The building is setback approximately 7m from the McDougall Street frontage and approximately 29m from the Frederick Street frontage.
Architecture Development adjacent to open space area or waterways should complement the scale and appearance of the open space area or waterway environs. Buildings in Business Parks proposed for each site should seek to achieve a high standard of design. Outbuildings and/or ancillary installations in Business Parks should be compatible with the design theme established by primary buildings on each site. Plant and equipment in developments in Business Parks should be concealed or, in the case of freestanding structures, appropriately screened from view. Buildings in Area A of the Northcorp Industrial Park should be designed and finished having a high regard to their prominent position in Camp Road. Specifically, buildings in this Area should address this frontage and Northcorp Boulevard and/or Lakeside Drive, where relevant.	The proposed development is not adjacent to any open area or waterways. The proposed buildings are of a high standard of design and reflects the character of the area.
Building materials and finishes Buildings should be constructed in masonry or other material suited to the type of building and its use with appropriate use of glazing. External walls should be painted or finished with a quality textured coating. The use of timber as a dominant building material should be avoided, except in the Cooper Street precinct buildings constructed of Colorbond materials should be avoided. In the Cooper Street Precinct a combination of Colorbond steel and precast concrete should be used. Buildings constructed of galvanised iron should be avoided unless they are adequately screened from roadways and abutting properties.	The reception/office area will be finished in painted cemintel sheeting with glazed windows and door, which is similar to many of the other buildings within the area. The workshop is a open structure and will be finished in materials that complement the proposed reception/office building and surrounds.

Policy	Assessment
Fencing Fencing along the frontage of a site should be low, designed to have a high degree of transparency and be located behind the front landscape setback. Side and rear boundary fences should be black plastic coated cyclone wire. In the Cooper Street Precinct security fencing should be black chainmesh or steel. Screen fencing should be solid timber, 'earthy' coloured Colorbond steel fencing is discouraged.	A 1.8 metre high iron post fencing and gates is proposed along the Frederick Street and McDougall Road frontage. The proposed fencing style and height is consistent with the fencing of the properties within the area.
Car Parking and Access A 1.5 metre wide landscaped area should be provided between car parking and buildings/side property boundaries to provide a visual contrast and ensure safe vehicular movements. Large areas set aside for car parking should be provided with landscape islands to allow the planting of shade trees and shrubs. A minimum of one (1) shade tree must be provided for every 10 car parks, distributed evenly across the site to ensure maximum shade potential. All car parking areas should be provided with suitable lighting to ensure safety and security of users after dark. Car parking areas external to buildings are encouraged to be screened and designed so as not to be visible from Vineyard Road. Loading and servicing areas should be designed as an integral part of the development on each site. Land uses generating regular truck movements are to provide designated truck parking in addition to spaces provided within loading bays.	Landscaping has been provided between staff car parking and the buildings along the northern boundary. There is ample space for the provision of shade trees along the Frederick Street and McDougall Street frontage. Shade trees cannot be provided along the western boundary due to the adjoining buildings being constructed along the boundary.
Storage and disposal of waste Where possible, storage areas should be an integrated part of the design of buildings. Outside storage areas should be screened and designed to prevent the proliferation of litter and other material within and beyond the site. Frontage setbacks should not be used to store goods, materials or waste.	The storage areas have been integrated within the workshop and office area.
Lighting All lighting should be located, directed and baffled to limit light spill beyond the site boundaries. All premises should provide external lighting to ensure adequate site security.	Lighting will not spill beyond the boundaries of the site. External lighting has been provided to ensure that there is adequate security.
Landscaping Landscaping is to achieve a very high quality and appropriately scaled landscape in the front setback, and is to include shade trees. Where buildings are not built to side and rear boundaries, a landscape screen should be established along these boundaries	Space for landscaping has been provided within the front setback. A condition requiring a landscaping can be placed on the planning permit should Council determine that it is necessary.

Advertising Signs Local Policy

The following table provides an assessment of the proposed development against the design responses of Clause 22.09 – Advertising Signs Local Policy.

Design Response	Assessment
Sign Types In the Sunbury Town Centre flashing and animated signs should be avoided. In Neighbourhood Activity Centres, promotion, animated, sky, floodlit, reflective and pole signs should be avoided. In Industrial or Business Park areas, illuminated signs should be enclosed within an internally lit box or sensitively designed with spot lighting. In Industrial or Business Park areas freestanding, low level signage in the front setback area may be considered in association with planting. In Business Parks only one sign should be located in the front setback area (not including any standard business signage provided by the park's developer).	Three pole signs are proposed, with one along each road frontage and one along the splay and will be located within a landscaped area. The pole signs will provide the name of the business that is internally illuminated. Two additional business identification signs will be provided along the façade of the office and workshop. The amount of signage is not considered to be excessive and reflects the character of the area.
Size of Signs Signs, particularly in rural and residential areas, should be limited in size and number to the minimum necessary to identify the premises.	The size and number of signs is considered to be necessary to identify the premises.
Design standards Signs erected under a verandahs should be: - at least 2.7 metres above the ground to ensure that adequate clearance from footpath level is provided. - Limited to one sign per shop entry. Pole signs should not be erected so as to overhang any part of a road reserve. Pole signs should not be erected closer to a road than a distance equal to half the height of the sign. All lighting should be located, directed and baffled to limit light spill beyond the site boundaries.	The proposed pole signs will not overhang any part of the road reserve.
Advertising message In Neighbourhood Activity Centres the content of the signs should be limited to the name of the business. In Activity Centres the display of signs external to these centres should be limited to: - the name of the centre; - identification of the major tenancies or 'anchor' businesses; and - a brief description of minor tenancies (for example, "20 specialty shops"). For industrial buildings and land uses the content of signs should be limited to the name of the business and a brief description of the services offered.	The signs will provide the name of the business and a brief description of the services provided.

Design Response	Assessment
Off-Site Estate Promotional Panel Signs Signs not located on the land subject to subdivision ('off-site estate promotion signs') should be assessed against the following criteria: • The width of height should not exceed six metres. • The individual panel area should not be greater than eight square metres. • An unobstructed area of two metres below the sign panel should be provided. • These signs should be located at least 150 metres from any other subdivisional promotion sign and 250 metres from a sign advertising the same estate. • The number of off-site estate signs promoting a particular subdivision should be limited to four. • These signs should be located within four kilometres of the subdivision to which they relate. • The display of off-site estate promotion signs along freeways and highways should be avoided.	N/A
Pole Signs Pole signs should not be erected so as to overhang any part of a road reserve. Pole signs which are erected closer to a road than a distance equal to half the height of the sign are discouraged.	The signs will provide the name of the business and a brief description of the services provided. The proposed pole signs will be erected closer than the prescribed distance, however the signs are considered to be in a suitable location due to the size of the site.

Industrial Stormwater Management Policy

The following table provides an assessment of the proposed development against the decision guidelines of Clause 22.19 –Industrial Stormwater Management Policy.

Decision Guidelines	Assessment
The extent to which the development meets the objectives and requirements of this policy.	Complies
Whether the proposal is designed and incorporates works to maintain, or improve, the quality of stormwater within or exiting the site.	Complies
Whether the proposal will significantly add to the stormwater discharge or adversely affect water quality entering the drainage system.	Complies
Opportunities for water conservation and reuse that influence the use of water sensitive urban design.	Complies
The level of ongoing management required to achieve and maintain the desired stormwater quality measures that will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities, such as silt traps.	Complies

Zone

Industrial 3 Zone

The subject site is located within the Industrial 3 Zone and the following is an assessment of the decision guidelines of the zone.

Use

Decision Guidelines	Assessment
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed use complies with the Municipal Planning Strategy and the Planning Policy Framework.
The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities	N/A
The effect that nearby industries may have on the proposed use.	The nearby industries will not have an impact on the proposed use of the site.
The drainage of the land.	The site will be drained in accordance with Clause 22.19 and Council requirements.
The availability of and connection to services.	The site can be connected to services.
The effect of traffic to be generated on roads.	The proposed use will not have an impact on traffic or the road network. All vehicles for the car and truck rental facility will be contained within the site, along with staff car parking. Customers will collect the rental vehicle from within the site and will then drop-off the vehicle at the entry of the site. Due to the size of the site, the number of vehicle movements from the site per day will not be significant and will not have an impact on the surrounding properties.
The interim use of those parts of the land not required for the proposed use.	N/A
The effect on nearby industries.	The proposed use will not have an impact on any nearby industries. The use will not significantly increase traffic within the area, will not emit any obtrusive noises or odours.

Buildings and Works

Decision guidelines	Assessment
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal complies with the Municipal Planning Strategy and the Planning Policy Framework.
Any natural or cultural values on or near the land.	There are no natural or cultural values on or near the land.
Streetscape character	The proposed development reflects the streetscape character. The buildings are setback in accordance with Clause 22.01 – Industrial Policy, the fencing is similar the fencing style on the adjoining properties and landscaping has been provided along the street frontage.

Decision guidelines	Assessment
Built form	The proposed buildings are lower in height than the adjoining building buildings within the area. The building will encompass a small section of the site due to the storage of cars and trucks. The building will be finished in cimintel sheeting, which reflects the character of the area.
Landscape treatment	Landscaping is to be provided along the Frederick Street and McDougall Road frontage.
Interface with non-industrial areas	N/A
Parking and site access	The majority of the site will consist of car parking due to the nature of the business. Customers will park their returned vehicles at the entry of the site and the vehicles will be returned to their designated spaces by a staff member. The staff car parking will be located along the McDougall Road frontage, which comply with the requirements of Clause 52.06.
Loading and service areas	N/A
Outdoor storage	All storage will be contained within the buildings.
Lighting	The site will be well-lit.
Stormwater discharge	Stormwater discharge will be provided in accordance with Clause 22.19 and Council requirements.
The effect on nearby industries	The proposed development will not have an impact on nearby industries as the development is relatively small in scale.
The effect of nearby industries	The proposed use complements the nearby industries.

Particular Provisions

Signage

The following table provides an assessment of the proposed development against the decision guidelines of Clause 22.05 – Signage.

Decision Guideline	Response
The character of the area including: • The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character. • The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located. • The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs. • The consistency with any identifiable outdoor advertising theme in the area.	The proposed signage will not have an impact on the character of the area no will it cause any visual disorder or clutter.

Decision Guideline	Response
Impacts on views and vistas: • The potential to obscure or compromise important views from the public realm. • The potential to dominate the skyline. • The potential to impact on the quality of significant public views. • The potential to impede views to existing signs.	The proposed signage will not dominate the skyline nor will it impede the views to any existing signs. The pole signs are lower than the proposed workshop and the adjoining properties.
The relationship to the streetscape, setting or landscape: • The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape. • The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements. • The ability to screen unsightly built or other elements. • The ability to reduce the number of signs by rationalising or simplifying signs. • The ability to include landscaping to reduce the visual impact of parts of the sign structure	The proposed pole signs reflect the scale of the site. The signs are lower than the proposed workshop and the adjoining property to the west. The pole signs are located within the front setback, which is proposed to be landscaped, which will soften the overall appearance of the sign. Two business identification signs are proposed along the office and workshop, which do not protrude above the proposed building.
The relationship to the site and building: • The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building. • The extent to which the sign displays innovation relative to the host site and host building. • The extent to which the sign requires the removal of vegetation or includes new landscaping.	The proposed signs reflect the scale of the site and buildings within the site. The site is currently void of any landscaping, however, landscaping is proposed along the boundaries where the signs are proposed to be located.
The impact of structures associated with the sign: • The extent to which associated structures integrate with the sign. • The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area	N/A
The impact of any illumination: • The impact of glare and illumination on the safety of pedestrians and vehicles. • The impact of illumination on the amenity of nearby residents and the amenity of the area. • The potential to control illumination temporally or in terms of intensity	The proposed pole signs will be internally illuminated. The signs will be designed to reduce the impact of glare and illumination on the safety of pedestrians and vehicles. The proposed signage will not be visible from any residential properties and will not have an impact on the amenity of the area.

Decision Guideline	Response
The impact of any logo box associated with the sign: • The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign. • The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.	The logo box is suitable as it is in proportion with the sign.
The need for identification and the opportunities for adequate identification on the site or locality.	The signage is required to ensure that customers can easily identify the site.

Car parking

Relevant to this application, the proposal must provide car parking to the satisfaction of the responsible authority as the use of the land for a retail premises (motor vehicle, boat, or caravan sales) is not specified in Table 1 of Clause 52.06.

The site will have a total of 5 car spaces that will be dedicated to staff car parking. Given that the site will have four staff, the number of car spaces provided is adequate.

Customer car parking has not been provided as due to the nature of the business customer car parking is not required. The site will be used for the short and long term hire of rental cars, 4WDs and rigid commercial vehicles. Customers who are hiring these vehicles will generally be driven to the site or arrive by other means, such as a taxi or public transport. The rental vehicles are stored within the site and a staff member drives the vehicle to the forecourt to demonstrate the features and operation to the customer, who will then leave with the vehicle. When the customer returns the vehicle, it will be returned to the entry and the customer will make their own arrangements to leave the site.

In light of the comments above, the proposed use provided adequate car parking.

Stormwater Management in Urban Development

Relevant to this application, the proposal must meet all of the objectives contained within clauses 52.18-5 & 53.18-6 and should meet all of the standards contained within clauses 52.18-5 & 53.18-6.

Stormwater Management Objectives for Buildings and Works

Objectives	Standard W2
To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces. To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.	Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas. Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.
Response: The proposed development is considered to be consistent with these objectives for the following reasons: • The development is capable of providing on-site retention as part of an engineered drainage system for the site. • The development is capable of accommodating rainwater tanks for use on landscaping and within the dwellings (as appropriate).	

Site Management Objectives (Clause 53.18-6)

Objectives	Standard W3
To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.	An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing: • Erosion and sediment. • Stormwater. • Litter, concrete and other construction wastes. • Chemical contamination.
Response: The proposed development is considered to be consistent with these objectives as the subject site is not located within proximity of any known environmentally sensitive areas. Should Council require the preparation of a Construction Management Plan that addresses 'water quality during construction', it is requested that this be required as a condition of permit.	

Conclusion

The proposed development of the land at 2 Frederick Street, Sunbury, for the use and development of the land for a motor vehicle, boat and caravan sales; the installation of signage and for the provision of car parking to the satisfaction of the responsible authority, is considered to be consistent with the Hume Planning Scheme. In particular:

- The proposal is meets the Municipal Planning Strategy and the Planning Policy Framework.
- The proposed use will not have an impact on the amenity of the area and is consistent with the decision guidelines of the Industrial 3 Zone and Clause 22.01 – Local Industrial Policy.
- The proposed buildings and works reflects the character of the area and is compliant with the decision guidelines of the Industrial 3 Zone and Clause 22.01 – Local Industrial Policy.
- The proposed signage meets the decision guidelines of Clause 22.09 – Advertising Signage Policy, and Clause 52.05 – Signage.
- The site provides adequate car parking within the site that will be to the satisfaction of Council as per Clause 52.06 – Car Parking.

On balance, the proposed development is considered to be appropriate and consistent with the intended outcomes expressed in the Hume Planning Scheme.

Traffic Engineering

2 Frederick Street, Sunbury

Proposed Change of Use to a Motor, Boat or Caravan Sales Facility

Traffic Impact Assessment

Contents

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1 Introduction and Scope

TTM Consulting (Vic) Pty Ltd has been engaged by the Applicant to prepare a traffic engineering report for the development a proposed Motor Vehicle, Boat, or Caravan Sales facility at 2 Frederick Street, Sunbury.

This report includes an assessment of the traffic and parking implications for the Planning Application, including:

- Review of the existing conditions at the site and on the surrounding road network.
- Review the car parking requirements, likely demand to be generated by the proposal.
- The adequacy of the proposed car parking provision.
- The adequacy of the proposed car parking layout and site access.
- The traffic likely to be generated and distributed by the proposed development and its impacts on the adjacent road network.

The report concludes there are no traffic or parking grounds which should warrant refusal of the sought planning permit.

2 Existing Conditions

2.1 The Site

The site is located at 2 Frederick Street, Sunbury and has an area of 1,634 square metres.

The subject site is currently vacant and a corner block with 33.36 metres site frontage to Frederick Street along the southern boundary of the site and 33.47 metres site frontage to McDougall Road along the eastern boundary. The site is zoned Industrial 3 Zone (IN3Z) in the Hume Planning Scheme.

Figure 2.1 shows the location of the site within the broader area and Figure 2.2 shows the site zoning along with the surrounding land zones.

Figure 2.1: Site Location

Figure 2.2: Site Zoning

2.2 Road Network

Frederick Street is local road with a 12 metres wide single carriageway comprising a travel lane in each direction and parallel kerbside parking on both sides of the carriageway.

Figure 2.3 shows the configuration of Frederick Street along the site frontage.

Figure 2.3: Frederick Street Configuration (Facing West)

McDougall Road is local road that has a single 12 metres wide carriageway which consists of one travel lane in each direction and parallel kerbside parking on both sides of the carriageway.

Figure 2.4 shows the configuration of McDougall Road along the vacant site.

Figure 2.4: McDougall Road Configuration (Facing North)

2.3 Public Transport Services

The public transport services shown in Table 2.1 are proximate to the site and indicated on Figure 2.5

Table 2.1: Public Transport Service

Service	Route No.	Route	Closest Stop
Train	-	Sunbury Line	Sunbury Train Station is about 2.2 km from the site.
Bus	483	Moonee Ponds to Diggers Rest	Nearest stop is 650 metres from the site

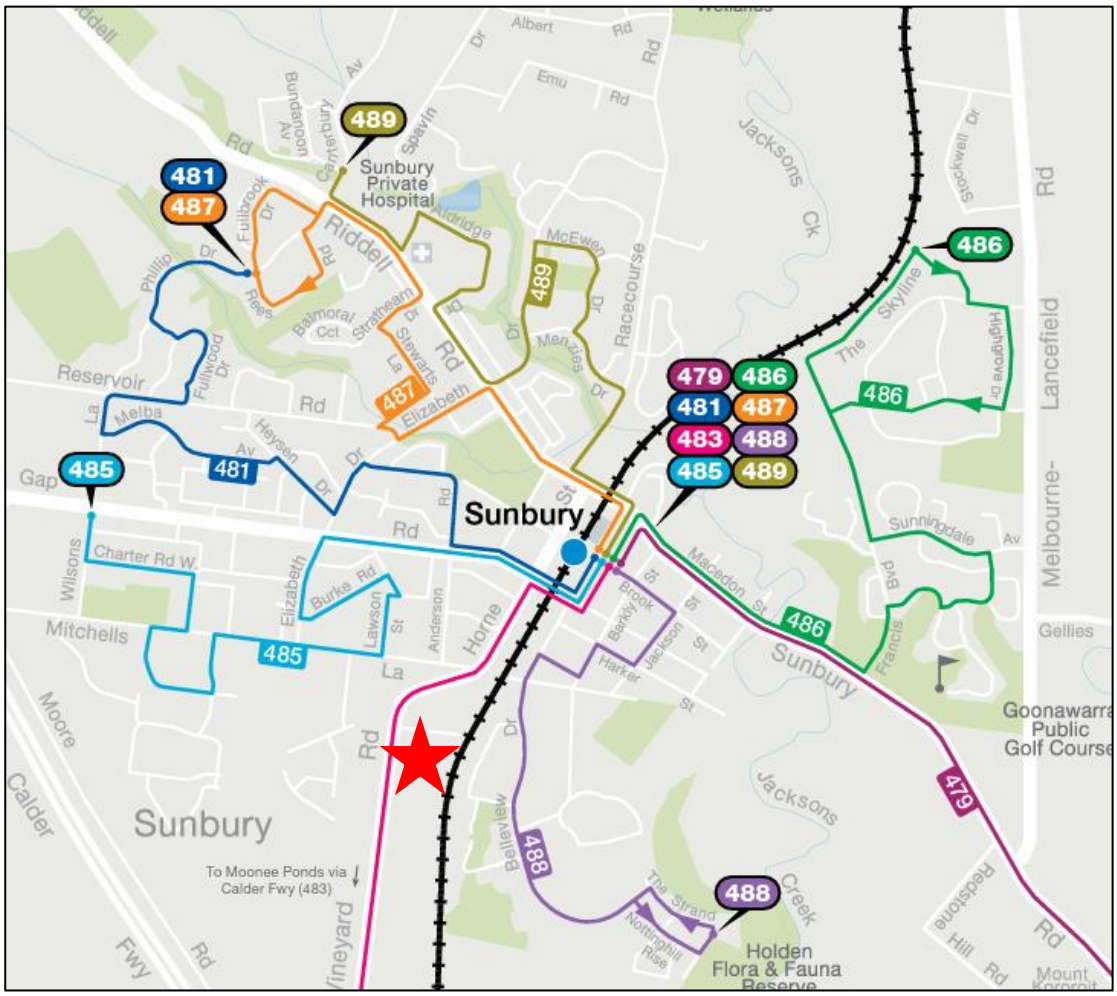


Figure 2.5: Public Transport Routes

3 The Proposal

3.1 Development Summary

The Applicant has lodged a Planning Application for the purpose of Motor Vehicle, Boat, or Caravan Sales and the display floodlit business identification signs at 2 Frederick Street, Sunbury.

The following table provides a summary of the inventory on the site.

Table 3.1: Site Inventory

Item	Inventory
Site Area	1,634 sqm
On-site Car Parking Spaces	15 no. (191.sqm)
Gross Floor Area	1,442.9 sqm
On-site truck parking spaces	14no.
Truck Wash and Repair Area	Note
Reception/Office Building	Note

Vehicle access to the site will be via two new vehicle crossovers that both allow entry and exit movements. There is one crossover on Frederick Street and one crossover on McDougall Road.

A copy of the existing and proposed development plans can be seen in Appendix A.

3.2 Site Operation

The Applicant operates several an identical business around metropolitan Melbourne.

The Applicant has provided the following operational details that are consistent across most sites:

- Peak staff attendance at each site is up to six (6) staff which include administration staff and vehicle maintenance staff.
- Staff travel to the site is typically by car with staff parking on-site however in some inner-city location staff use public transport, walk or cycle from home.
- Customers will arrive at the site in their own vehicle and effectively swap parking with the vehicle they are hiring alternatively they dropped at the site in a private vehicle, a CPV (Uber or Taxi), cycle or walk to the site.

4 Parking Requirement and Provision

Clause 52.06-5 of the Planning Scheme outlines the parking requirement for the subject site.

The proposed use, a Motor Vehicle, Boat, or Caravan Sales is nested under 'retail premises'. The maximum car parking space rates for the proposed development is summarised in the table below.

Table 4.1: Maximum Car Parking Provision

Land Use	Maximum Provision	Inventory	Requirement
Retail Premise	1 space per 100 sqm of gross floor area	1,442.9 sqm	14 no.

The proposal has provision for 15 on-site parking spaces thus the proposal provides on-site parking in excess of the requirements of the Planning Scheme.

5 Traffic Generation and its Impact

5.1 Traffic Generated by the Proposal

Traffic generated at the site access will be limited to that generated by customers collecting and returning rental vehicles only. This activity will be spread throughout the day from 7:00am to 7:00pm, so the generation of traffic from the site will be spread across the day with minimal difference at peak times of the day.

The RTA Guidelines (NSW) include vehicle traffic generation rates for a range of land uses. Whilst a Vehicle Rental business is not specifically listed, the land use most similar to the proposed operation is a Motor Showroom. The traffic generation rates for this use are follows:

- Daily Vehicle trips – 5 per 100sqm of floor area
- Evening peak hour vehicle trips – 0.5 per 100sqm of floor area

For this development with a floor area of 1,442.9 sqm the estimated traffic generation is as follows.

Table 5.1: Estimated Traffic Generation

	Rate	Inventory	Vehicle Movements
Daily Vehicle Trips	5 per 100 sqm	1,442.9 sqm	72 vehicles per day
Evening Peak Hour Vehicle Trips	0.5 per sqm	1,442.9 sqm	7 vehicles per hour

5.2 Existing Traffic Generated by the Site

The subject site is currently vacant however when the subject site and surrounding land was considered for rezoning a traffic assessment would have been undertaken.

For Industrial zoned land an assessment would have been undertaken on the basis of a warehouse and adoption of a 50% plot ratio of the site. The following table includes a summary of the traffic generation based upon the RTA guide to traffic generation and the above plot ratio.

Table 5.2: RTA Traffic Generation

Use	Inventory	Daily Vehicle Trips		Evening Peak Hour Vehicle Trips	
		Rate	vpd	Rate	vph
Warehouse	817 sqm	4 per 100 sqm	32	0.5 per sqm	4

5.3 Impact of Site Generated Traffic

Based upon the above traffic generation the subject site will generate slightly more traffic to than of a warehouse us on the site however the additional traffic will have no impact on the existing conditions on the local road network.

6 Parking and Access Area Design

6.1 Site Access and Car Parking Layout

Entry and exit vehicular accesses to the site are proposed from both Frederick Street and McDougall Road. Both crossovers are 6.4 metres which is adequate for two-way vehicle movements.

Swept path diagrams have been prepared using Vehicle Tracking to confirm vehicle access for the largest size vehicle that will access the site being a Small Rigid Vehicle (SRV). The swept paths are attached in Appendix B confirm that there is adequate manoeuvring space.

6.2 Car Park Layout

The car park includes provision for 15 on-site car parking spaces and 14 truck parking spaces. The car parking spaces are a minimum 2.6 metres wide by 4.9 metres long, with the truck parking spaces 6.4 metres long.

The parking bay sizes and aisle widths about the site are appropriate in size and accessibility.

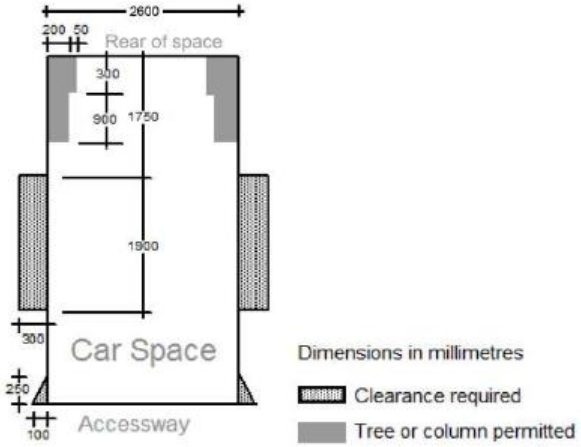
6.3 Response to Clause 52.06-9 Design Standards

Clause 52.06-9 of the Planning Scheme outlines design criteria for car parking and accessways. The following table provides a response to each of the relevant design criteria.

Table 6.1: Clause 52.06-9 Design Standards

Clause 52.06-9 design criteria	TTM Response
Design Standard 1 - Accessways	
Be at least 3 metres wide.	Satisfied.
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Satisfied
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	Not Applicable
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheelbase of 2.8 metres.	Satisfied.
If the accessway serves 4 or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.	Satisfied.

<table>
<tr><th>Clause 52.06-9 design criteria</th><th>TTM Response</th></tr>
<tr><td>Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves 10 or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.</td><td>Satisfied.</td></tr>
<tr><td>Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than 1 lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.</td><td>Satisfied.</td></tr>
<tr><td>If an accessway to 4 or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</td><td>Not Applicable.</td></tr>
<tr><td colspan="2">Design Standard 2 – Car parking spaces</td></tr>
<tr><td>Dimensions of car parking spaces and accessways – Table 2.
Table 2: Minimum dimensions of car parking spaces and accessways
<table>
<tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr>
<tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr>
<tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr>
<tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr>
<tr><td>90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr>
<tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr>
<tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr>
<tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr>
</table>
Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1- 2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</td><td>Satisfied.</td></tr>
</table>

Clause 52.06-9 design criteria	TTM Response
A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than: A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. A structure, which may project into the space if it is at least 2.1 metres above the space. Diagram 1 Clearance to car parking spaces  	Satisfied.
Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.	Not Applicable.
Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.	Not Applicable.
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	Not Applicable.
Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.	Satisfied.

The proposed development satisfies all sections of the relevant design criteria outlined in Clause 52.06-9 of the Planning Scheme.

7 Summary and Conclusions

The Applicant has lodged an application for a Motor Vehicle, Boat, or Caravan Sales facility at 2 Frederick Street, Sunbury. The proposal is appropriate from a traffic and parking context.

The analysis of the development is summarised as follows:

- The Applicant has on-site parking provision in accordance with the Clause 52.06 of the Planning Scheme.
- The expected traffic generation will have no adverse impact on the adjacent road network.
- The car park layout and site access is appropriate.

When considering the above, the proposed development is appropriate from a traffic engineering perspective.

TTM Consulting (Vic) Pty Ltd

Peter Chan

Record

No.	Author	Reviewed/Approved	Description	Date
1.	P. Chan	D. Hancox	Initial Report	8/10/2021

Appendix A Development Plans

AUTO & TYRE SERVICE

No. 18-20

No. 22

No. 95
BUNNINGS

No. 06
VACANT

No. 04

No. 2 - LOT 1
FREDERICK ST
SUBJECT SITE
1634 m2

42.88 m - 96° 04'

33.36 m - 96° 04'

40.00 m - 6° 04'

9.66 m - 90° 00'

STEEL PICKETS 2.2m HIGH

STEEL PICKETS 2.35m HIGH

OPEN STORAGE

UNDER COVER WORK SPACE

RECEPTION

SIGNAGE ON POLE

ENTRY

EXIT

PROPOSED DRIVEWAY

EXISTING DRIVEWAY CONCRETE PAVING

GRASS

CAR PARKING CONCRETE

MC DOUGALL ROAD

FREDERICK STREET

No. 11

No. 9A

No. 7

No. 1

No. 31

No. 37

Preliminary Issue 27.05.21

PROPOSED LOCATION PLAN

REVISION CODES

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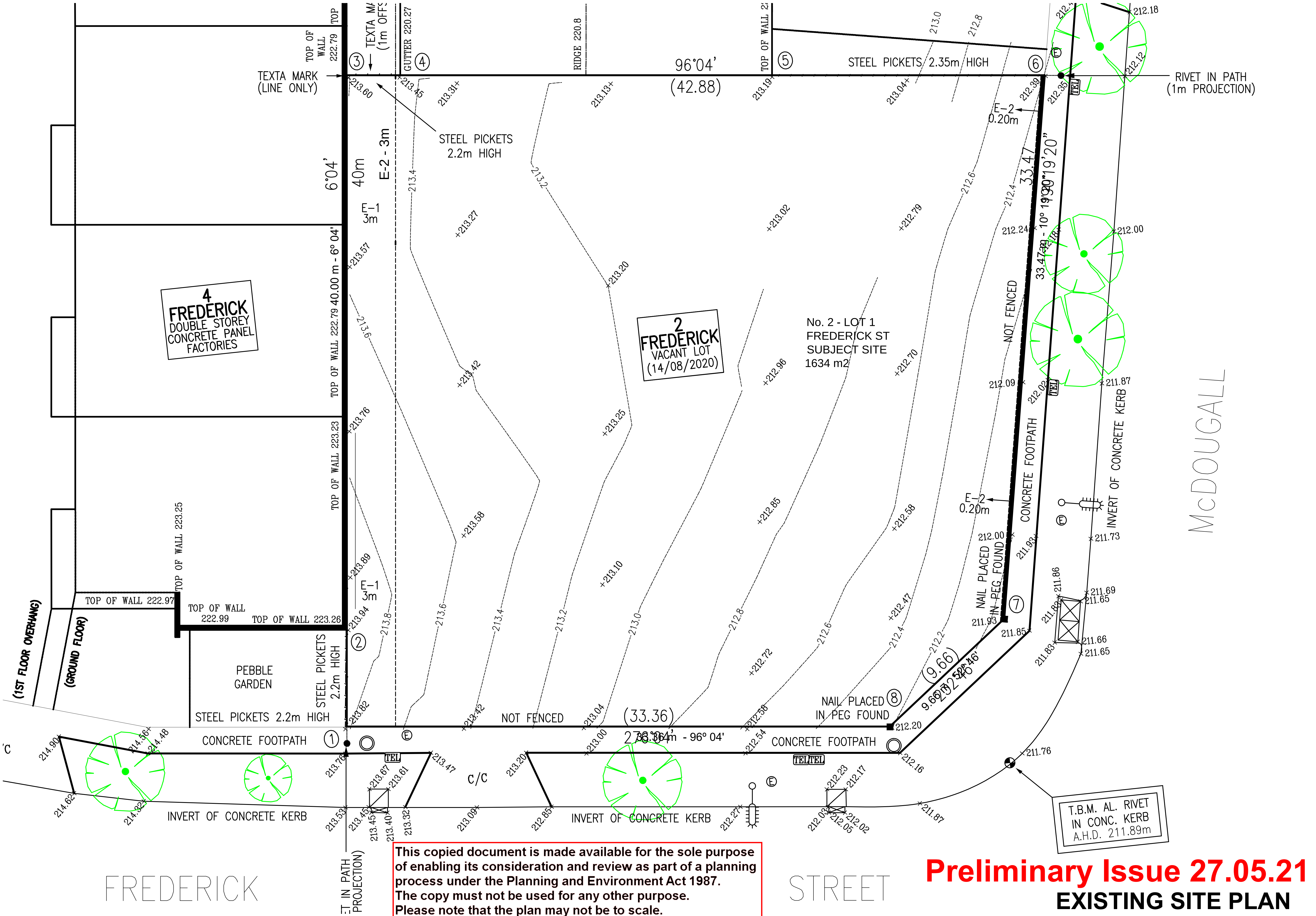
Email: wjfa@wjfa.com.au

North Point

PROJECT
BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE
LOCATION PLAN

SCALE A3 1:500
DATE DEC 04
DRAWN TV / WJFA
NO SK 01



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PROJECT: BUDGET CAR RENTALS, 2 FREDERICK STREET, SUNBURY VIC 3429
TITLE: SITE PLAN

SCALE: A3 1:200
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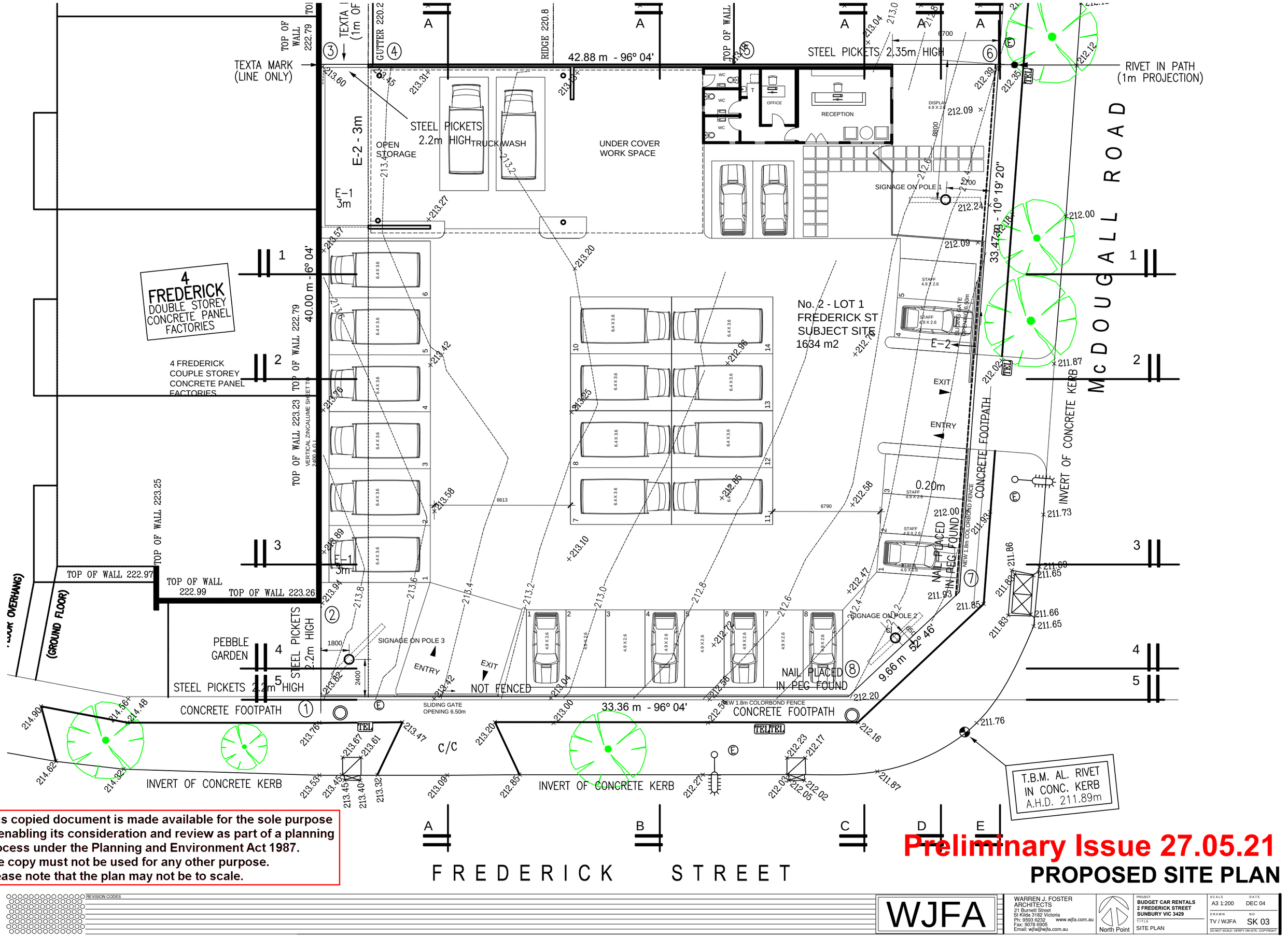
DRAWN: TV / WJFA
NO: SK 02



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SUNBURY VIC 3429

TITLE
SITE PLAN

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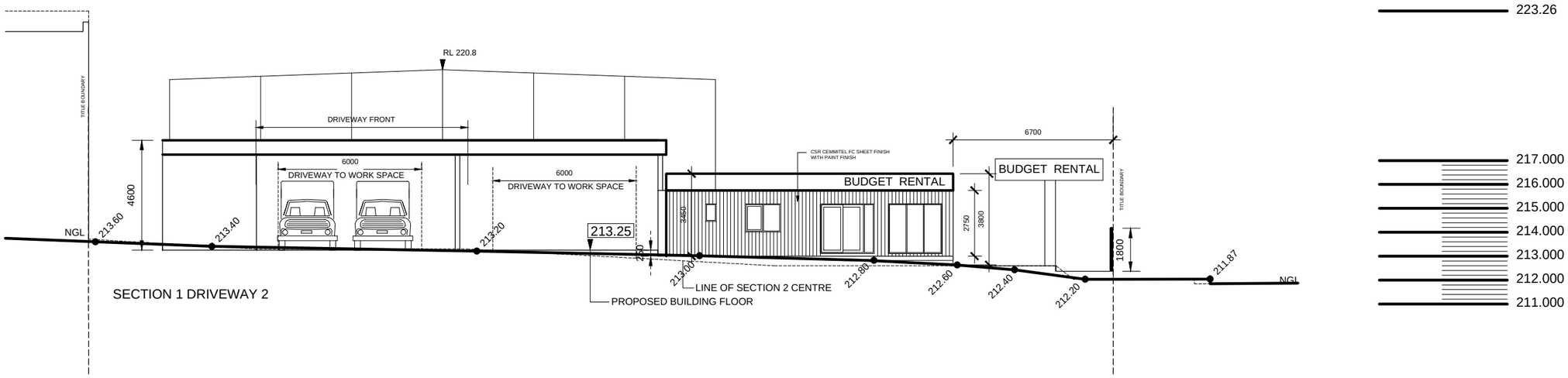
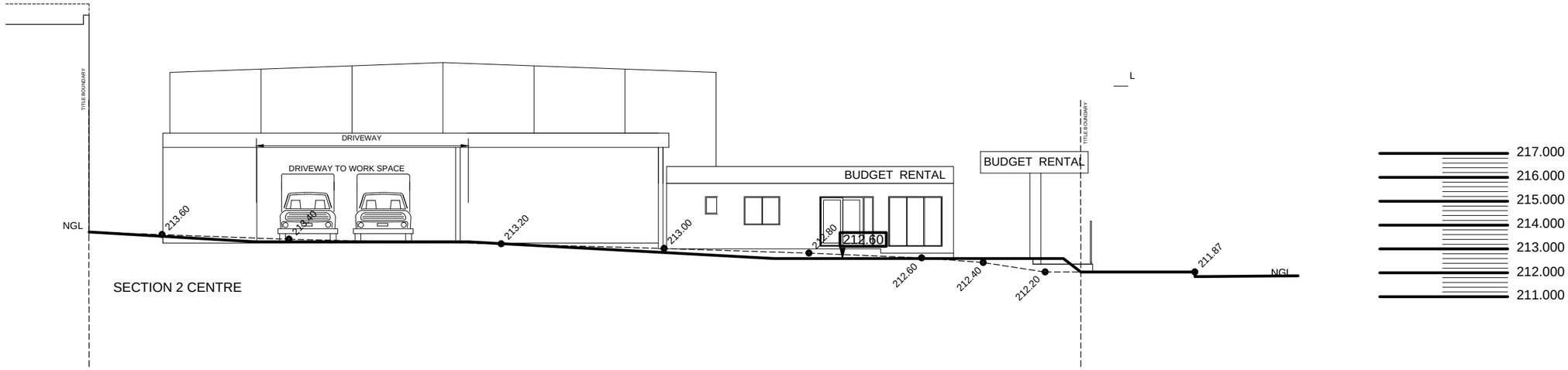
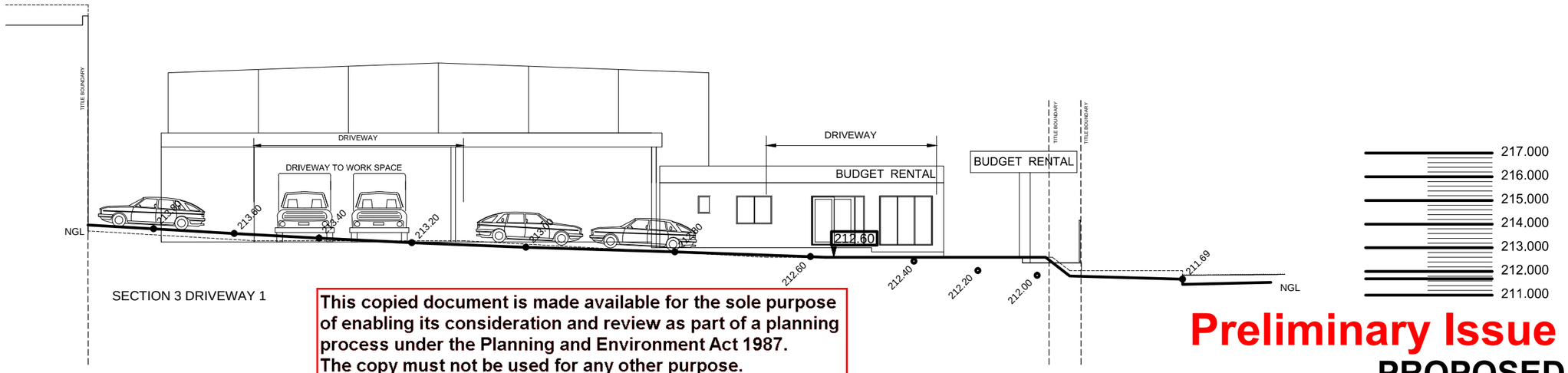
DRAWN TV / WJFA | NO SK 03



SECTION 1 DRIVEWAY 2



SECTION 2 CENTRE



SECTION 3 DRIVEWAY 1

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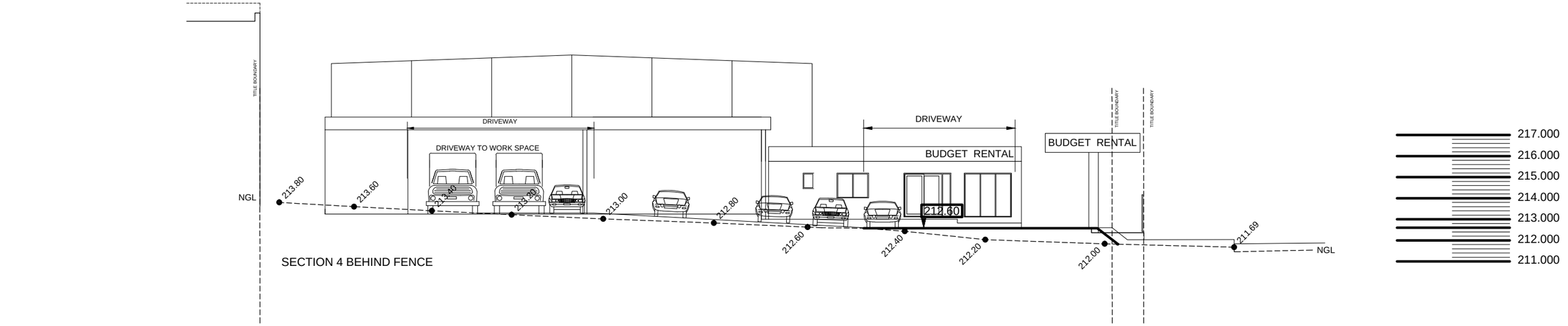

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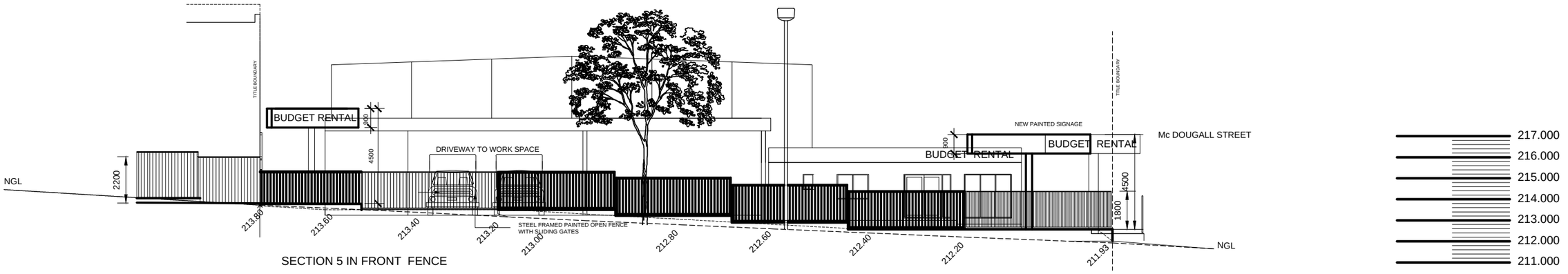

SECTION 5 IN FRONT FENCE

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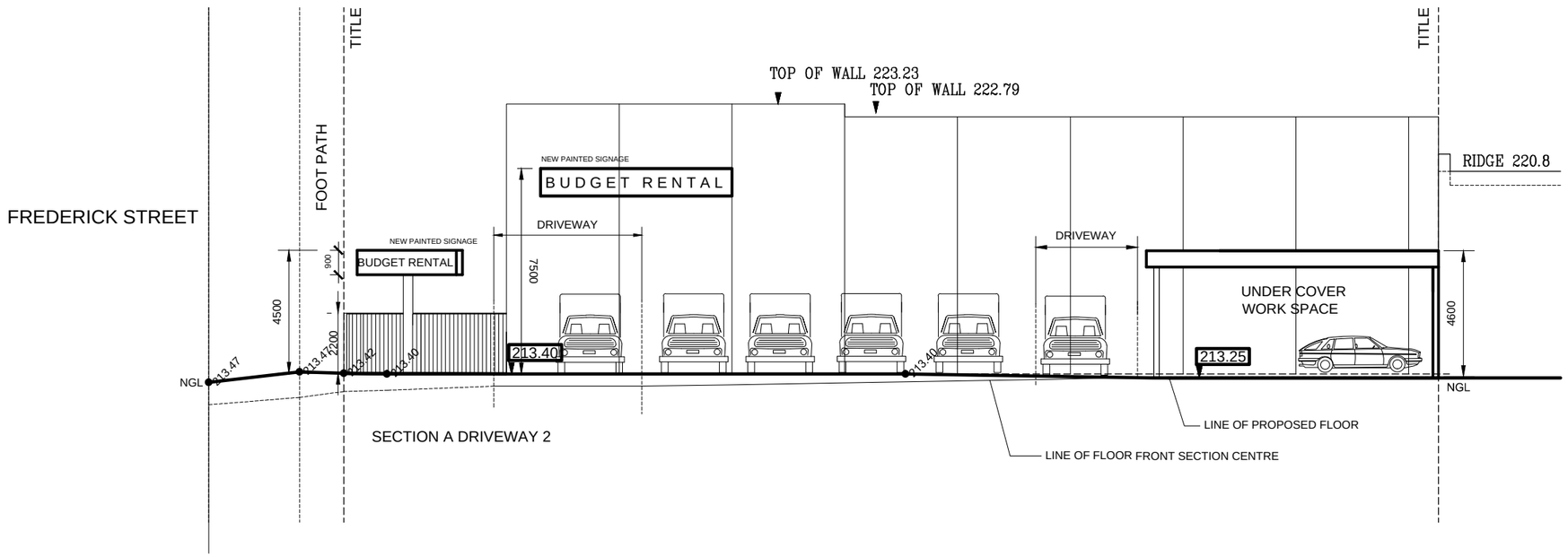

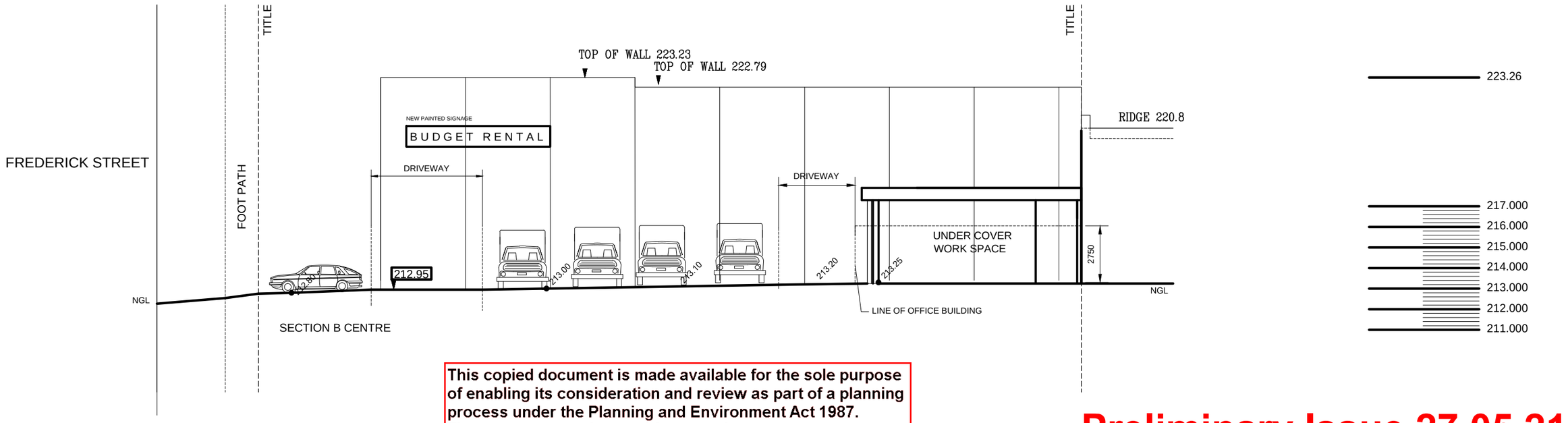

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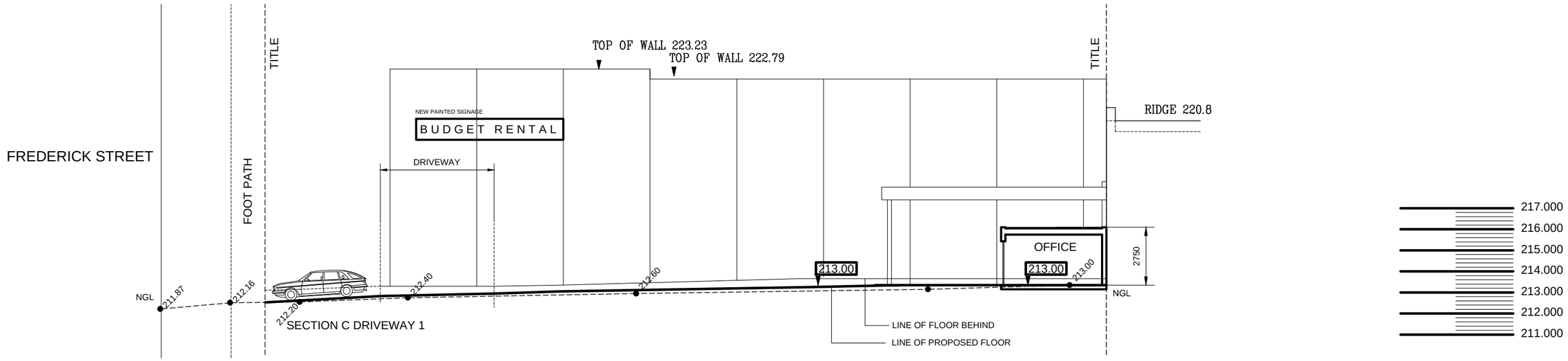

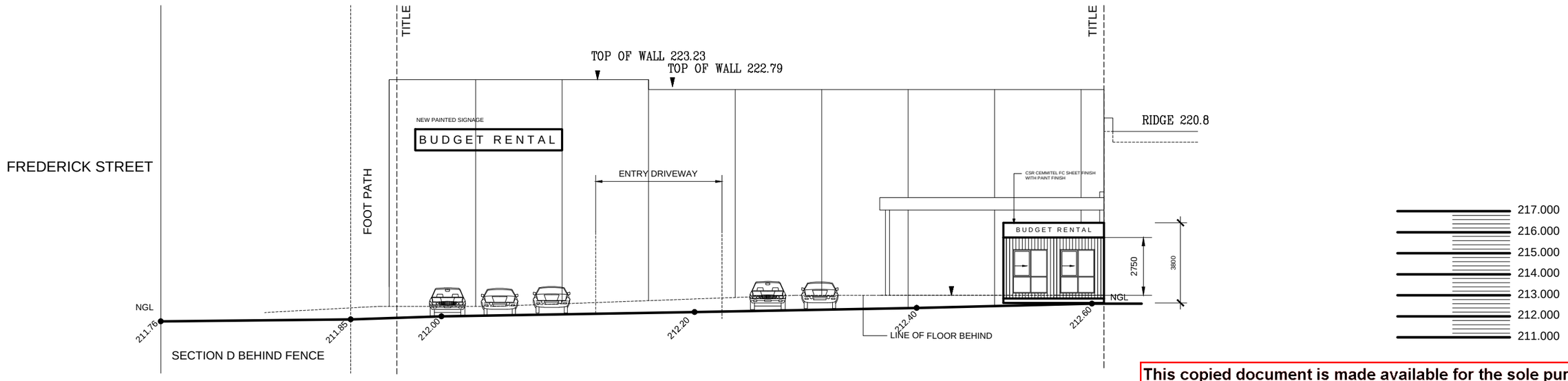

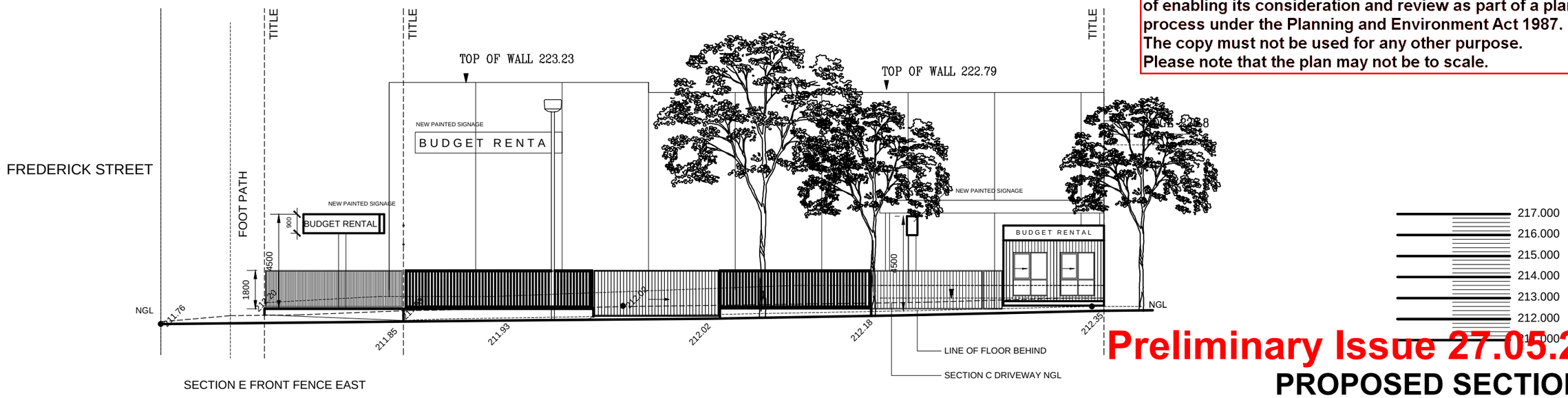

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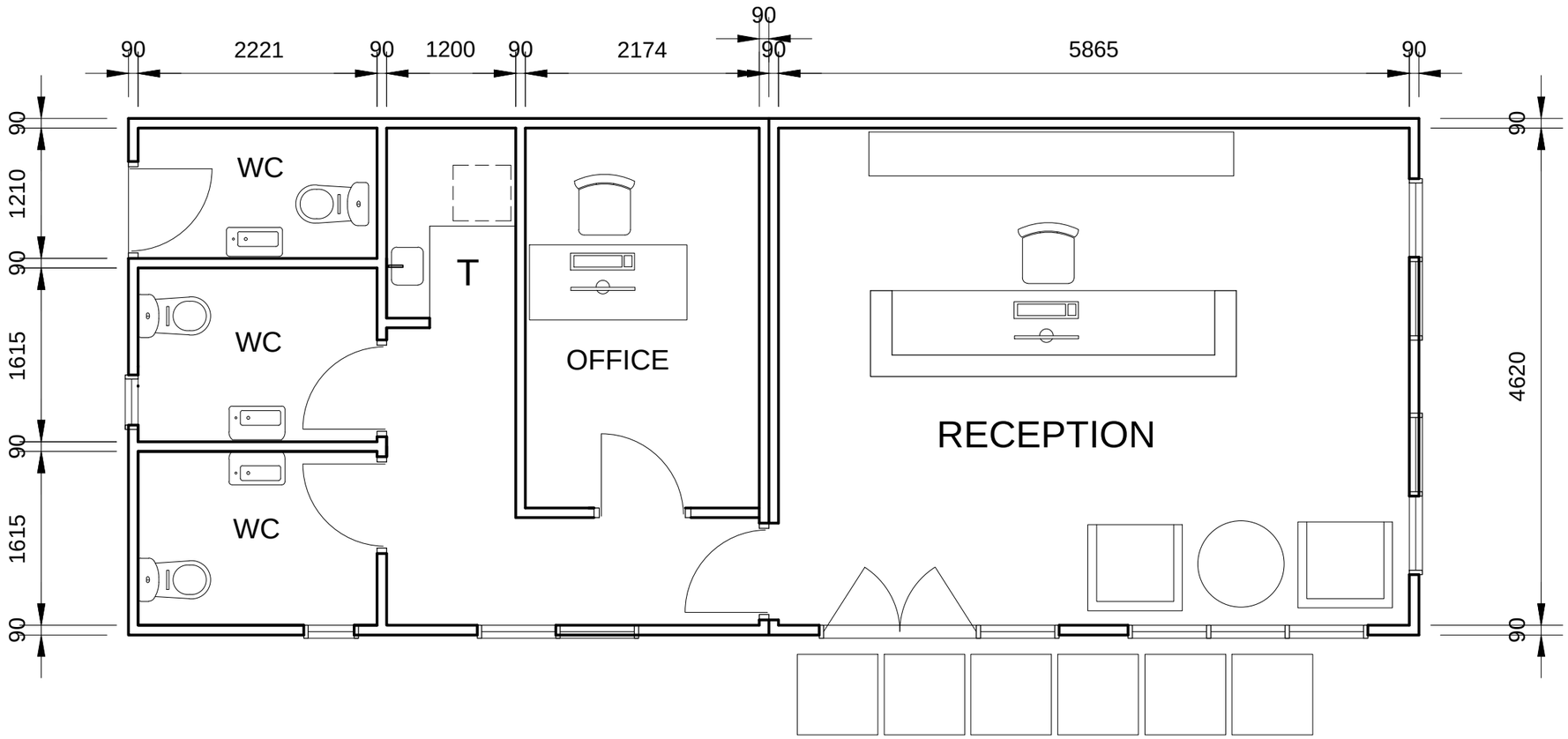
North Point

PROJECT: BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE: SITE PLAN

SCALE: A3 1:200
DATE: DEC 04
DRAWN: TV / WJFA
NO: SK 07



Preliminary Issue 27.05.21

PROPOSED OFFICE PLAN

REVISION CODES

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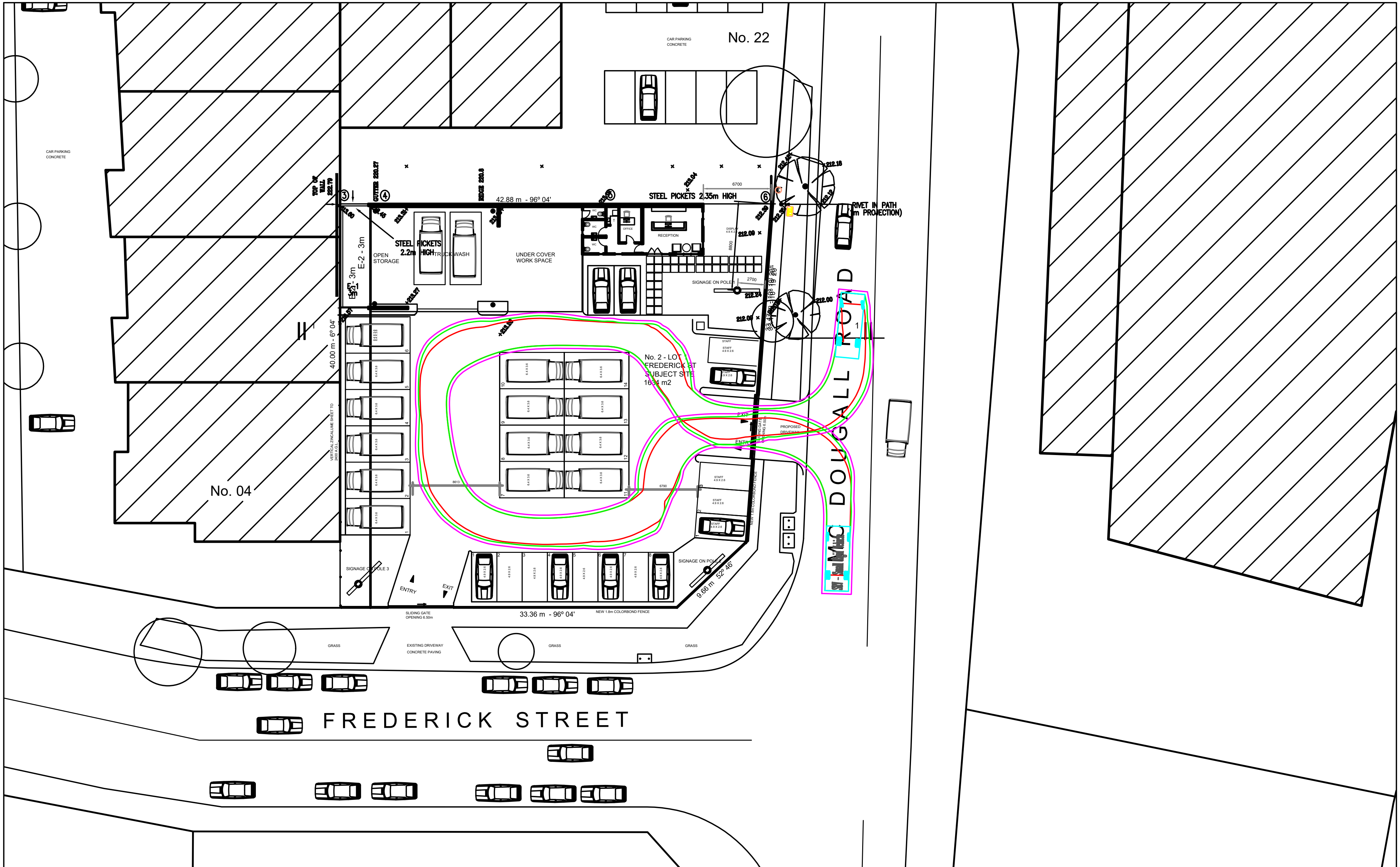
North Point

PROJECT
BUDGET CAR RENTALS
2 FREDERICK STREET
SUNBURY VIC 3429

TITLE
OFFICE PLAN

SCALE A3 1:50 | DATE DEC 04
DRAWN TV / WJFA | NO SK 08

Appendix B Swept Path Diagrams



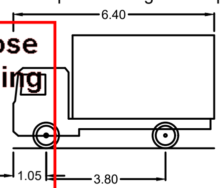
Wheel path

Vehicle Overhang

Vehicle Overhang + 300mm Clearance

Issue		Date	Comments
A	DJH	11/10/21	Original Issue

Swept Path Diagram Prepared using AutoTrack v11



SRV - Small Rigid Vehicle

Overall Length	6.400m
Overall Width	2.330m
Overall Body Height	3.602m
Min Body Ground Clearance	0.398m
Track Width	2.330m
Lock to Lock Time	4.00sec
Curb to Curb Turning Radius	7.100m

ttm
Acoustics Data Traffic Waste
TTM Consulting (Vic) Pty Ltd
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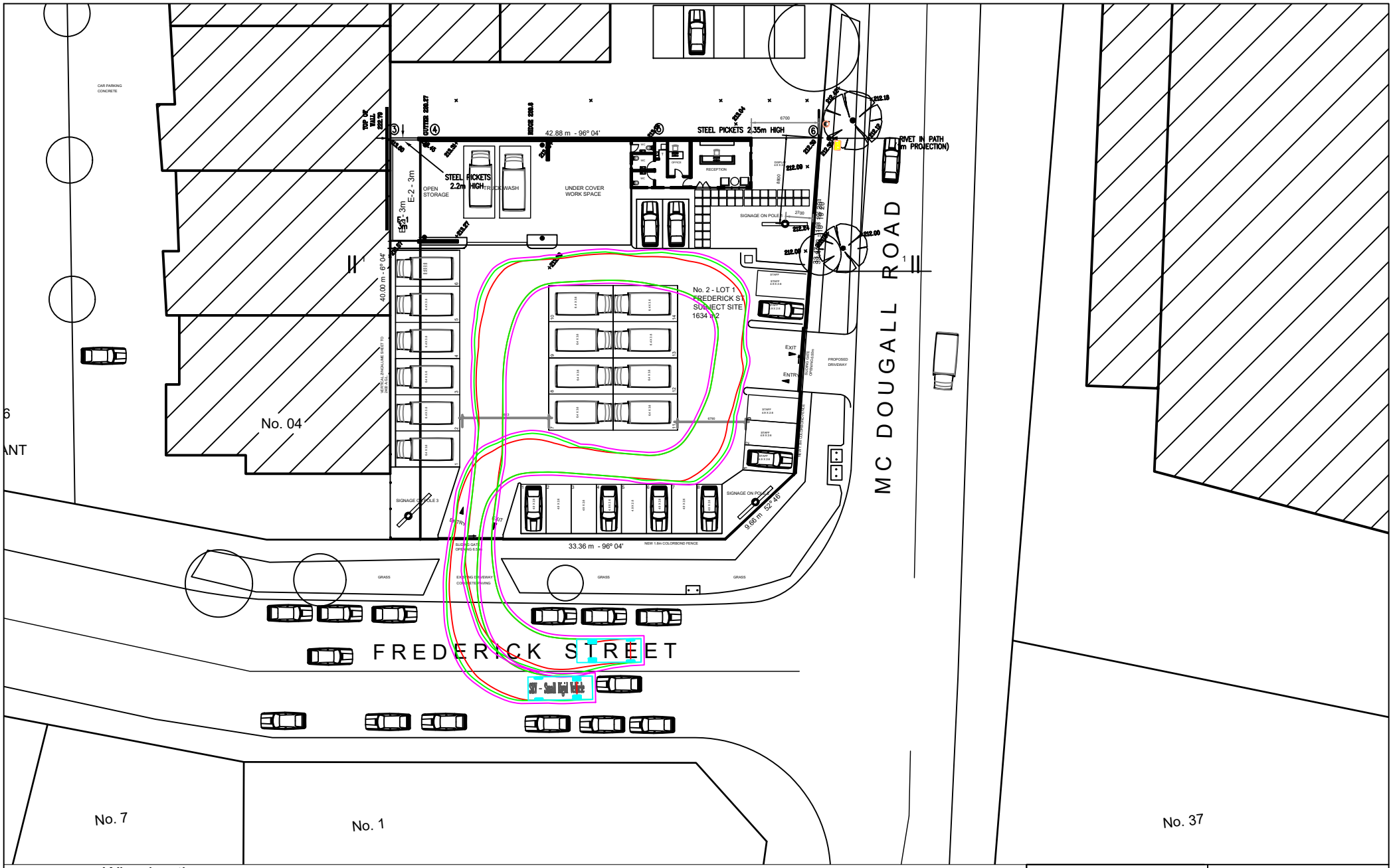
E : ttmvic@ttmgroup.com.au
W : www.ttmgroup.com.au

PROPOSED DEVELOPMENT 2 FREDERICK STREET, SUNBURY SWEPT PATH DIAGRAM

Scale 1:500 @ A4

Drawing No : 1140101

Sheet No : 1 Issue : A

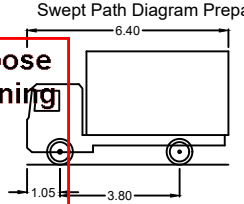


Wheel path

Vehicle Overhang

Vehicle Overhang + 300mm Clearance

Swept Path Diagram Prepared using AutoTrack v11



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PROPOSED DEVELOPMENT 2 FREDERICK STREET, SUNBURY SWEPT PATH DIAGRAM

Scale 0 5 10 1:500 @ A4

Drawing No : 1140101

Sheet No : 1 | Issue : A

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Telephone: 0402 462 709 , (03) 9855 1461 ABN 90 101 176 416
Email: qingxu@iprimus.com.au
ASSOCIATES PTY LTD
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Stormwater Management Report

(Water Sensitive Urban Design)

Proposed Industrial Development

Site Address: 2 Frederick St Sunbury

Proposal: Use and Development of Land for Motor Vehicle, Boat, or Caravan Sales (Car & Truck Rental)

Application No: **P23784**

Date: **19 Jan. 2022**

Prepared By: **Qing H. Xu**
BE (Civil), M.I.E. (Aust.)
KJJ Associates P/L

Introduction

This Water Sensitive Urban Design (WSUD) Assessment has been prepared for the proposed industrial development (use and development of land for motor vehicle, boat, or caravan sales) at 2 Frederick St Sunbury, 3429.

This report is in- line with the Victorian Planning Scheme Clause *53.18 – Stormwater Management in Urban Development* ***and Clause*** 22.19 – Industrial Stormwater Management Policy ***which are relevant to this project.***

ASSESSMENT OBJECTIVES:

The regulatory objectives and standards that form the basis of this assessment which are required to be met are as follows:

53.18-5 – Stormwater management objectives for buildings and works

- *To encourage stormwater management that maximises the retention and reuse of stormwater.*
- *To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*
- *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*
- *To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.*

Standard W2

The stormwater management system should be designed to:

- *Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).*
- *Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.*
- *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*

53.18-6 – Site management objectives

- *To protect drainage infrastructure and receiving waters from sedimentation and contamination.*
- *To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.*

Standard W3

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- *Erosion and sediment.*
- *Stormwater.*
- *Litter, concrete and other construction wastes.*
- *Chemical contamination.*

22.19 - 2 – Objectives

- *To promote the use of water sensitive urban design, including stormwater re-use.*
- *To mitigate the detrimental effect of development on downstream waterways.*
- *To apply best practice stormwater management to industrial development and subdivision.*
- *To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies.*
- *To reintegrate urban into the landscape*
- *To ensure that ongoing management practices will prevent materials and waste from reaching groundwater and stormwater drains.*

WSUD Initiatives

53.18-5: Stormwater Management & 22.19 - 2 : Objectives

Objective	Strategies
Urban Stormwater	The following treatments are required to achieve best practice stormwater management. STORM modelling has been carried out on the treatment train to achieve best practice outcomes. Refer to Appendix 1 – STORM assessment for full detail. • Install 8000L Minimum rainwater tank serving as catchment for 273.6m² roofing areas. Rainwater tank are to be connected to all sanitary flushing systems and landscaping irrigation needs. • Install 8.0m² Raingarden serving as catchment for 1002m² concrete car park areas. **Note:** • Raingarden to be constructed as per Melbourne Water – Raingarden Fact Sheet included in Appendix 3. • Raingarden Maintenance as per Melbourne Water - WSUD maintenance guideline (inspection & maintenance activities) in Appendix 4. • Location of the above treatments requirements to be determined and designed by the hydraulics engineer.
Local Habitat & Cooling	• Water efficient native/indigenous plants are to be incorporated into any landscape design. • Any proposed irrigation system must be water efficient, have a rain shut-off device, and be connected to rainwater tanks to ensure harvested water is used wisely to irrigate proposed landscaping.

Pollutants	• Prevent untreated wastewater being discharged into the main stormwater system. Vehicles to be washed on truck wash space to ensure wastewater is treated before leaving the site. • Bins are to be washed on wash space on-site to avoid untreated run-off into the main stormwater system.

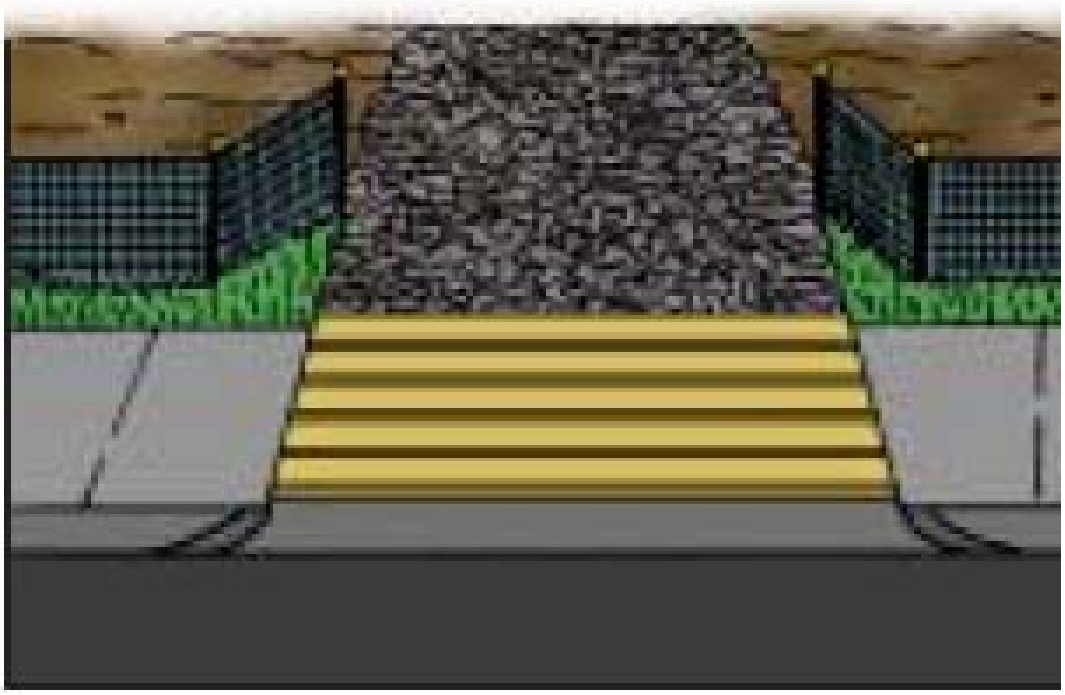
53.18-6: Site Management & 22.19 - 2 : Objectives

Protection of Drainage Infrastructure, Site & Surrounding Areas	**<u>During Construction:</u>** • A mesh bin with closeable lid is suitable for larger items like cardboard boxes, plastic wrapping and polystyrene. Empty the litter bin regularly. • When cleaning up after painting, plastering or concreting, it is most important to keep the wash water out of the stormwater system. 

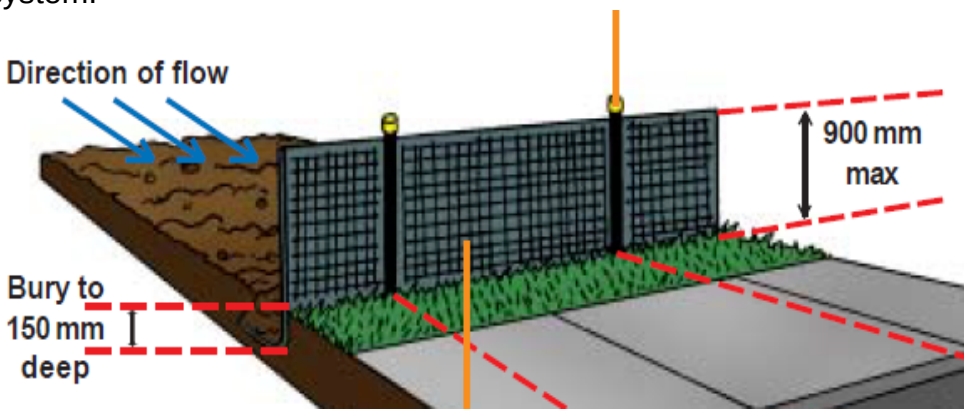
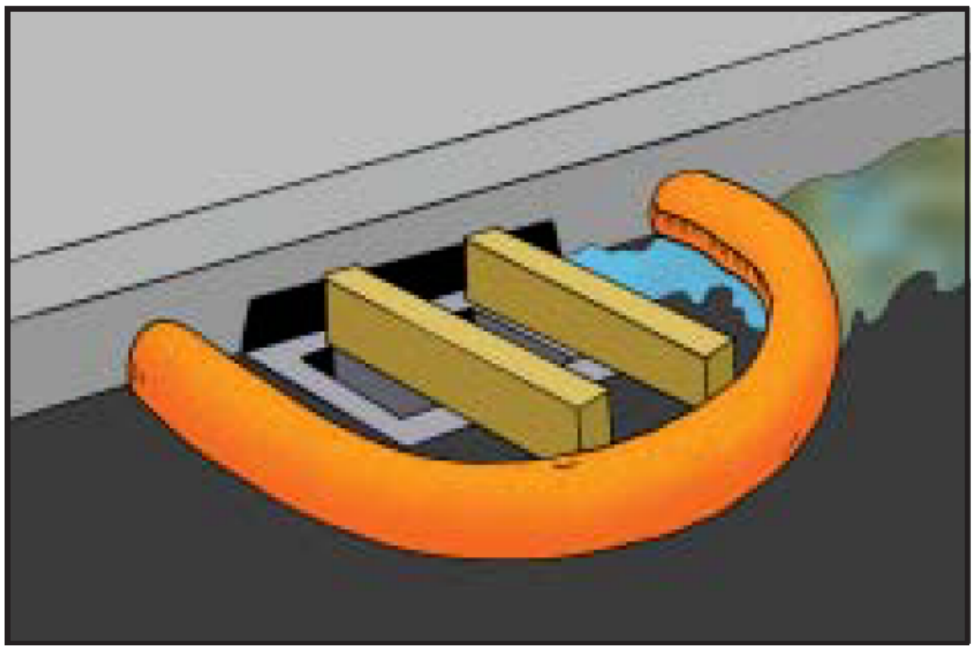
- Place the stockpile in a designated area on site, and upslope the sediment control fence. If exposed for some time, stockpiles should be covered with a trap.

- Downpipes (temporary or permanent) are to be installed and to be connected to main stormwater system as soon as the roof is installed.

- Putting crushed rock on the access point of site to prevent damage and provide a dry access point for vehicles. If mud goes on road, remove as much as possible and put it back on site.



- Sediment control fence, Gravel sausage, or other Temporary sediment traps/diversion systems to be installed around drains located near the site in street gutters and onsite during construction to stop any sediment or other pollutants run-off from the site and go into main stormwater

	system.  •  •
Maintenance	• Inspect internal fittings and external pipes for leaks and other damage that may be affecting their efficient operation. This is to be done annually or as needed. • Gutters, downpipes and any drains to be inspected and cleaned of any debris annually. • Rainwater tank to be inspected and filters replaced as per supplier requirements to ensure optimum operational efficiency is maintained. Clear access to be provided to rainwater tanks to allow for required maintenance

Appendix 1 – STORM Assessment

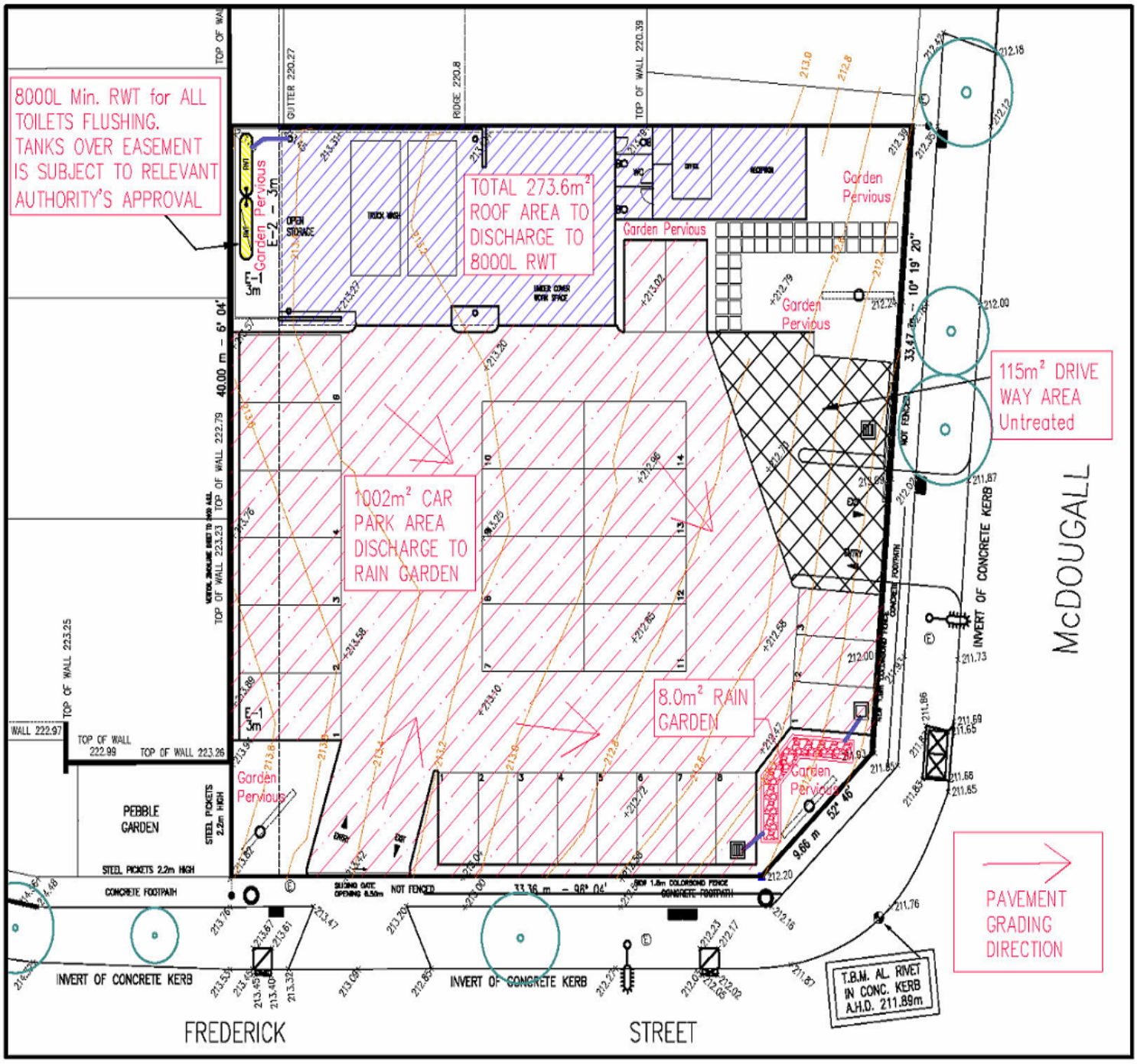
Melbourne Water STORM Rating Report

TransactionID:	1303681	
Municipality:	HUME	
Rainfall Station:	HUME	
Address:	2 Frederick Street	
	Sunbury	
	VIC	3429
Assessor:	Qing Xu	
Development Type:	Industrial	
Allotment Site (m2):	1,634.00	
STORM Rating %:	101	

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roofing	273.60	Rainwater Tank	8,000.00	3	100.00	100.00
car park	1,002.00	Raingarden 300mm	8.00	0	112.50	0.00
car park	115.00	None	0.00	0	0.00	0.00

Date Generated: 19-Jan-2022 Program Version: 1.0.0

Appendix 2 – STORM Site Mark-up



Note: Representative Only – Exact location of the treatment to be determined by Storm Water Design engineer.

Appendix 3 – Instruction Sheet of Building an Inground Raingarden Recommended by Melbourne Water (sheet 1 to 8)

INSTRUCTION SHEET

Building an inground raingarden

healthy waterways
Raingardens

What is an inground raingarden?

Building a raingarden is a simple way to help the environment and the health of our local waterways while providing a self-watering garden for your backyard.

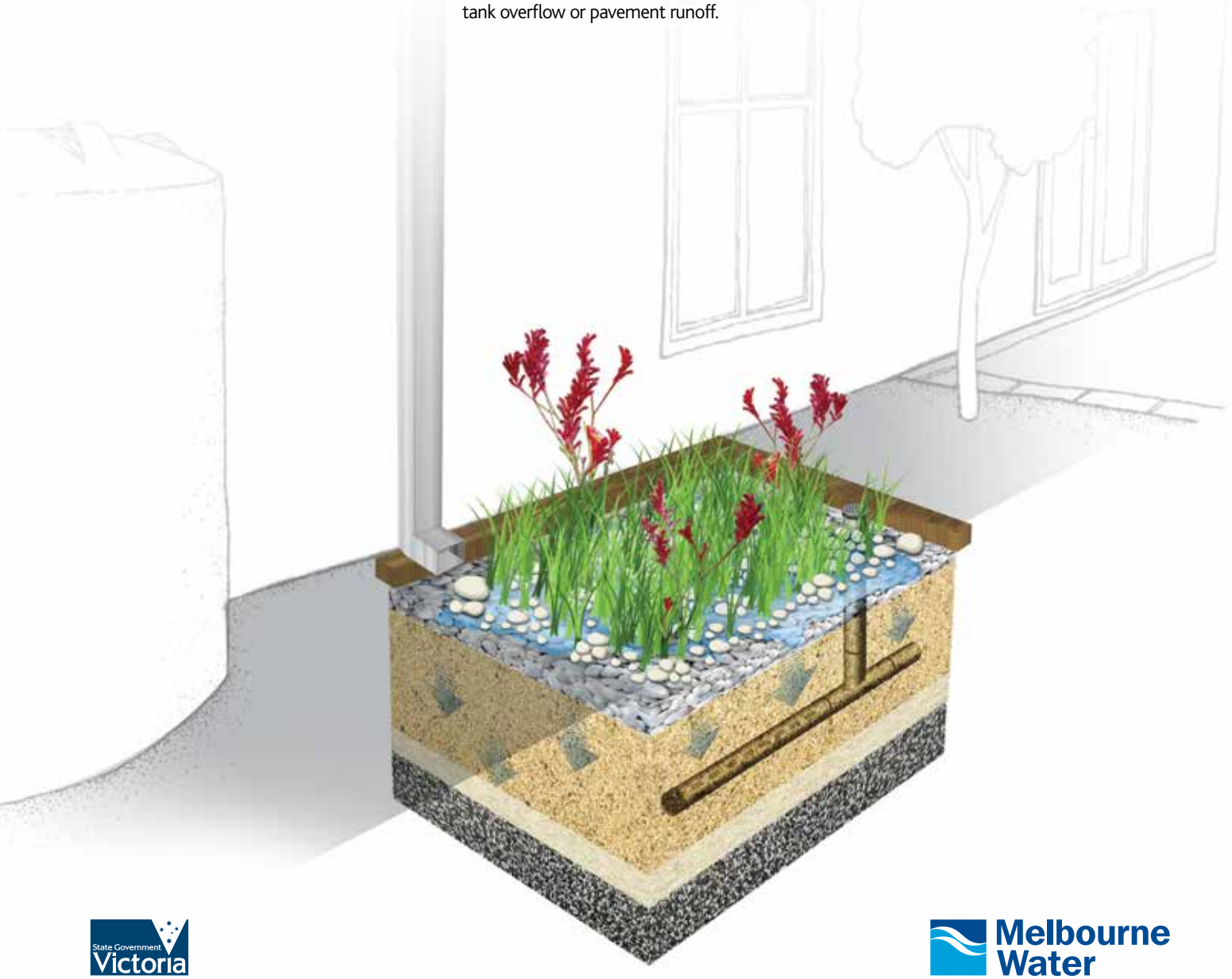
A raingarden is a specially prepared garden designed to receive and filter rain run-off from roofs or hard surfaces such as driveways or paving.

Featuring layers of soil for filtration, gravel for drainage, and plants that can tolerate periods without rain, a raingarden helps to protect our streams and rivers from stormwater pollutants.

With a slotted pipe beneath the soil to take away the filtered rainwater and an overflow pipe on the surface to prevent flooding, raingardens are designed to collect water from a disconnected downpipe, rainwater tank overflow or pavement runoff.

Please note: A certified plumber must be used for stormwater connections and modifications.

Did you know that a raingarden is only wet during and immediately after rain, leaving it dry most of the time? This is due to the drainage and filtration properties of the soil combination used in the raingarden.



State Government Victoria

Melbourne Water

Building your raingarden

Step 1 – getting started

Location

Build your raingarden as close as possible to the water source – whether it is a downpipe, rainwater tank overflow, paved area or driveway. This will help minimise the additional plumbing needed to bring water to the raingarden.

Table 1 sets out how far away your raingarden needs to be from your house depending on how deep your existing foundations are. A minimum distance of 300mm from your house is recommended.

Ensure when digging near your foundations not to disturb areas directly underneath the foundations and area as shown below – 'no dig zone'.

Handy Hint - Avoid building your raingarden underneath large trees as the root system will interfere with your excavations. As a general rule, the root zone will extend out to the edge of the tree canopy.

Having decided on a location, it is important to determine the depth of the existing underground stormwater pipe to make sure your raingarden is connected properly. Your local plumber can help with this and also how and when to disconnect your downpipe so that the area doesn't flood during construction.

Stormwater reconnection

All connections or modifications to existing stormwater pipes need to be done by a licensed plumber. The plumber should ensure that pipes are reconnected into the property's stormwater and not another services such as the sewer.

Underground services

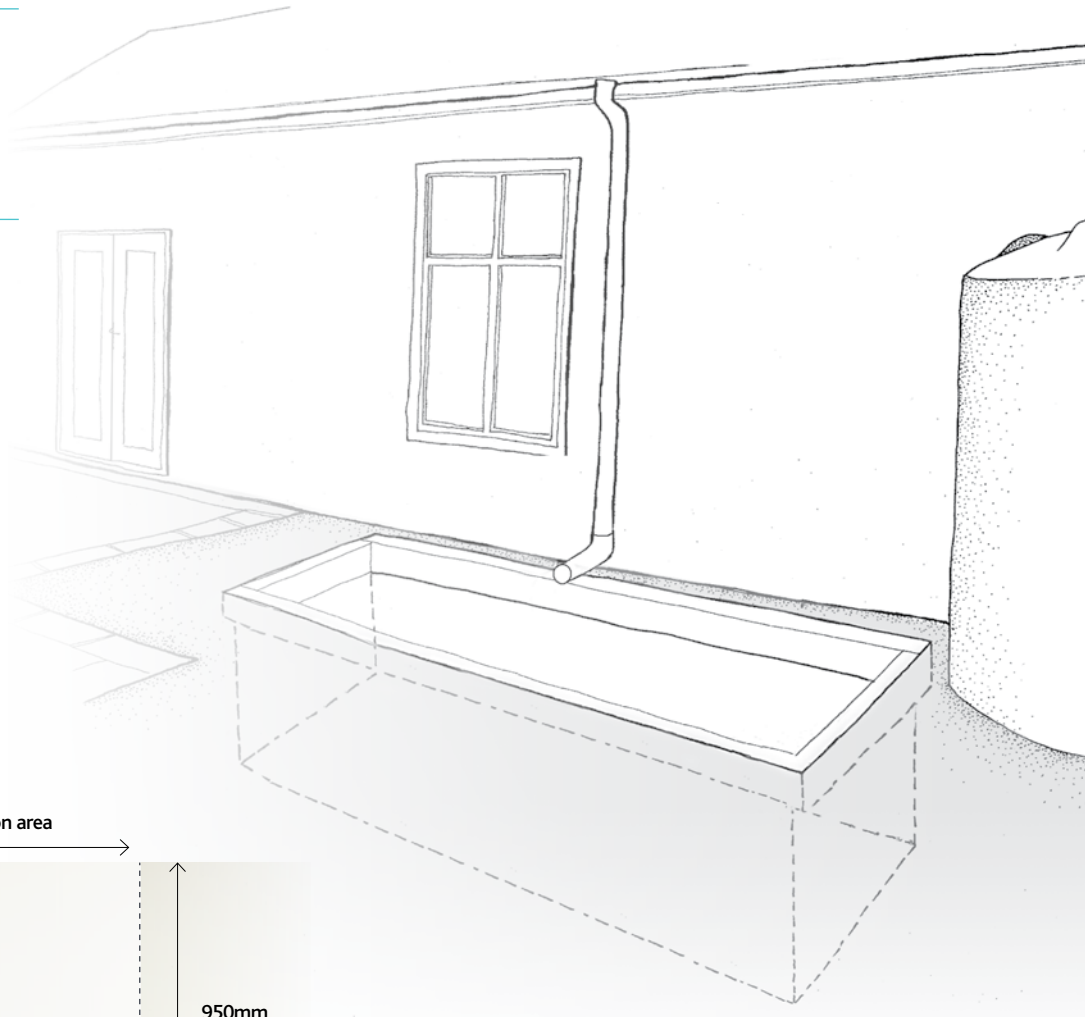
Be aware of any underground services (gas, electricity, water) that run near your house or under your garden as this will influence where you can excavate your raingarden. Raingardens should not be built over or in close proximity to a septic system.

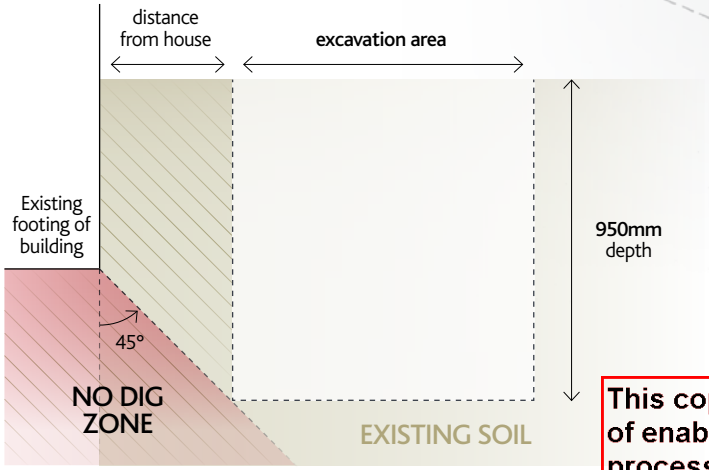
Materials

See *Materials List* for information about what you need to build a raingarden.

Table 1 – Footing depth chart

EXISTING HOUSE FOUNDATION DEPTH	RAINGARDEN MINIMUM DISTANCE FROM FOOTING
150 mm	800 mm
250 mm	700 mm
350 mm	600 mm
450 mm	500 mm
550 mm	400 mm
650 mm	300 mm





Size

You need to make sure that your raingarden is large enough to manage the amount of stormwater it will receive. If your raingarden is going to capture run-off from the roof via a downpipe, measure the area of roof that drains to that downpipe. Generally, the size of the raingarden should be approximately 2% of the run-off area. Table 2 will help you work out the correct size.

Table 2 – Raingarden sizing chart

AREA OF RUN-OFF (m²)	RAINGARDEN SIZE (m²)
50	1
100	2
150	3
200	4
250	5
300	6
350	7
400	8
450	9

Step 2 - excavation and pipe infrastructure

Excavation

Excavate your raingarden with a gentle slope towards the stormwater outlet (where the water will exit your raingarden).

Line your raingarden (base and sides) with a PVC liner. Overlap the sheets by 200mm and seal the joins with PVC tape.

Place the 7mm screenings (gravel) to a depth of 50mm. This will form a base for the slotted drainage pipe. Make sure the screenings are washed and clean of excess dirt as this can create blockages in the raingardens drainage.

Pipe Infrastructure

Lay a 90mm diameter slotted drainage pipe horizontally along the centre of the raingarden base and cap one end of the slotted drainage pipe. Call your plumber to connect the drainage pipe back into the property's existing stormwater.

Handy Hint – If your raingarden is greater than 4m wide, you will need to install two slotted drainage pipes and two overflow pipes. These need to be evenly spaced across the raingarden base to provide adequate drainage.

Connect the vertical 90mm diameter overflow pipe into the slotted drainage pipe using a 90 degree elbow pipe and seal. When the raingarden is finished, the top of the overflow pipe should sit 100mm above the gravel mulch and 100mm below the surrounding ground level.

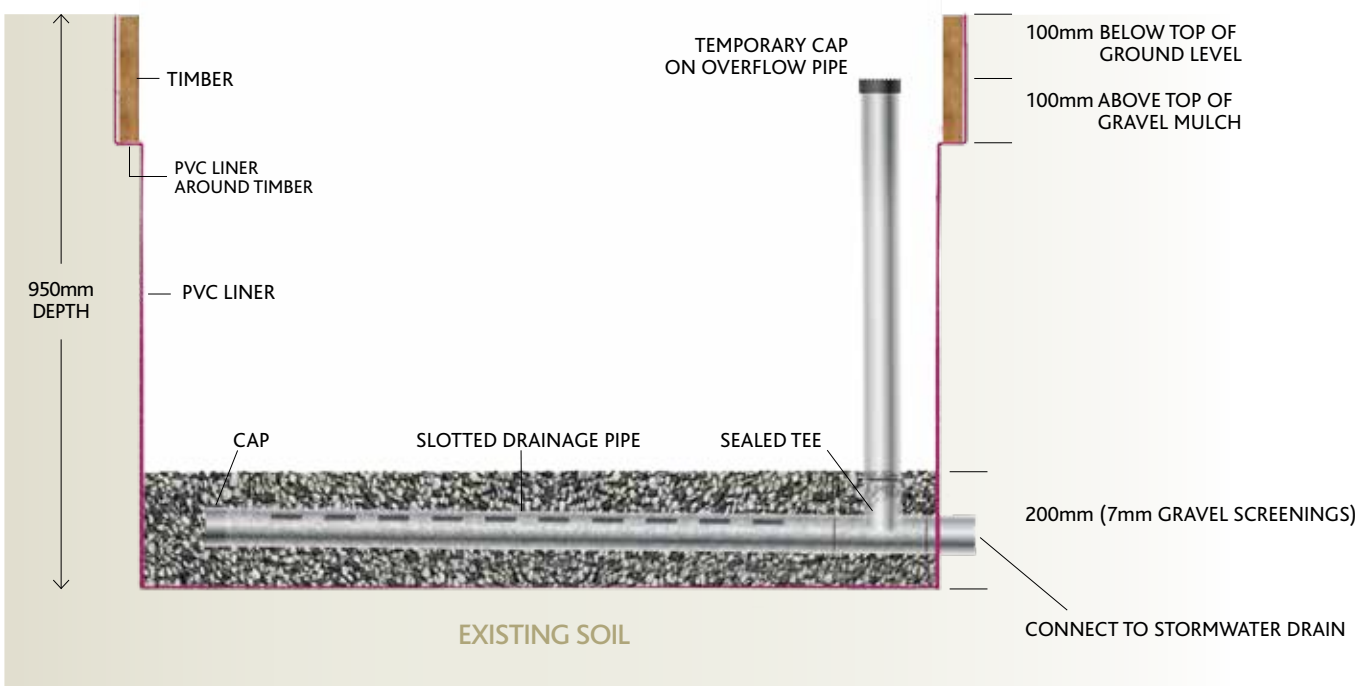
Install a temporary cap on top of the overflow pipe to prevent materials dropping into it during construction. Some plastic taped across the top of the pipe will work fine.

Frame

Install a frame to separate your raingarden from the surrounding soil. If using timber, ensure that it is no less that 50mm thick. While Class 1 or similar hardwood (200mm x 50mm) is ideal for this type of frame, you can use any material available that is a similar thickness and won't warp or bend over time.

Excavate a ledge around the top of the raingarden for the frame to rest on. The top edge of the frame needs to sit level with the surrounding ground.

Ensure that the PVC liner sits between the frame and surrounding ground. Secure the PVC liner to the frame to prevent surrounding soil entering the raingarden.



Building your raingarden

Step 3 – soil layers

Screenings layer

Add 7mm screenings (gravel) to a depth of 150mm over the slotted drainage pipe in the base of your raingarden. This brings to total depth of screenings (gravel) to 200mm. Be careful when not to dislodge or damage the slotted drainage pipe when adding the additional screenings.

Sand layer

Place white washed sand to a depth of 100mm over the screenings (gravel) layer.

Sand/soil mix layer

Mix 4 parts white washed sand with 1 part topsoil. Add this mix to the raingarden to a depth of 400mm.

Handy Hint – Ensure you firmly put down each layer of soil when building your raingarden to help reduce the layers from sinking.

Step 4 – pipe adjustments, plants and mulch

Pipe adjustments

Redirect your downpipe into the raingarden using pipe bends where required. If possible, use two 45 degree bends connected together as this will provide a much gentler and more even flow of water, reducing the risk of erosion and prevent blockages within the downpipe. A 90 degree elbow pipe will do as an alternative.

Handy Hint – To help prevent your raingarden from overflowing, it is important that the raingarden frame sits higher than the top of the overflow pipe.

Plants

In general, plants that grow well in a raingarden:

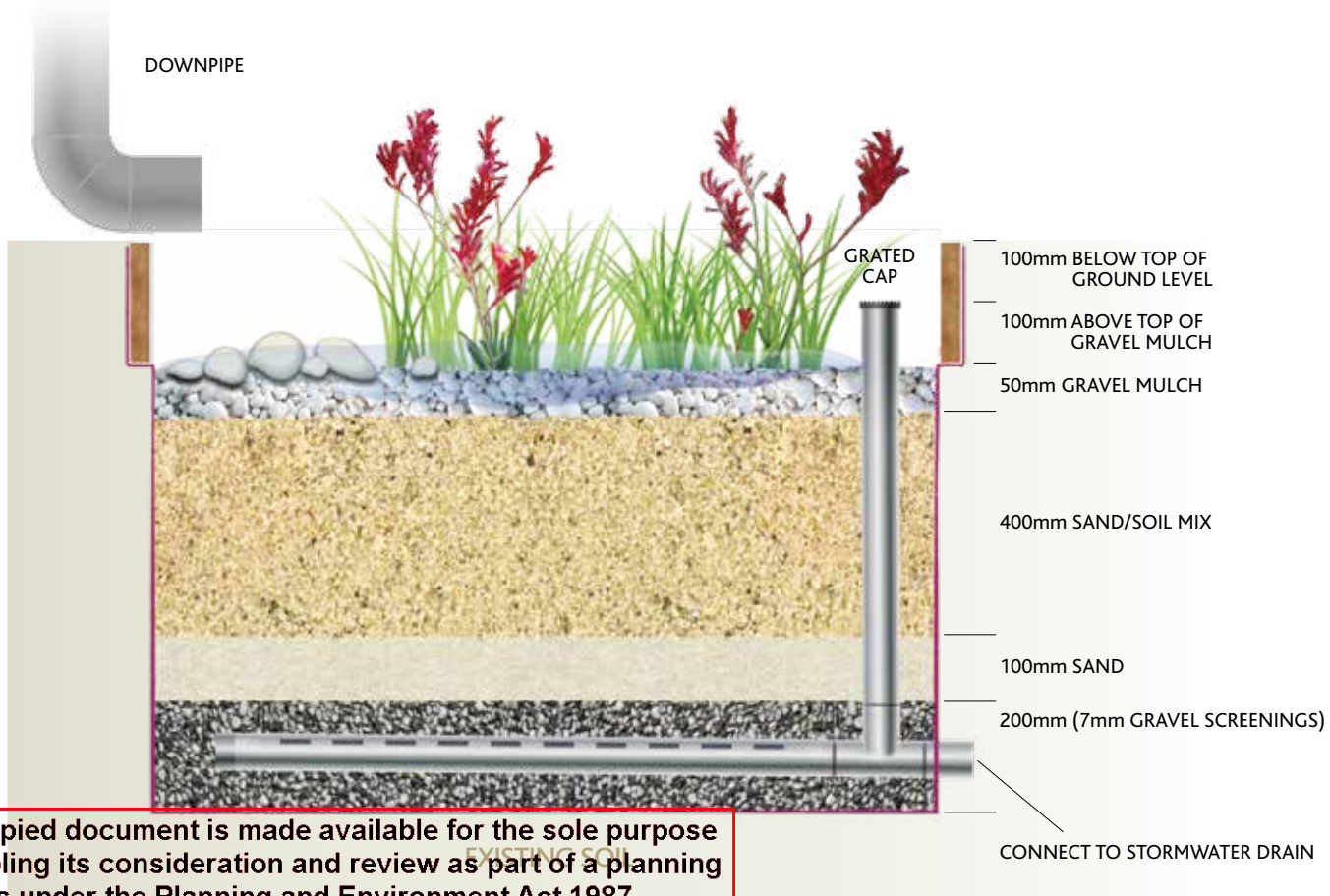
- like dry conditions but can tolerate temporary wet periods
- are perennial rather than annual
- have an extensive fibrous root system.

A wide range of plants are suitable for raingardens and your local nursery will be able to guide you on what is right for your area. There are also particular plants that are really good at removing pollutants from stormwater. These include:

- *Carex appressa*
- *Lomandra longifolia*
- *Juncus flavidus*
- *Melaleuca ericifolia*
- *Goodenia ovate.*

50% of your raingarden should be planted with these species, the other 50% can be made up of plants that like a dry environment with intermittent wet periods. It is important that the plants you select are suitable for the amount of sun and shade on your raingarden. See the *Plant List* for a suggested list of suitable raingarden plants.

Regardless of the type of plants you select, it is important to plant densely to cover the raingarden, set your plants out at roughly 6 plants per m². So for a 2m² raingarden, you will need to buy 12 plants. Now start planting.



Looking after your raingarden

Mulch
Spread gravel mulch to a depth of 50mm around the plants.

To allow the spread of water gently over the raingarden, place some large flat rocks where water flows from the downpipe. Place smaller rocks in between the large rocks to fill the gaps and help prevent erosion. Alternatively a flow spreading device can be fitted to the downpipe.

Remove the temporary end cap from overflow pipe and replace with a 90mm PVC finishing collar and domed pipe grate.

Water the plants in – complying with your local water restrictions.

Need help?
If you have questions about building a raingarden, your landscape gardener or local plumber may be able to help. For more information visit melbournewater.com.au/raingardens

Once established, raingardens are low maintenance especially when planted with native plant species. They don't need to be watered, mowed or fertilised. However, a few simple tips can help your raingarden mature and function well.

- Gravel mulch will help retain moisture in your raingarden and prevent weeds from growing.
- Ensure that the overflow is never blocked.
- Remove any sediment or build up from the downpipe.
- Some weeding may need to take place until plants have matured.
- Evenly distribute water flow into your garden to limit erosion from heavy rainfall. Strategically placed rocks may help with this.
- Inspect your garden regularly – replace plants and repair erosion when necessary.
- Driving over or squashing your raingarden will affect its ability to work efficiently.
- Avoid using organic (timber) mulch as this will float in the raingarden and may casue blockages.

Note – If necessary, water your raingarden until your plants have established in compliance with your local water restrictions.

Materials List – what you need to build your raingarden

Table 3 details the materials required to create a 2m² raingarden. While item prices may vary depending on the materials you select, building a 2m² raingarden is likely to cost between $400 and $500 (plus the cost of a plumber).

Table 3 – Raingarden materials list

QUANTITY	MATERIAL
6 l/m	200mmx50mm Class 1 hardwood sleepers
2 l/m	90mm diametre slotted drainage pipe (Ag Pipe)
2 l/m	90mm diametre uPVC pipe*
0.4m³	7mm screenings
0.85m³	Sand (white washed)
0.15m³	Topsoil
12	Plants (150mm pots)
0.1m³	Gravel mulch
1	90mm diametre uPVC 90 degree bend or 2x 45 degree bends
1	PVC grate 90mm finishing collar
1	PVC 90mm diametre domed pipe grate
1	PVC 90mm tee
1	PVC 90mm cap
10m²	PVC liner
	PVC tape

**Costs per square meter will depend on the length of connections back to the existing stormwater drain.*

l/m = lineal metres m² = square metres m³ = cubic metres mm = millimetres

Plant List – the best plants for your raingarden

The following plants grow well in raingardens.

Table 4 – Raingarden plant list

BOTANICAL NAME	COMMON NAME	CONDITIONS	SIZE (H x W) (cm)
Anigozanthos sp.	Kangaroo paw	Full sun	30-90 x 100-120
Blechnum nudum	Fishbone Water-fern	Full sun to partial shade	50-100 x 40-80
Calocephalus lacteus	Milky Beauty-heads	Full sun to partial shade	15-30 x 10-30
Carex Appressa	Tall Sedge	Full sun to partial shade	80-100 x 120
Carpobrotus modestus	Pigface	Full sun	20cm high and spreading
Chrysocephalum apiculatum	Common Everlasting	Full sun	30-90 x 10-30
Derwentia perfoliata	Digger's Speedwell	Full sun to partial shade	20-40 x 30-60
Dianella species		Full sun to partial shade	60-120 x 40-150
Ficinia nodosa	Knobby Club-rush	Full sun	50-150 x 60-200
Juncas amabilis	Hollow Rush	Full sun to partial shade	20-120 x 20-50
Juncas flavidus	Yellow Rush	Full sun to partial shade	40-120 x 20-100
Leucaphyta brownii	Cushion Bush	Full sun, salt tolerant	100 x 200
Lomandra species		Full sun to partial shade	60-120 x 50-100
Melaleuca ericifolia	Swamp paperback	Full sun to partial shade	4m high x 3m wide
Myoporum parvifolium	Creeping Boobialla	Full sun	20-30 x 300
Patersonia occidentalis	Native iris	Sun to partial shade	20-40 x 30-60
Pratia perdunculata	Matter Pratia	Partial shade	50-150 x 1.8-5
Wahlenbergia communis	Tufted Bluebell	Full sun	15-50 x 15

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Version 6, December 2013

Melbourne Water

Appendix 4 – WSUD
Maintenance Guidelines Inspection & Maintenance Activities Recommended by Melbourne Water (sheet 1 to 11)

WSUD maintenance guidelines

Inspection and maintenance activities

Melbourne Water

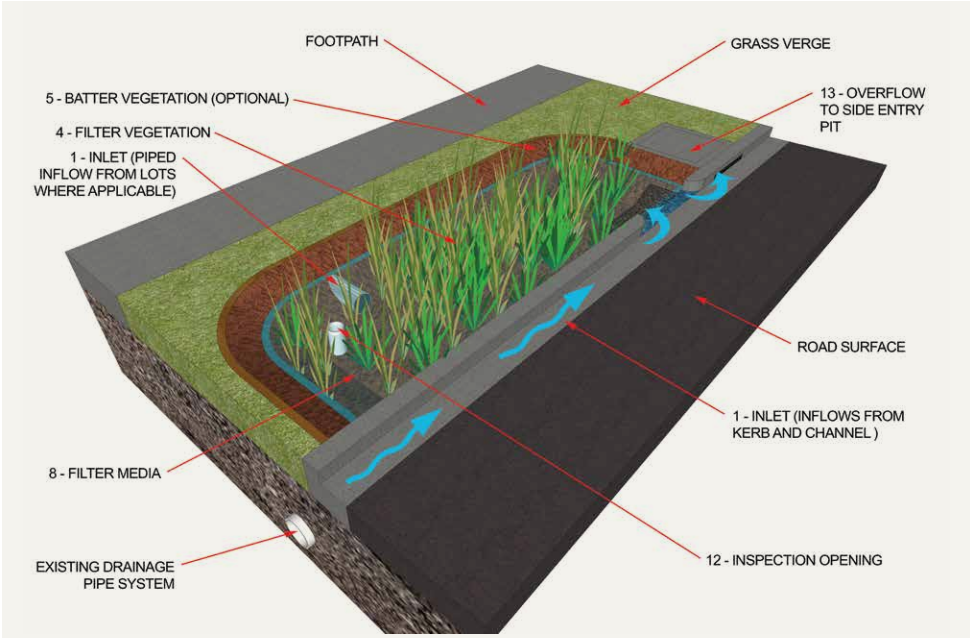
Introduction

Water Sensitive Urban Design (WSUD) assets require regular scheduled maintenance to ensure they remain healthy and perform as intended. This flip book provides an outline of the key inspection and maintenance activities for:

Please refer to the full WSUD Maintenance Guidelines for more detail.

Raingardens

Raingardens, also known as bioretention systems, biofilters, bio-infiltration systems and bioremediation systems, are vegetated infiltration systems that improve stormwater quality.



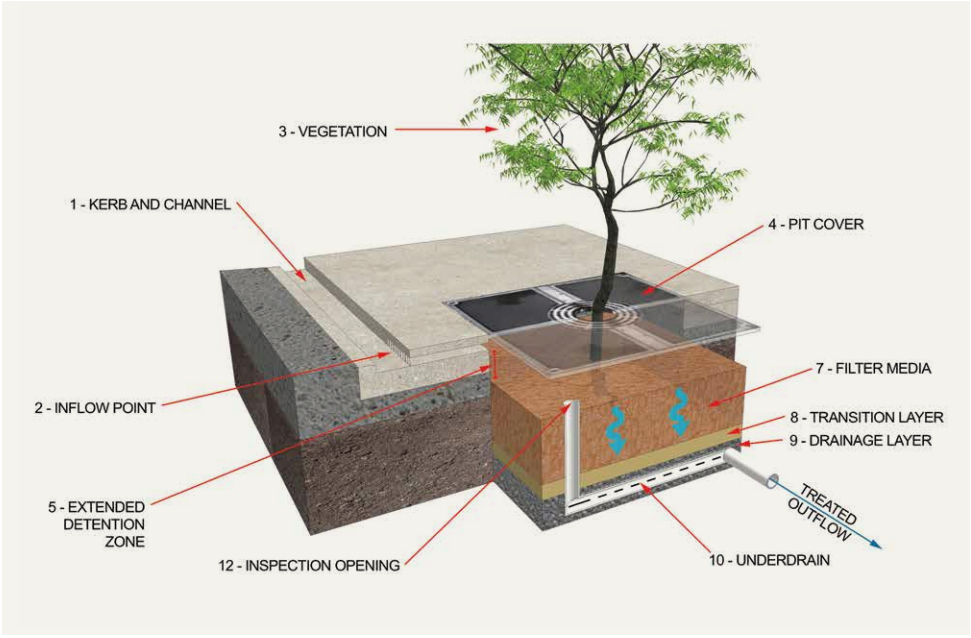
INSPECTION AND MAINTENANCE ACTIVITIES FOR RAINGARDENS

Component	Key activities	Typical frequency
Filter Media	– Remove leaf litter and gross pollutants – Check for biofilms (algal biofilms may develop on the surface of the filter media leading to clogging issues) – Monitor ponding of water following rainfall events – Check for permanently boggy/pooled areas	3 months & following storm events
	– Remove sediment (or scarify filter media surface if required)	Annually
Erosion	– Check for erosion/scouring – Check for evidence of preferential flow paths – Replace filter media in eroded areas – Add rock protection around inlets (if required)	3 months
Mulch	– Check depth and even distribution of mulch – Check mulch is not touching plant stems – Check for sediment/silt accumulation in mulch layer – Replace mulch (if required) – Retain mulch using jute mats or nets (if required)	3 months
Vegetation	– Inspect plant health and cover – Replace dead plants (maintain a consistent vegetation density of 6–10 plants per square metre across the raingarden filter media) – Remove weeds (avoid use of herbicides) – Prune plants (where applicable) – Water plants (if required during establishment phase)	3 months
Civil components	– Check infrastructure for damage and repair as required – Ensure inlet and outlet points are clear of sediment, litter and debris	3 months & following storm events

	– Inspection opening for underdrain (slotted drainage pipe):
	  – Check water level
	  – Check for sediment accumulation
	  – Flush the underdrain system (if required)
		Annually

Tree pits

Tree pits are mini-raingardens that comprise of a tree or large shrub planted within an underground planting module (pit).



INSPECTION AND MAINTENANCE ACTIVITIES FOR TREE PITS

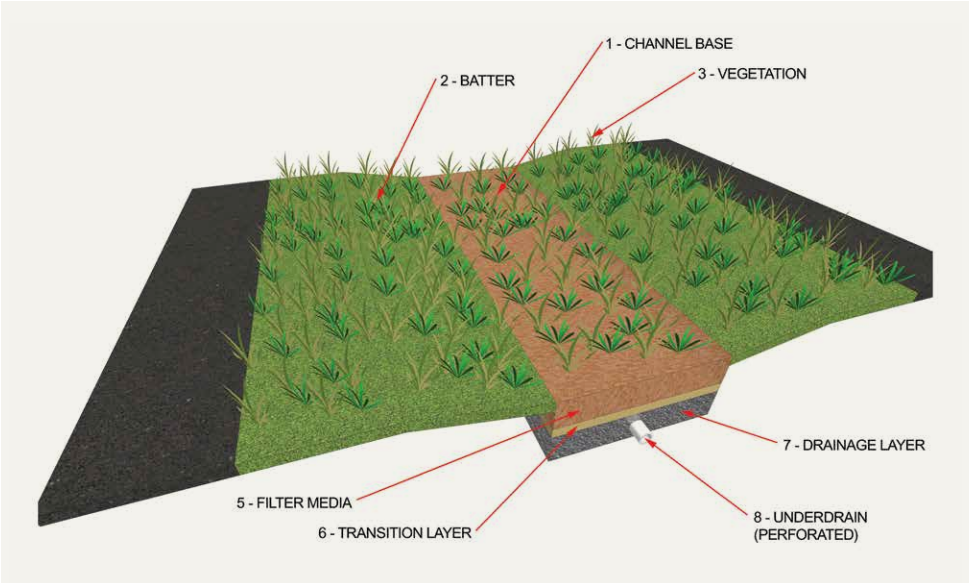
Component	Key activities	Typical frequency
Filter Media	– Remove leaf litter and gross pollutants – Check for biofilms (algal biofilms may develop on the surface of the filter media leading to clogging issues) – Monitor the ponding of water following rainfall events	3 months & following storm events
	– Remove accumulated sediment (or scarify filter media surface if required)	Annually
Mulch	– Check depth and even distribution of mulch layer – Check mulch is not touching the tree trunk – Replace mulch (if required) – Check for sediment/silt accumulation within mulch layer	3 months
Vegetation	– Inspect plant health (signs of disease, pests, poor growth) – Check plant stability (tree supports) – Remove weeds (avoid use of herbicides) – Prune plants (where applicable) – Water plants (if required during establishment phase)	3 months
Civil components	– Inspect for physical damage, concrete cracking and subsidence (sinking) – Ensure inlet and outlet points are clear of sediment, litter and debris	3 months & following storm events

	– Inspection opening:
	  – Check the underdrain (slotted drainage pipe) system for standing water or sediment accumulation
	  – Flush the underdrain system (if required)
		Annually

Swales

Conventional swales are simple vegetated channels that convey stormwater and provide stormwater treatment through filtration and infiltration.

Bioretention swales (bio-swales) comprise of a channel with vegetation, layers of filter media and slotted drainage pipes (underdrain) arranged in a similar layout to a raingarden. Bio-swales facilitate more infiltration than conventional swales and therefore provide a higher level of treatment.



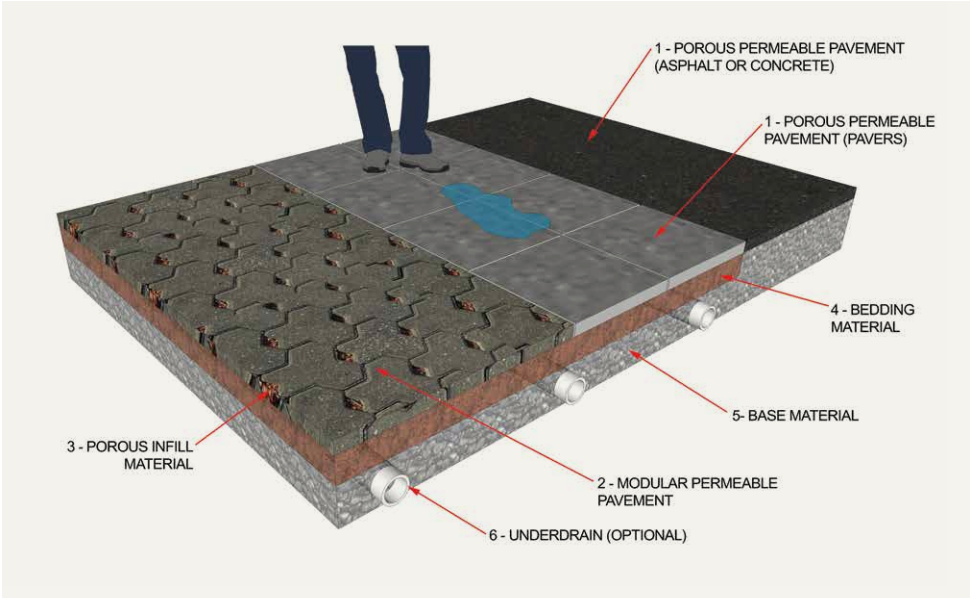
INSPECTION AND MAINTENANCE ACTIVITIES FOR SWALES

Component	Key activities	Typical frequency
Erosion	– Check for erosion/scouring	3 months
	– Check for preferential flow paths	
	– Replace soil/filter media in eroded areas	
	– Replant eroded areas	
Vegetation	– Inspect plant health and cover	3 months
	– Prune plants (where applicable)	
	– Mow	
	– Remove weeds (avoid use of herbicides)	
	– Replace dead plants (maintain a consistent vegetation density of 6–10 plants per square metre for bio-swales)	
	– Water plants (if required during establishment phase)	
Sediment accumulation*	– Check for sediment accumulation	Annually
	– Remove sediment (if required)	
	– Monitor ponding of water following rainfall events	
	– Check for permanently boggy/pooled areas	

*Note: Swales are typically designed to accumulate sediment throughout their life cycle, and most swales will not require regular maintenance of accumulated sediment.

Permeable pavement

Permeable pavements allow stormwater runoff to infiltrate to underlying soils rather than running off hard surfaces and into the stormwater drainage system.



INSPECTION AND MAINTENANCE ACTIVITIES FOR PERMEABLE PAVEMENTS

Component	Key activities	Typical frequency
Paving surface	– Check for accumulated sediment – Sweep, wet vacuum or pressure hose the surface of the pavers to remove clogging material – Check infill material is present between pavers – Monitor ponding of water following rainfall events	3 months & following storm events
Bedding material	– Check level of the pavement surface	Annually
Underdrain	– Check inspection openings for sediment accumulation – Flush underdrain to remove sediment (if required)	Annually

Melbourne Water

990 LaTrobe Street, Docklands
PO Box 4342 Melbourne Victoria 3008
Telephone 131 722
enquiry@melbournewater.com.au
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healthy waterways

Melbourne Water

stemarboriculture PTY LTD
arboricultural consulting

ACN 165 443 907
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Arboricultural Assessment & Report - Development

2 Frederick Street Sunbury

For: Buckmaster Town Planning

Friday 1st October 2021

Arboricultural Assessment and Report
2 Frederick Street Sunbury

Report By: Graeme Lewis
Consultant Arborist (Level 5 AQF)
42 Newbay Close
Barwon Heads

Phone: 0400 260 484

Objectives

To assess those trees located adjacent the subject site that may be affected by proposed buildings and works.

To provide an assessment of the subject trees detailing their health, structure, dimensions, origin, tree protection zones, structural root zones, planning scheme status and retention value.

To provide an assessment of the how the proposal may affect tree health.

To provide remedial and tree protection information for trees where appropriate.

Methodology

A site inspection was undertaken on Friday 14th September 2021 and this report compiled with regard to those observations.

Visual observations were undertaken from ground level to determine age, structure and condition with measurements taken to establish approximate trunk and canopy dimensions. No aerial inspection, soil excavation or intrusive investigation was undertaken. Canopy dimensions were estimated and trunk diameters measured with a forester's diameter tape at 1.4m from grade and just above the root buttress.

Five individual trees were assessed.

I have assessed the following plans by Warren J Foster Architects, dated 27.05.2021:

Proposed Location Plan
Existing Site Plan
Proposed Site Plan
Proposed Sections (4 sheets)

A marked-up copy of the *Proposed Site Plan* is attached in Appendix 4. It provides tree numbers, the extent of Tree Protection Zones and the location of tree protection fencing.

Observations

The subject site consists of a vacant Industrial 3 Zone (INZ 3) allotment in Sunbury, a suburb located within the City of Hume. It is a corner allotment, located at the intersection of Frederick Street and McDougall Road.

The site is devoid of woody vegetation.

Five street trees are located adjacent the subject site. Two in Frederick Street and three in McDougall Road. The Frederick Street trees are both *Angophora costata* (Smooth barked Apple Gum) whilst the trees in McDougall Road are all *Eucalyptus leucoxylon ssp. Megalocarpa* (Large Fruited Yellow Gum).

The subject trees all display good to fair condition.

It is proposed to construct a commercial premises (vehicle hire facility) which will be accessed via an existing crossover in Frederick Street and a proposed new crossover in McDougall Road.

The potential of the proposed works to affect tree health will be assessed having regard to current industry standards, namely AS4970 2009 – *Protection of Trees on Development Sites.*

Discussion

Tree Value

Trees can make a positive contribution to the appeal of a completed development by providing a visual softening of the built form, a maturity to the landscape, a connection with the pervading landscape and neighbourhood character. They also provide scale, shade, beauty, habitat and a reduction of the Heat Island Effect.

Assigning a retention value is required under AS4970 2009 *Protection of Trees on Development Sites* and usually requires consideration of many factors such as a trees amenity value, longevity, tolerance to impact, anti-social traits, habitat, safety, planning scheme status etc. Consequently, it is a fairly subjective process, however in general the following applies:

- Trees of low retention value are unsuitable for retention,
- Trees of medium retention value can be retained if site constraints can accommodate tree retention,
- Trees of high retention value are recommended for retention and should be accommodated within the design process.

Tree Retention and Acceptable Impacts

If trees are to be successfully retained within a development site then measures must be taken to ensure adequate protection of the canopy and root mass. To this end an arborist identifies Tree Protection Zones (TPZ) so that adequate amounts of canopy and root mass are left unaffected by construction, thereby providing for a healthy, stable, long-term tree resource.

The Tree Protection Zone is calculated by multiplying the trunk diameter at 1.4m from grade by twelve, whilst the Structural Root Zone (SRZ) is calculated by using a diameter measurement above the root buttress.

Whilst the TPZ maintains tree health, the SRZ is critical in maintaining a trees anchorage. Both the TPZ and SRZ are usually shown on plan as a circle, measured as a radius from trunk centre.

Although a TPZ is depicted on plan as a perfect circle, this is not usually an accurate reflection of a trees root or canopy pattern as both of these structures will often form asymmetric shapes that are a product of their local environment. For example, canopies may be pruned, storm damaged or influenced by nearby trees, available sunlight and built structures, whilst root growth may be influenced by adjacent built form, other tree roots, trunk and canopy lean, soil type, soil compaction, moisture gradients, leaking pipes, topography, solar orientation etc.

Perhaps in recognition of its ‘one size fits all’ approach, AS4970 2009 determines that it may be possible to encroach or make variations to the standard TPZ. Where encroachments into a TPZ are proposed, whether minor or major, the TPZ should be compensated for elsewhere and contiguous with the TPZ.

Where minor encroachments (<10% of TPZ area) occur, variations must be made by the project arborist considering relevant factors listed in Section 3.3.4 TPZ Encroachment Considerations, these are:

- exploratory root excavation,
- potential loss of roots, number and size,
- Tree species and tolerance to root disturbance
- Age, vigour and size of the tree
- Lean and stability of the tree (and supporting roots)
- Soil characteristics and volume, topography and drainage
- The presence of existing or past structures or obstacles affecting root growth
- Design factors

Where major encroachments (>10% of TPZ area) are proposed the project arborist must demonstrate how the tree would remain viable. This may require root investigation by non-destructive methods and consideration of relevant factors listed in Section 3.3.4.

Tree Protection

In order to protect trees on construction sites tree protection fencing must be erected prior to the commencement of any demolition, excavation or construction works.
Tree protection fencing excludes access and defines the extent of the TPZ for all retained trees. If construction is set at the edge or close to the TPZ then the fence may be temporarily moved to facilitate construction - with the approval of the responsible authority. N.B.

The relocation of the fence does not indicate a change in the TPZ of the tree and suitable protection measures must be undertaken; this may include the use of heavy plywood sheeting laid over a bed of coarse mulch to reduce soil compaction from vehicles and pedestrian traffic. The relocation of the protection fence should be used for short-term purposes only and must be reinstalled as soon as possible.

Tree protection fencing specifications are listed in Tree Protection Measures, Appendix 3 of this report.

Conclusions & Recommendations

It is proposed to retain all five street trees.

According to AS4970 2009 *Protection of Trees on Development Sites,* the following assessment is made:

- The TPZ of trees 1, 2, 3, & 4 is not encroached by works, therefore their health will remain unaffected provided they are adequately protected during construction.

- The TPZ of street tree 5 is encroached by 1% of its area, which is defined as 'minor' under the standard.

It is considered that given the relatively good tolerance of the species and the negligible level of encroachment, that the health of tree 5 will remain unaffected.

Tree protection fencing must be erected prior to the commencement of works, to the extent of the TPZ where it is located within the nature strip for all five trees (see appendix 4).

Underground services must avoid the TPZ wherever possible. Where they are located within a TPZ, they must be underground bored or installed using non-destructive digging that is supervised by a qualified arborist.

Regards

Graeme Lewis
Consulting Arborist (Level 5 AQF)
Diploma of Horticulture (Arboriculture) - (Melbourne University)
Advanced Certificate Arboriculture (VCAH Burnley)
Qualified Tree Risk Assessor (International Society of Arboriculture)
Victorian Tree Industry Organisation - Member
Arboriculture Australia – Member

References:

AS4970 *Protection of Trees on Development Sites* (Standards Australia 2009)

Appendix I

*Descriptors in Appendix 2

DBH = DIAMETER OF TRUNK AT 1.4M FROM GRADE. TPZ = TREE PROTECTION ZONE MEASURED AS A RADIUS FROM THE TRUNK CENTRE. * INDICATES A MULTI STEMMED TREE

No.	Botanical Name	Common Name	Height (m)	Width (m)	Health	Structure	Form	Origin	DBH (cm)	TPZ (m)	SRZ (m)	Retention Value	Comments
1	*Angophora costata*	Smooth Barked-Apple	6	4	Good	Good	Good	Planted NSW Native	18	2.2	1.8	Medium	Young street tree.
2	*Angophora costata*	Smooth Barked-Apple	7	5	Good	Good	Good	Planted NSW Native	21	2.5	2	Medium	Young street tree.
3	*Eucalyptus leucoxylon subsp. megalocarpa*	Large fruited yellow gum	7	7	Fair	Good	Poor	Planted NSW Native	19*	2.2	1.8	Medium	Street tree.
4	*Eucalyptus leucoxylon subsp. megalocarpa*	Large fruited yellow gum	6	7	Good	Good	Fair	Planted NSW Native	18	2.2	1.8	Medium	Street tree.
5	*Eucalyptus leucoxylon subsp. megalocarpa*	Large fruited yellow gum	8	10	Good	Fair	Fair	Planted NSW Native	37	4.4	2.4	Medium	Street tree.

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Appendix 2

Tree Descriptors

Age

Category	Description
Young	Sapling tree and/or recently planted. As a guide a tree up to ≈ 5 years of age.
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation.
Maturing	Specimen has reached expected size in situation, with reduced incremental growth.
Over-mature	Tree is senescent and in decline.
Dead	Tree is dead

Health:

Category	Description
Good	Good growth indicators, eg. extension growth. Crown full, with good density, foliage entire with good colour. No or minimal canopy dieback. Minimal or no pathogen damage. Good wound wood development.
Fair	Typical growth indicators, eg. extension growth, leaf size, canopy density for species in location. Tree may have <30% dead wood, or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present. Minor pathogen damage may be present.
Poor	Poor growth indicators. Tree may have >30% dead wood. Canopy dieback present. Discoloured or distorted leaves, and/or excessive epicormic growth. Pathogen is present and/or stress symptoms that could lead or are leading to decline of tree.

Structure:

Category	Description
Good	Good branch attachment and/or no or minor structural defects. Trunk and scaffold branches sound or minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots and/or good buttressing present. No obvious root pests or diseases.
Fair	Typical structure for species. Some minor structural defects and/or minor damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots.
Poor	Major structural defects and/or trunk damaged and/or missing bark, large cavities, and/or girdling or damaged roots that are problematic.
Hazardous	Tree poses immediate hazard potential that should be rectified as soon as possible.

Form (General shape of the tree):

Category	Description
Good	Canopy full and symmetrical.
Fair	Minor asymmetry or suppression. Considered typical for species in situation.
Poor	Canopy suppressed, major asymmetry. Stump re-growth

Retention Value:

Category	Description
High	Tree in good condition. Is able to respond to changes in its environment. Tree may be of particular significance to site. Tree has potential to be a long-term component of the landscape if managed appropriately.
Medium	Tree in fair condition and structure. Tree may have condition or structural problems that would require treatment. Tree could sustain changes to its environment. Tree has potential to be a medium to long-term component of the landscape if managed appropriately. Tree has yet to achieve a significant landscape impact.
Low	Tree is in poor condition and/or poor structure that can not be rectified. Tree could not sustain dramatic or severe changes to its environment, or tree has detrimental effects on environment, eg. woody weed or severe anti social traits

Appendix 3

Tree Protection Guidelines

The protection and preservation of the existing trees on a development site is to be ensured by the installation of tree protection fencing set at the edge of the tree protection zones. Tree Protection fencing is to be installed prior to the commencement of any site works including demolition, excavation, delivery of materials etc.

The Tree Protection Zones will utilise the TPZ radius set out in appendix 1 of this report. Variations to the zone will be determined by the consulting arborist in conjunction with the Site Manager and the Tree Protection Fences will be constructed along these lines.

The actual fence specifications should be a minimum of 1.2 - 1.5 metres of chain mesh or like fence with 1.8 meter star pickets every 3-4 metres and a top line of high visibility plastic hazard tape. This fence will deter the entry of heavy equipment and vehicles and also the entry of workers and/or the public into the Tree Protection Zone. The tree protection zone shall be clearly signed on all visible sides "Tree Protection Zone – No entry without permission from site manager"

These fences should only be removed or shifted by the consent of the consultant arborist or site manager.

The area inside this Tree Protection Zone should be mulched with a covering of approximately 100mm of woodchip mulch or like material.

If temporary access is required through a Tree Protection Zone this may be carried out using sheets of heavy plywood or like protection but should not be considered for long term requirements.

The following are guidelines that must be implemented to minimise the impact of the proposed construction works on the existing trees.

- The Tree Protection Zone is fenced and clearly marked at all times (according to the specification above).
- The consultant arborist is on-site to supervise all excavation works within the TPZ. This is more paramount if substantial roots (i.e. > 50 mm ∅) are encountered and may require pruning. Inspection will need to take place by a qualified arborist to ascertain impact on the trees and recommend follow up works if required.
- A layer of organic mulch (woodchips) to a depth of 100mm (no deeper) should be placed over all root systems (not just in the Tree Protection Zones) of trees which are to be retained to assist with moisture retention and to reduce the impact of compaction. This is particularly important where there will be constant construction vehicle traffic.
- No persons, vehicles or machinery are to enter the Tree Protection Zone without the consent of the consulting arborist or site manager.
- Any underground service installations should be bored and utility authorities should common trench where possible.

Appendix 3

- No fuel, oil dumps or chemicals shall be allowed in or stored on the Tree Protection Zone and the servicing and re-fuelling of equipment and vehicles should be carried out away from the root zones.

- No storage of material, equipment or temporary building should take place over the Tree Protection Zone of any tree.

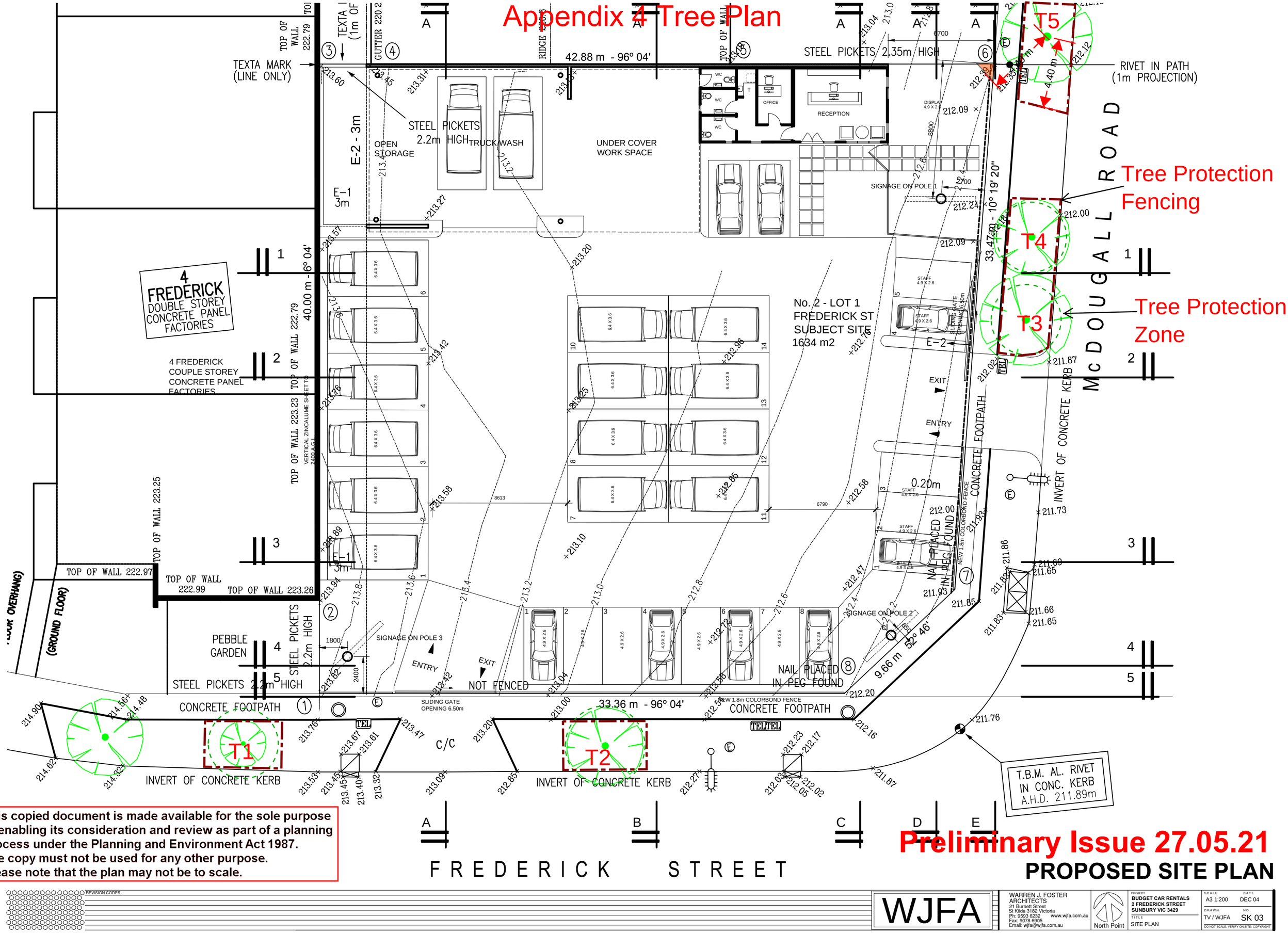
- Nothing whatsoever should be attached to any tree including temporary services wires, nails, screws or any other fixing device.

- Supplementary watering should be provided to all trees through any dry periods during and after the construction process.

- Any pruning that is required must be carried out by trained and competent arborist who has a thorough knowledge of tree physiology and pruning methods and carry out pruning to the Australian Standard – AS 4373 – 1996 Pruning of Amenity Trees.

- All root excavation should be carried out by hand digging or with the use of 'Air-Excavation' techniques, and roots should be severed by saw cutting or with a sharp axe and not with a Backhoe or any machinery or blunt instrument.

Appendix 4 Tree Plan



Preliminary Issue 27.05.21

PROPOSED SITE PLAN

REVISION CODES

WJFA

WARREN J. FOSTER ARCHITECTS
21 Burnett Street
St Kilda 3182 Victoria
Ph: 9593 6232 www.wjfa.com.au
Fax: 9078 6905
Email: wjfa@wjfa.com.au

North Point

PROJECT: BUDGET CAR RENTALS, 2 FREDERICK STREET, SUNBURY VIC 3429
TITLE: SITE PLAN
SCALE: A3 1:200
DATE: DEC 04
DRAWN: TV / WJFA
NO: SK 03

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2. The author assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.

3. The author has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however the author can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under the authors control.

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11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.

12. To the authors' knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11375 FOLIO 480

Security no : 124090600573U
Produced 17/06/2021 12:58 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 639368N.
PARENT TITLE Volume 11367 Folio 591
Created by instrument PS639368N Stage 2 10/09/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS639368N 10/09/2012

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS639368N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 2 FREDERICK STREET SUNBURY VIC 3429

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**PS639368N**
Number of Pages (excluding this cover sheet)	**6**
Document Assembled	**17/06/2021 13:00**

Signed by Council: Hume City Council, Council Ref: S006632, Original Certification: 27/06/2012, Recertification: 27/06/2012, S.O.C.: 27/06/2012

PLAN OF SUBDIVISION

STAGE NO	LRS USE ONLY	PLAN NUMBER
	EDITION 5	PS 639368N

LOCATION OF LAND

PARISH: HOLDEN
TOWNSHIP: -
SECTION: 25
CROWN ALLOTMENT: I & J
CROWN PORTION: -
LAST PLAN REF: TP 856928A
TITLE REFERENCE: VOL 10871 FOL 074

POSTAL ADDRESS: VINEYARD ROAD
SUNBURY

MGA CO-ORDINATES: E 298 390
OF APPROX. CENTRE N 5 836 795
OF LAND IN PLAN ZONE 55

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: HUME CITY COUNCIL REF:

(1) THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988.

(2) THIS PLAN IS CERTIFIED UNDER SEC. 11(7) OF THE SUBDIVISION ACT 1988.
DATE OF ORIGINAL CERTIFICATION UNDER SECTION 6 / /

(3) THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988

OPEN SPACE:

(A) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS NOT BEEN MADE

(B) THE REQUIREMENT HAS BEEN SATISFIED

(C) THE REQUIREMENT IS TO BE SATISFIED IN STAGE:

COUNCIL DELEGATE
COUNCIL SEAL
SURVEYOR'S PLAN VERSION
DATE / /

RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988
COUNCIL DELEGATE
COUNCIL SEAL
SURVEYOR'S PLAN VERSION
DATE / /

NOTATIONS

DEPTH LIMITATION:
DOES NOT APPLY

THIS IS A SPEAR PLAN

STAGING:
THIS IS A STAGED SUBDIVISION
PLANNING PERMIT NO: P 10612.03

SURVEY:
THIS PLAN IS BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: PM37, PM47
IN PROCLAIMED SURVEY AREA NUMBER:

EASEMENT INFORMATION

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	SEWERAGE	2.50	AE088452M	WESTERN REGION WATER AUTHORITY
E-2	DRAINAGE	3m	THIS PLAN	HUME CITY COUNCIL
	SEWERAGE	3m	THIS PLAN	WESTERN REGION WATER AUTHORITY
E-3	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-4	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA1107	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-5	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER AUTHORITY

LRS USE ONLY

STATEMENT OF COMPLIANCE
EXEMPTION STATEMENT

RECEIVED ☑

DATE 20 / 7 / 2012

THIS IS A LAND VICTORIA COMPILED PLAN

SHEET 1 OF 5 SHEETS

CHRIS RUNTING & ASSOCIATES PTY LTD
LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS
20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE: DIGITALLY SIGNED

REF: 4024PS1 VERSION: 18 (03-05-2012)

DATE / /

COUNCIL DELEGATE SIGNATURE

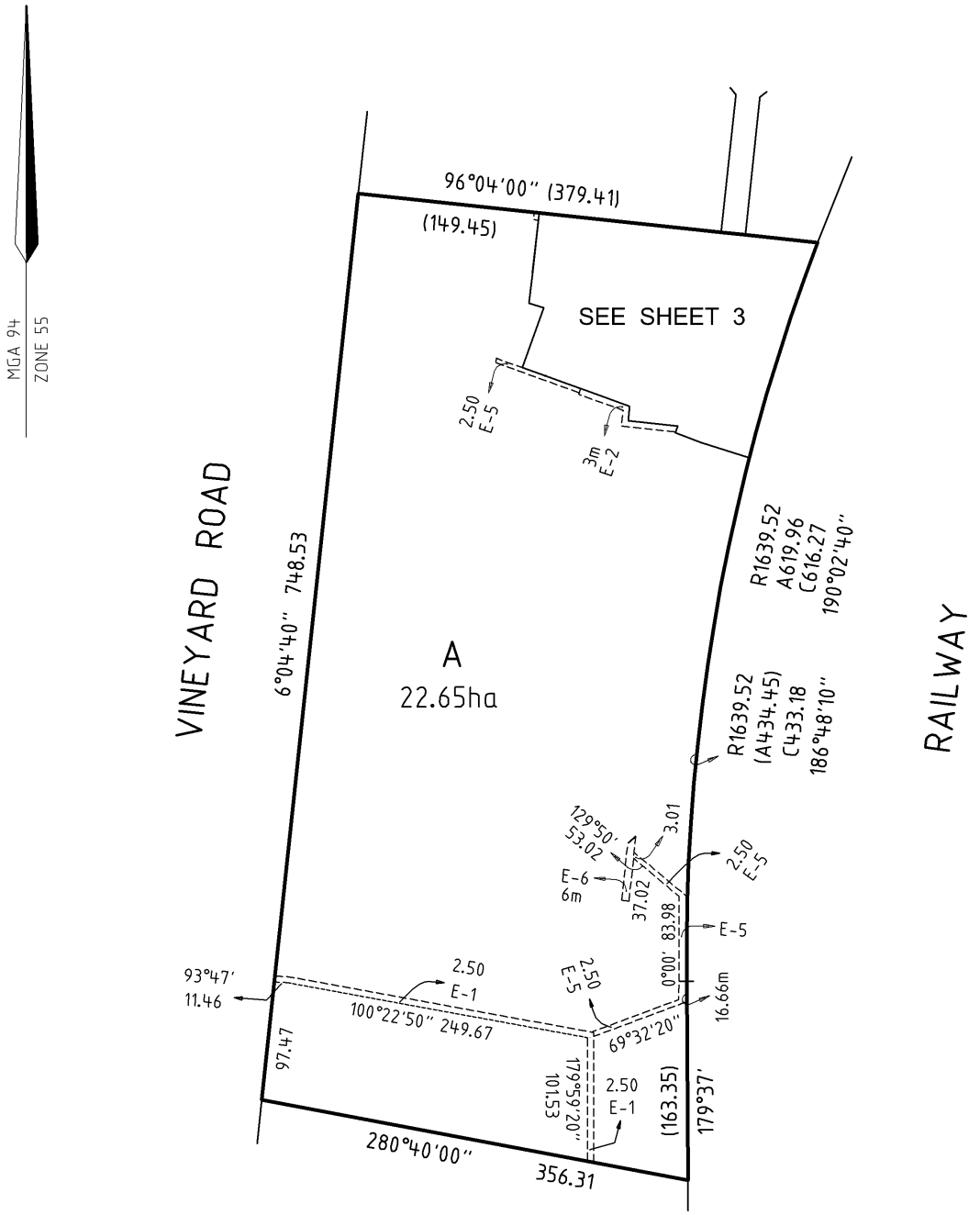
ORIGINAL SHEET SIZE A3

Signed by: Paavo Jukka Tynkkynen (Chris Runting & Associates Pty Ltd) Surveyor's Plan Version (V18 (3.05.12)) SPEAR Ref S023241M 27/06/2012

Signed by Council: Hume City Council, Council Ref: S006632, Original Certification: 27/06/2012, Recertification: 27/06/2012, S.O.C.: 27/06/2012

PLAN OF SUBDIVISION

STAGE NO	PLAN NUMBER
	PS 639368N



SCALE 1:4000

40 0 40 80 120 140 160 180

LENGTHS ARE IN METRES

CHRIS RUNTING & ASSOCIATES PTY LTD
LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS
20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE ..... DATE / /

REF: 4024PS1 VERSION: 18 (03-05-2012)

SHEET 2

DATE / /

..... COUNCIL DELEGATE SIGNATURE

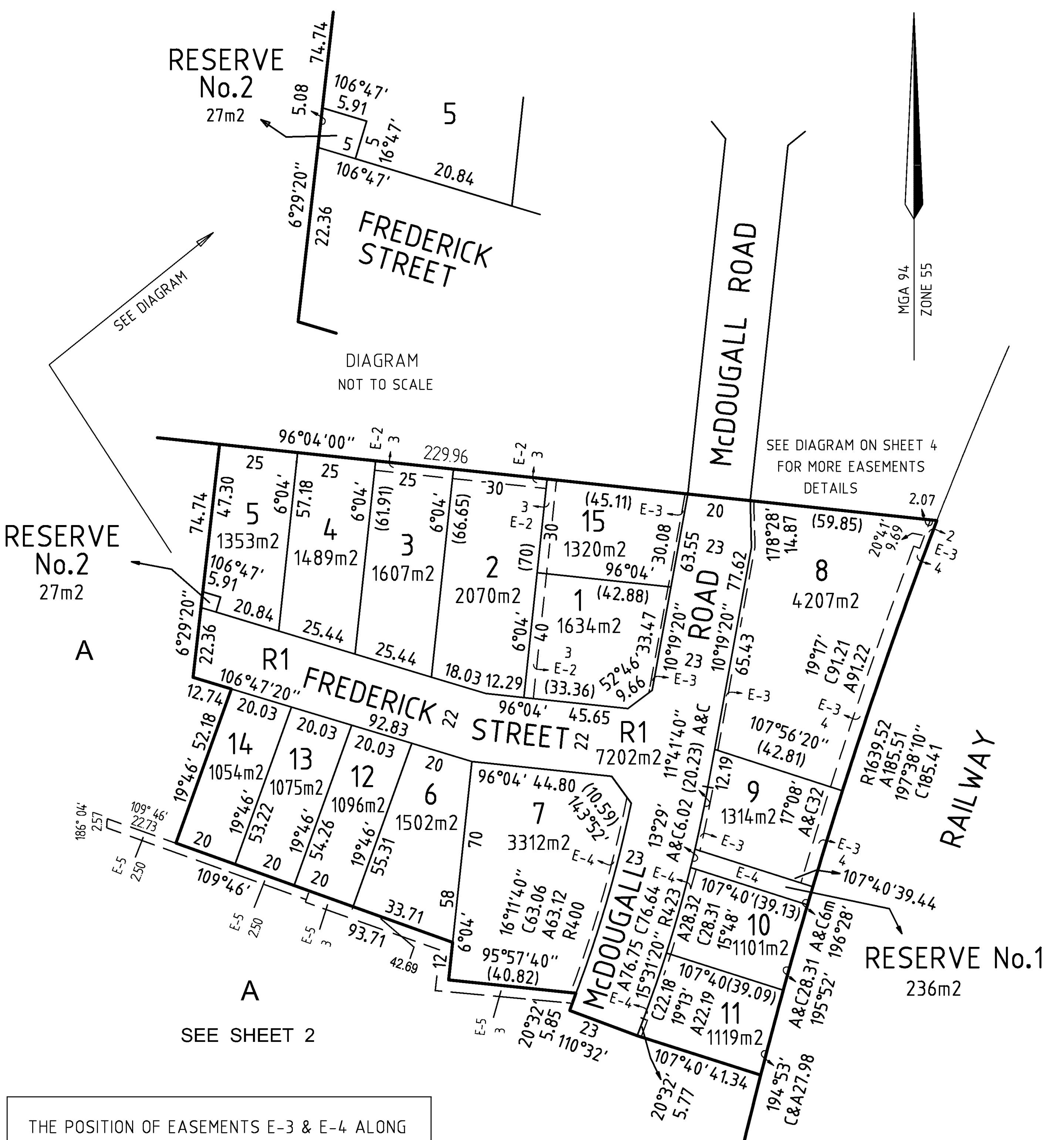
ORIGINAL SHEET SIZE A3

Signed by: Paavo Jukka Tynkkynen (Chris Runting & Associates Pty Ltd) Surveyor's Plan Version (V18 (3.05.12)) SPEAR Ref S023241M 27/06/2012

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER
PS 639368N



THE POSITION OF EASEMENTS E-3 & E-4 ALONG THE EDGE OF MCDOUGALL ROAD HAVE NOT BEEN PLOTTED TO SCALE FOR CLARITY PURPOSES

SEE DIAGRAM ON SHEET 4 FOR MORE EASEMENTS DETAILS

SCALE 1:1250

12.5 0 12.5 25 37.5 50 62.5 75

LENGTHS ARE IN METRES

MILLETT INDUSTRIAL ESTATE, SUNBURY RELEASE 2

No of Lots: 15

Release 2 Land Area: 3.27ha

SHEET 3

CHRIS RUNTING & ASSOCIATES PTY LTD
LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS
20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0958
Fax: 9898 2543

REF: 4024PS1

LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE .... DATE / /

VERSION: 19 (03.05.12)

DATE / /

....
COUNCIL DELEGATE SIGNATURE

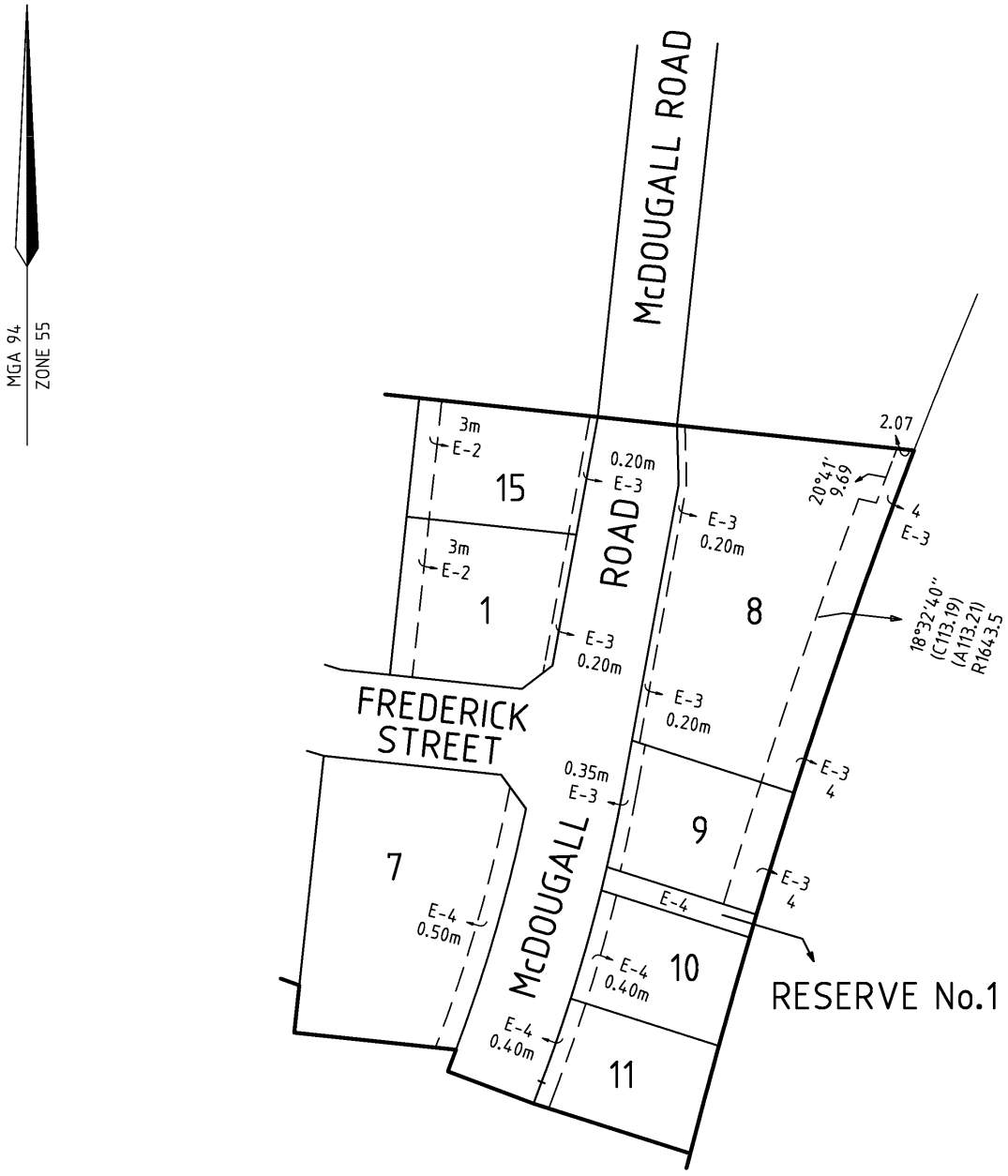
ORIGINAL SHEET SIZE A3

Signed by Council: Hume City Council, Council Ref: S005999, Original Certification: 05/10/2011, Recertification: 28/06/2012, S.O.C.: 28/06/2012

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER
PS 639368N



THE POSITION OF EASEMENTS E-3 & E-4 ALONG THE EDGE OF MCDOUGALL ROAD HAVE NOT BEEN PLOTTED TO SCALE FOR CLARITY PURPOSES

SCALE 1:5000

50 0 50 100 150 200 250 300

LENGTHS ARE IN METRES

MILLETT INDUSTRIAL ESTATE, SUNBURY RELEASE 2

No of Lots: 15

Release 2 Land Area: 3.27ha

SHEET 4

CHRIS RUNTING & ASSOCIATES PTY LTD
LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS
20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE ..... DATE / /

REF: 4024PS1 VERSION: 19 (03.05.12)

DATE / /

..... COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Signed by: Paavo Jukka Tynkkynen (Chris Runting & Associates Pty Ltd) Surveyor's Plan Version (19 (03.05.12)) SPEAR Ref S007971J 28/06/2012

Signed by Council: Hume City Council, Council Ref: S005999, Original Certification: 05/10/2011, Recertification: 28/06/2012, S.O.C.: 28/06/2012

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER
PS 639368N

CREATION OF RESTRICTION

Upon registration of this plan of subdivision the following restriction is created.

LAND BURDENED AND LAND BENEFITED

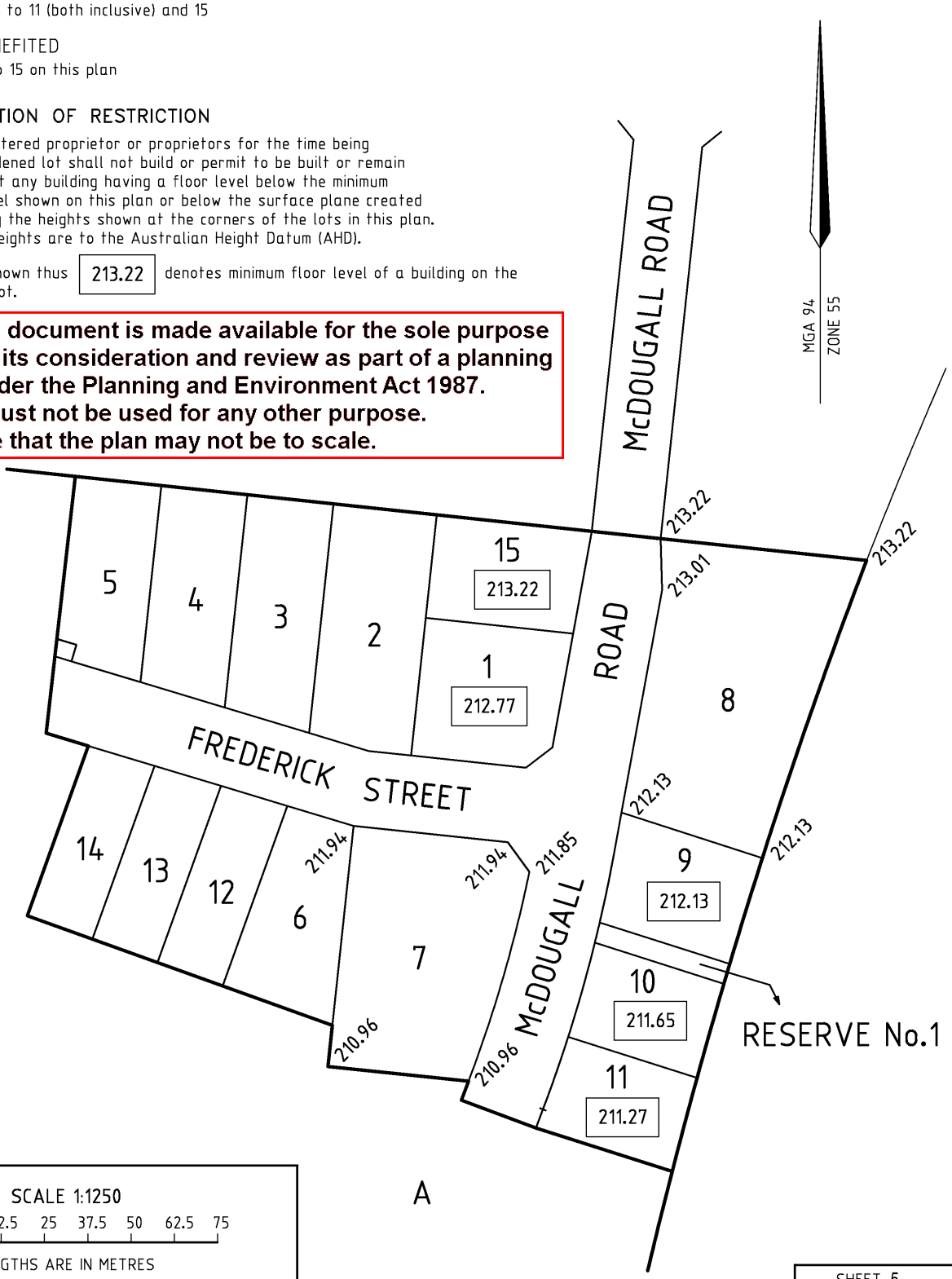
LAND BURDENED
Lots 1, 7 to 11 (both inclusive) and 15

LAND BENEFITED
Lots 1 to 15 on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of a burdened lot shall not build or permit to be built or remain on the lot any building having a floor level below the minimum floor level shown on this plan or below the surface plane created by joining the heights shown at the corners of the lots in this plan. All the heights are to the Australian Height Datum (AHD).

Levels shown thus 213.22 denotes minimum floor level of a building on the subject lot.



SCALE 1:1250

12.5 0 12.5 25 37.5 50 62.5 75

LENGTHS ARE IN METRES

SHEET 5

CHRIS RUNTING & ASSOCIATES PTY LTD
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LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE ..... DATE / /

REF: 4024PS1 VERSION: 19 (03.05.12)

DATE / /

..... COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Signed by: Paavo Jukka Tynkkynen (Chris Runting & Associates Pty Ltd) Surveyor's Plan Version (19 (03.05.12)) SPEAR Ref S007971J 28/06/2012

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS639368N

MASTER PLAN (STAGE 1) REGISTERED DATE 01/08/2012 TIME 4:19 pm

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
S2	LOTS 1 TO 15, ROAD R1 AND RES. NO 1 AND NO.2	STAGE PLAN	PS639368N/S2	10/09/12	2	D.P.
LOT A		REMOVAL OF EASEMENT	PS645987X/S2	14/08/13	3	A.R.T.
LOT A	E-6	REMOVAL OF EASEMENT	PS705389N	23/12/13	4	R.W.G.
LOT A, 5 & 6		REMOVAL OF EASEMENT	AL101556V	03/06/14	5	D.R.