

# 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 **i** ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address \*

Unit No.:	St. No.: <b>1</b>	St. Name: <b>MITCHELLS LANE</b>
Suburb/Locality: <b>SUNBURY</b>		Postcode: <b>3429</b>

Formal Land Description \*  
 Complete either A or B.

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

A Lot No.: **23**     Lodged Plan     Title Plan     Plan of Subdivision    No.: **090404**

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](#)

**DEMOLITION OF EXISTING DWELLING & CHANGE OF USE FOR DEVELOPEMENT OF PROPOSED MEDICAL CENTRE**

**✎** 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 \$ **1 800 000**

**⚠** 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](http://www.sro.vic.gov.au) for information.

## Existing Conditions **i**

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.

**SINGLE DWELLING AND OUTBUILDINGS**

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**✎** Provide a plan of the existing conditions. Photos are also helpful.  
**Please note that the plan may not be to scale.**

## Title Information i

### 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 restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

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

## Applicant and Owner Details i

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

#### Applicant \*

The person who wants the permit.

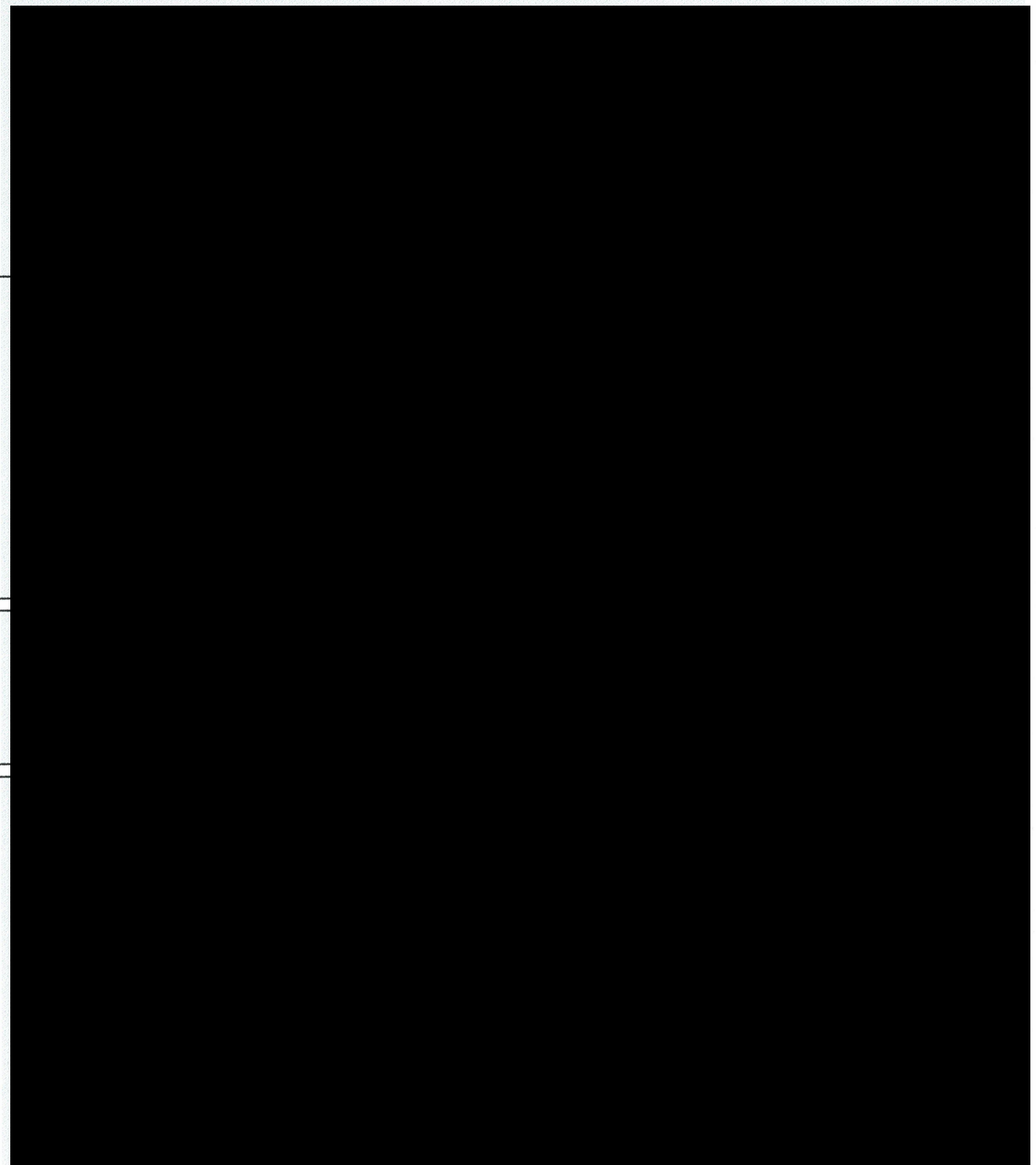
*Where the preferred contact person for the application is different from the applicant, provide the details of that person.*

*Please provide at least one contact phone number \**

#### 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.*



## Declaration i

### 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.

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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.

Date: 28/06/2024  
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](http://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.

 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](mailto: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.

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

VOLUME 08873 FOLIO 821

Security no : 124116200006Y  
Produced 28/06/2024 11:18 AM

## LAND DESCRIPTION

Lot 23 on Plan of Subdivision 090404.  
PARENT TITLE Volume 06465 Folio 937  
Created by instrument LP090404 05/05/1971

## REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor

[REDACTED]  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor

## ENCUMBRANCES, CAVEATS AND NOTICES

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 or imaged folio set out under DIAGRAM LOCATION below.

## DIAGRAM LOCATION

SEE LP090404 FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX766693T (E)	DISCHARGE OF MORTGAGE	Registered	27/02/2024
AX766694R (E)	TRANSFER	Registered	27/02/2024

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

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

Street Address: 1 MITCHELLS LANE SUNBURY VIC 3429

DOCUMENT END

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# Imaged Document Cover Sheet

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Document Identification	<b>LP090404</b>
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Horizontal boards

Post and wire

LP90404  
EDITION 2  
APPROVED 29/1/71

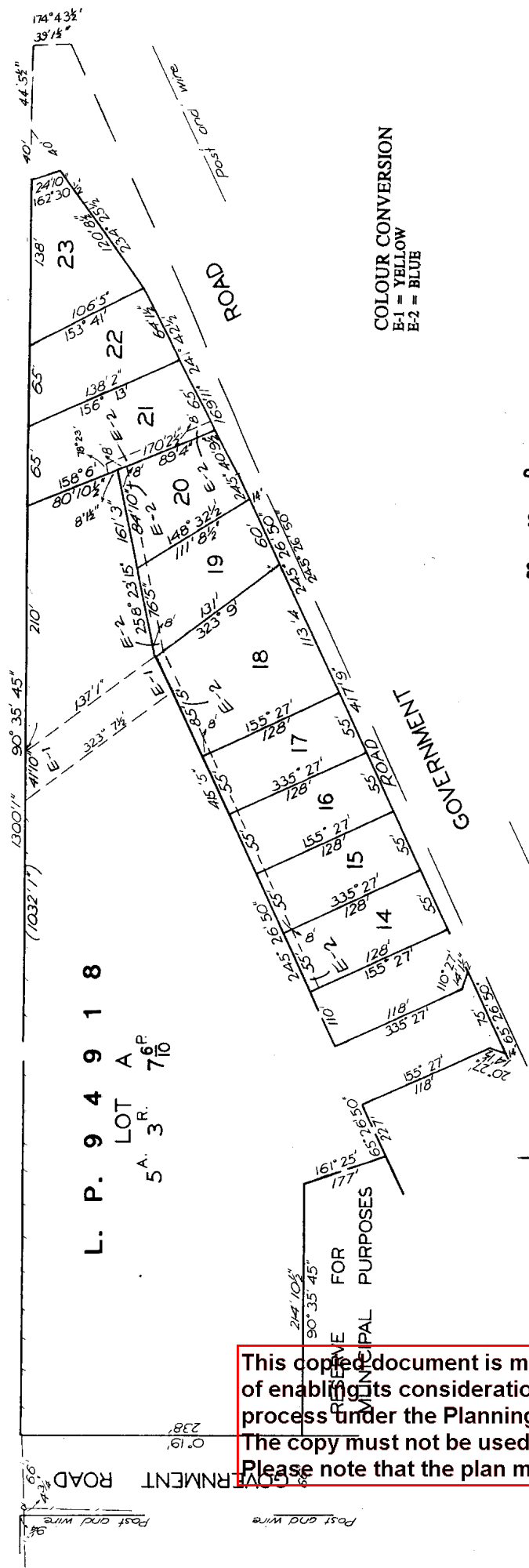
(MITCHELLS LANE)

ROAD

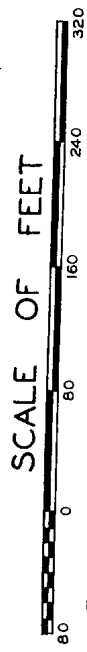
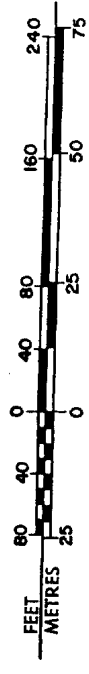
GOVERNMENT

L. P. 9 4 9 1 8

LOT A  
5 A. R. 76P  
710



COLOUR CONVERSION  
E-1 = YELLOW  
E-2 = BLUE



The land coloured blue is set aside as drainage and sewerage easement. The land coloured yellow is encumbered by an easement in favour of the Commonwealth of Australia. No. A216329.

PLAN OF SUBDIVISION OF  
PART OF CROWN ALLOTMENT G2 SECTION 25  
PARISH OF HOLDEN  
COUNTY OF BOURKE

SCALE OF FEET

FOR APPROPRIATIONS, ETC,  
SEE BACK HEREOF

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2008/48

CERTIFICATE OF TITLE V.6465 F. 937  
LODGED BY Robertson Ramsay & Co,  
DEALING No. — DATED 10.11.70  
DECLARED BY C. W. B. Vaughan A.G. 70  
CONSENT OF COUNCIL Shire of  
Bulla 2.11.70  
PLAN MAY BE LODGED 29.1.71 AT 11.5.

LP .....90404.....  
BACK OF SHEET ....1.....

THE LAND COLOURED BLUE  
IS APPROPRIATED  
OR SET APART FOR  
EASEMENTS OF DRAINAGE & SEWERAGE.

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# Metropolitan Planning Levy (MPL)

## Certificate

The Trustee for The Leemon Family Trust

**Certificate Number: MPLCERT26284**

346 Kyneton Kyneotn VIC 3444

Issue Date: 10 July 2024

**Expiry Date: 6 January 2025**

### PART 1 - APPLICANT DETAILS

#### Details of person who applied for this Certificate:

**Name:** The Trustee for The Leemon Family Trust

**Address:** 346 Kyneton Kyneotn VIC 3444

Kyneotn

AUSTRALIA

### PART 2 - LEVIABLE LAND DETAILS

#### Address of land to which the Metropolitan Planning Levy applies:

**Street Address:** 1 Mitchells LANE  
Sunbury VIC 3429

#### Formal Land Description:

**Vol/Folio:** 6465 / 937

**Lot/Plan:**

**Block/Subdivision:**

**Crown Reference:**

**Other:**

**Municipality:** Hume City Council

**Estimated Cost of Development:** \$1,800,000

### PART 3 - MPL PAYMENT DETAILS

**MPL Application ID:** MPL26284

**MPL Paid:** \$2,340.00

**MPL Payment Date:** 2 July 2024

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### PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

**Paul Broderick**

Commissioner of State Revenue

## PART 5 – EXPLANATORY NOTES

### General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

### MPL threshold amount

- The threshold amount is \$1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

### How MPL is calculated

- The amount of MPL is \$1.30 for every \$1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of \$1000, the estimated cost is to be rounded up or down to the nearest \$1000 (and, if the amount by which it is to be rounded is \$500, it is to be rounded up).

### Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate (*Revised*) and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

### MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 180 days after the day on which it is issued.

### Revised MPL Certificate

The Commissioner must issue a revised MPL Certificate if:

- the Commissioner has issued a MPL Certificate, which has not expired;
- the estimated cost of the development increases before the application for a leviable planning permit is made; and
- he is satisfied that the whole amount of the MPL has been paid in respect to the increased cost of the development.

The Commissioner may also issue a revised MPL Certificate to:

- correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
- the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.

A revised MPL Certificate expires on the later of 90 days after its issue date or the date on which the original MPL Certificate issued expires.

The Commissioner cannot issue a revised certificate applied for after the expiration of the 180-day validity period of the original MPL Certificate.

### Refund of MPL

The Commissioner can only provide a refund of the levy if:

- the request is made no later than 30 days after the expiry of the levy certificate or revised certificate if there is one; and
- the leviable planning permit application in respect of which the levy was paid has not been made; and;

The Commissioner is satisfied of one or more of the following grounds:

- there has been a mathematical error in calculating the amount of the levy in relation to the estimated cost of the development stated in the notice given to the Commissioner when applying for the MPL Certificate.
- the applicant for the leviable planning permit application died before the application was made, and no other person is proceeding with the application.
- the relevant planning scheme was amended before the leviable planning permit application was made and because of the amendment, the authority must refuse to grant the permit.

### Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.

For more Metropolitan Planning Levy information, contact the State Revenue Office for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

#### Mail

State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX26099 Melbourne

Internet [www.sro.vic.gov.au](http://www.sro.vic.gov.au)

Email [mpl@sro.vic.gov.au](mailto:mpl@sro.vic.gov.au)

Phone 13 21 61 (local call cost)

Fax 03 9628 6856

# PLANNING SUBMISSION

## PROPOSED MEDICAL CENTRE USE & DEVELOPMENT

1 MITCHELLS LANE, SUNBURY, 3429



**MUNICIPALITY:** CITY OF HUME

**DATE:** THURSDAY 27<sup>th</sup> JUNE 2024

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## **1 INTRODUCTION**

This report is in support of an application for the change of use to the existing land at 1 Mitchells Lane, Sunbury. The proposal seeks to change the use of the land from a dwelling to a medical centre, with the construction of a new medical centre building. This submission includes an analysis of the subject site and context description, together with details of the proposed works and a detailed assessment of the proposal against the relevant planning controls and policies. The proposed development is consistent with the policies and objectives of the City of Hume.

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## 2 SUBJECT SITE AND SURROUNDING ENVIRONS

### 2.1 SUBJECT SITE

The application for planning permit specifically relates to the land at 1 Mitchells Lane, Sunbury (Lot 23 LP90404). The site has an area of 741m<sup>2</sup>, located approximately 750m Southwest from the Sunbury CBD.

The site is irregularly shaped, located at the intersection of Vineyard Road and Mitchells Lane, with an existing street frontage and access via Mitchells Lane. The site has a frontage of approximately 49.6m along Mitchells Lane, and a rear frontage of approximately 36.8m along Vineyard Road. The site is bounded only to the west by 3 Mitchells Lane, which is an existing single storey brick veneer residence, with the use of a dwelling.

The site is occupied with an existing single storey three-bedroom brick veneer dwelling and associated outbuilding in the form of a garage and carport.

Topographically, the land is typically flat, with some slight fall from the western boundary towards Vineyard Road and Mitchells Lane intersection. The site contains mostly shrubs and planted vegetation, with some existing trees on the north and western boundaries.



Figure 1: Area Map – 1 Mitchells Lane, Sunbury

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## 2.2 SITE LOCALITY

The site is located within Sunbury, and is approximately 750m southwest of the Sunbury CBD, within walking distance of local businesses, including a variety of retail and medical services.

Land use in the area is mixed between residential and commercial. To the north and west of the site is predominately existing residential dwellings, which are adjoining to some existing mixed used commercial developments. To the south of the site is predominantly existing commercial developments and office spaces that have a similar use as the proposed development.

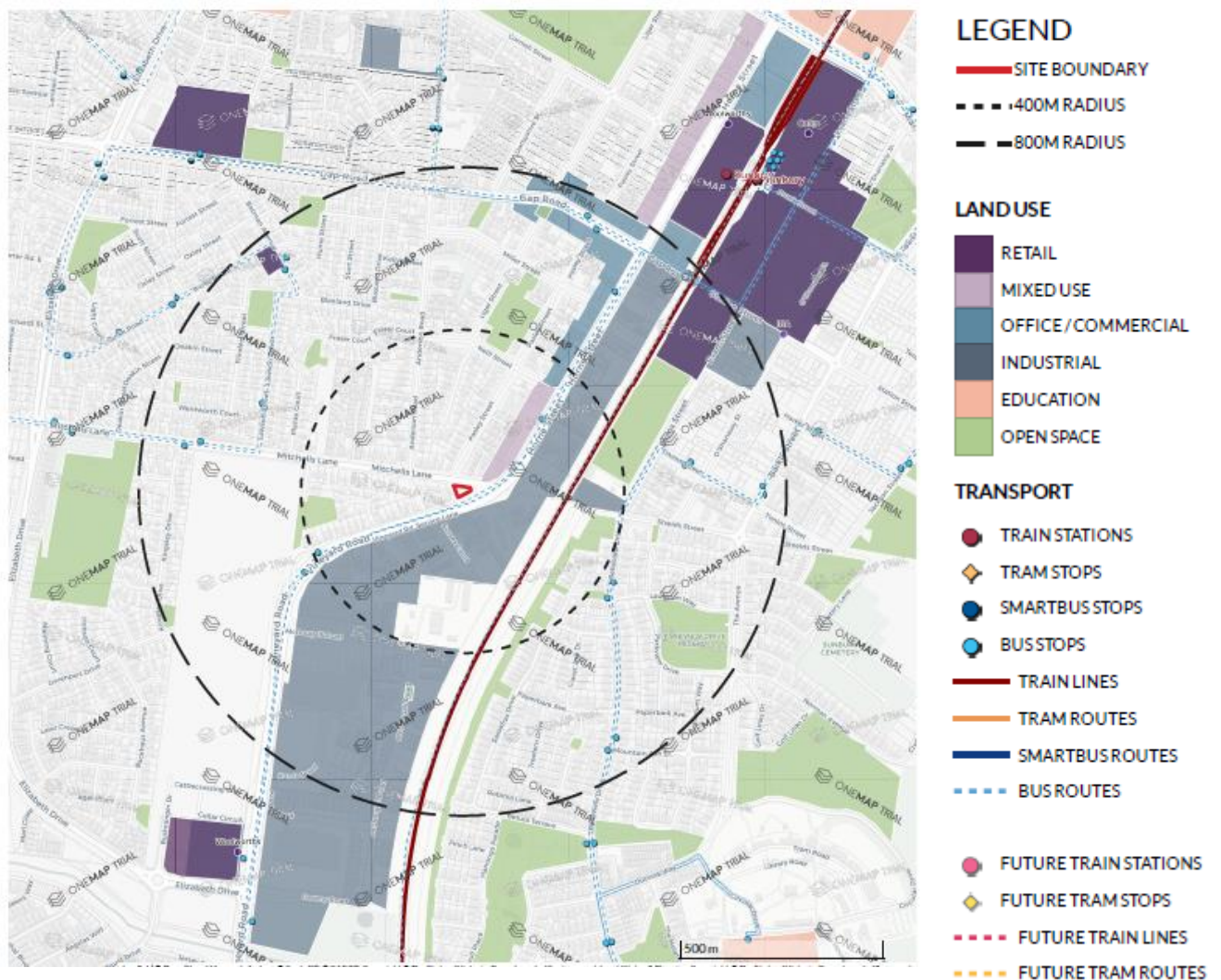


Figure 2: Site Context Map – 1 Mitchells Lane, Sunbury

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## **3 PROPOSAL**

### **3.1 DESIGN RESPONSE**

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The application seeks a planning permit for the change of use from dwelling to a medical centre. The proposal seeks to demolish the existing single storey brick veneer dwelling and remove existing vegetation for the construction of a two-storey medical practice with associated off-street car parking.

The proposed development, seeks to provide an office building with eight consultation rooms, that have primarily been designed to accommodate medical practices, providing a range of health care services. Whilst having the primary use of a medical centre, the development is designed to be adaptable to a variety of different office-based professions.

The ground level of the development will contain off-street car parking, with accessible connection to the entry foyer and reception area. The first floor contains Consultation rooms which will have access to storage, office and meeting spaces, in conjunction with staff amenities.

The development will provide eleven on-site car parking spaces, with one space conveniently located closest to the building entry being an accessible car parking space. Access to the development will remain via Mitchells Lane. The proposal seeks to replace the existing concrete crossover in Mitchells Lanes with a new wider more accessible concrete crossover in a similar location that will allow vehicles to both enter and exit the carpark.

### **3.2 BUILT FORM**

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The proposal seeks to provide a positive interface upon the Mitchells Lane and Vineyard Road intersection.

The proposed development is to be two storey in scale, with a minimum first floor setbacks of 4.5m (5.2m ground floor) from the front boundary (Mitchells Lane), a side setback of 2.7m (3.4m ground floor) from the east boundary (Mitchells Lane and Vineyard Road intersection), minimum 2.2m (2.8m ground floor) from the west boundary (3 Mitchells Lane) that increases to 4.5m (5.3m ground floor) and a minimum rear setback of 1.1m (1.7m ground floor) that increase to 1.6m (2.3m ground floor) along Vineyard Road.

The development will adopt a modern material palette, with dark tones and textures to create a sympathetic visual contrast on the Mitchells Lane and Vineyard Road streetscape. The materiality comprises of light-coloured brickwork construction on the ground floor, contrasted by a dark, muted vertical cladding to the first floor, with natural timber accent throughout. The first-floor cantilevers over the ground floor breaking up the bulk of the building and avoiding any sheer two storey walls.

The building has been designed to house majority of the amenities on the raised first floor to maximise the area on the ground level for carparking and landscaping.

The proposal adopts a parapet design, concealing the roof behind to create a low profile to reduce visual bulk on the Mitchells Lane and Vineyard Road streetscapes.

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### 3.3 PLANNING PERMIT TRIGGERS

In accordance with the provisions of the City of Hume planning Scheme, the proposal triggers the following planning permit requirements:

- Pursuant to Clause 32.08-2 (General Residential Zone), a permit is required to change the use to a medical centre if the development exceeds 250 square metres.
- Pursuant to Clause 52.06-3 (Car Parking), a permit is required to reduce the amount of car parking requirements under Clause 52.06-5.

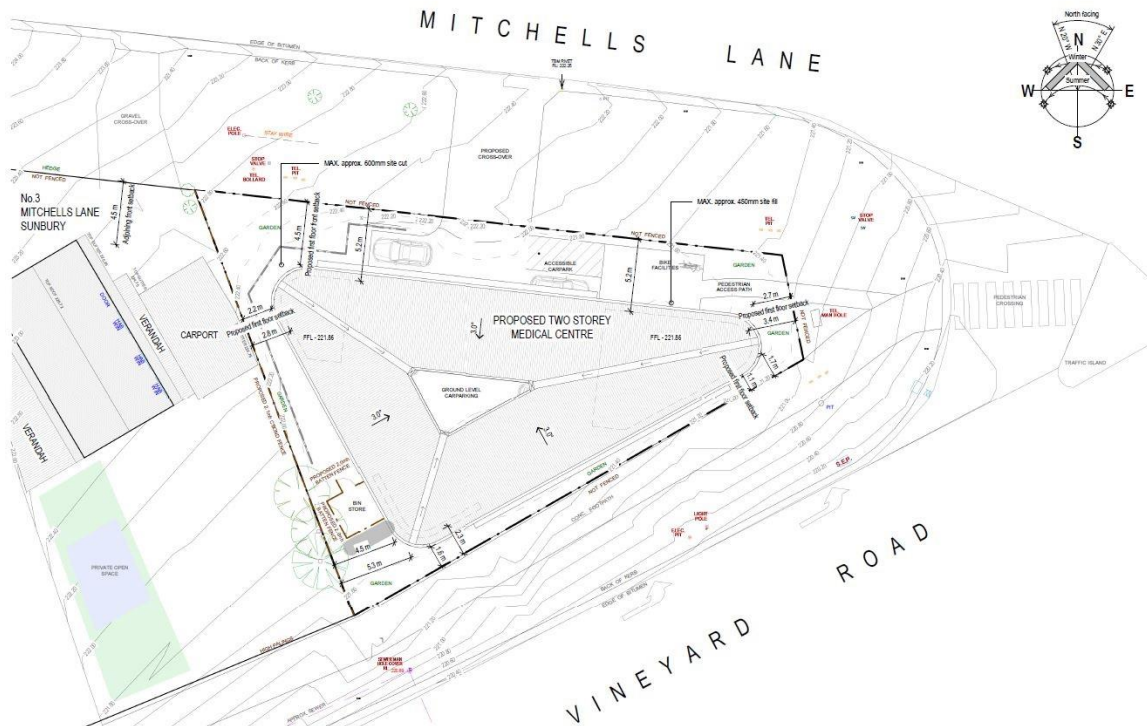


Figure 3: Proposed Site Plan (Sheet TP03 LEEMONdesign) – 1 Mitchells Lane, Sunbury

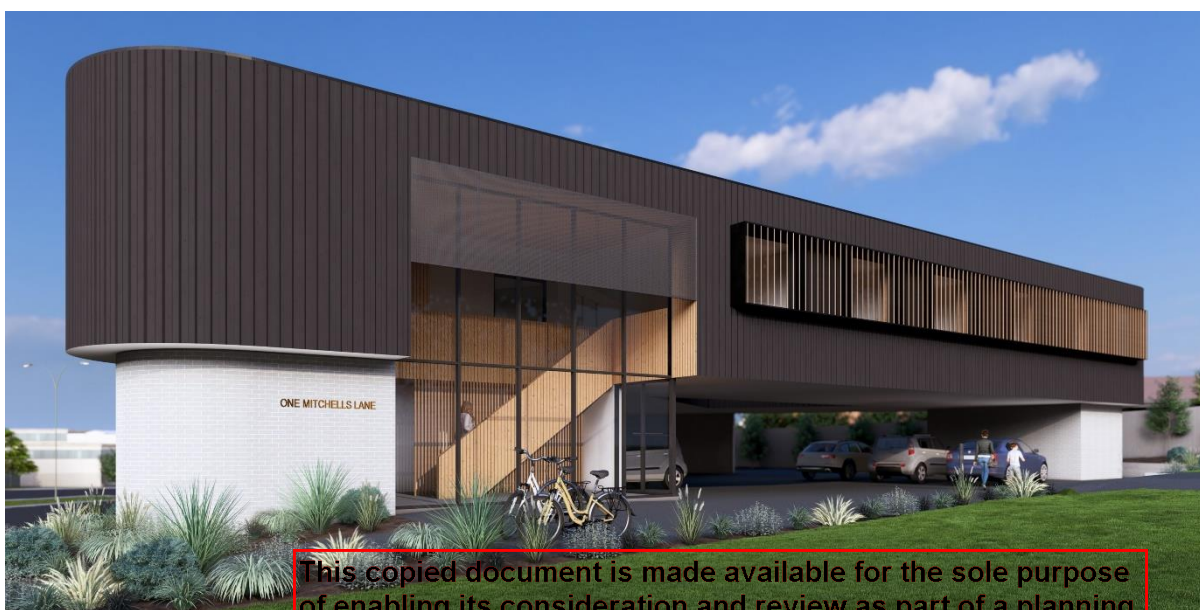


Figure 4: 3D Perspective from Mitchells Lane – the Planning and Environment Act 1987.

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**Figure 5:** 3D Perspective from Vineyard Road – 1 Mitchells Lane, Sunbury



**Figure 6:** 3D Perspective from Vineyard Road & Mitchells Lane intersection – 1 Mitchells Lane, Sunbury

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## 4 PLANNING SCHEME CONTROLS

### 4.1 ZONING

The site is zoned as GENERAL RESIDENTIAL (GENERAL RESIDENTIAL ZONE)

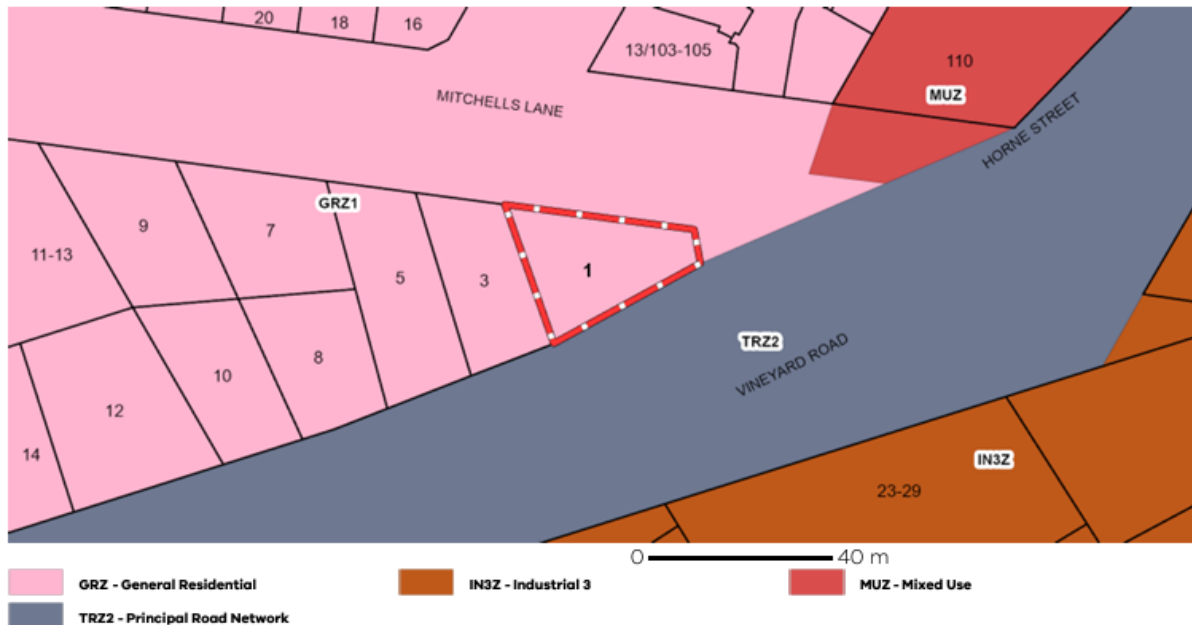


Figure 7: Area Map – Planning Zones – 1 Mitchells Lane, Sunbury

The purpose of the zone is to:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To encourage development that respects the neighbourhood character of the area.*

*To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

*To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

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**Clause 32.08-2 Table of uses.**

Provides that:

<b>Section 1 – Permit not required</b>	
<b>Use</b>	<b>Condition</b>
<i>Medical centre</i>	<i>The gross floor area of all buildings must not exceed 250 square metres.</i>  <i>Must not require a permit under Clause 52.06-3.</i>  <i>The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.</i>

**Response:**

The proposed development seeks to change the use from dwelling to medical centre.

The proposal is seeking planning permission as the gross floor area of all buildings is above 250 square metres, with a proposed gross floor area of 425m<sup>2</sup>.

The proposal is seeking planning permission as a permit is required under Clause 52.06-3.

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**Clause 35.08-13 Decision guidelines**

*Provides that:*

*Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*

**General**

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

**Response:**

The proposed medical centre development aligns with the purpose of this zone to allow community and non-residential uses that will serve local community needs in appropriate locations. The proposed development is considered within an appropriate location as it is located adjacent to existing commercial and office developments, is within close walking proximity of the Sunbury CBD, and will provide a positive amenity to nearby residential uses.

There will be no adverse impact on existing rooftop solar energy systems to existing dwellings. Please refer to sheets TP04 – TP06 of Architectural Plans prepared by LEEMONdesign for further details.

Please see parts 4.3 and 4.4 below for a detailed response to the Municipal Planning Strategy and Planning Policy Framework.

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### Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

### Response:

Given the location of the site, the use and development are compatible with residential use. Please refer to the response to Clause 13.07-1S below for further information.

The use of a medical centre will provide a positive service on the needs of the local community by providing health care, as well as economic and business benefits to the community.

The scale and intensity of the use and development has been highly considered to provide a positive interface on the Mitchells Lane and Vineyard Road intersection. The proposed design is contemporary in its form and materials, whilst striving to be low profile with muted tones to not be overly dominate on the streetscape and intersection.

The site is to be landscaped to provide clear circulation from the footpath into the development, opening up the site to enhance the Mitchells Lane and Vineyard Road intersection with a refreshing change of character. Please refer to sheet TP07 of Architectural Plans prepared by LEEMONdesign for further details.

The proposed development seeks to facilitate as much onsite car parking as possible. Please refer to the response to Clause 52.06 below for further information.

The development provides convenient bicycle storage facilities in close proximity to the building entrance. Please refer to the response to Clause 52.34 below for further information.

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## 4.2 OVERLAYS

The site does not have any applicable overlays.



Figure 8: Area Map – Planning Overlays – 1 Mitchells Lane, Sunbury

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### 4.3 MUNICIPAL PLANNING STRATEGY

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To ensure the development meets the strategies and objectives of the City of Hume, this application has considered and assessed the relevant planning strategies and policies of the City of Hume.

#### Clause 02.02 Vision

*Provides that:*

*Hume's vision is to be a sustainable and thriving community with great health, education, employment, infrastructure and a strong sense of belonging. (Council Plan 2021 – 2025, p26). This will be achieved by:*

- *Valuing education and lifelong learning.*
- *Enabling economic growth through the creation of local jobs and supporting local industries.*
- *Acknowledging and celebrating the diversity of Hume people.*
- *Supporting active participation by residents in community life.*
- *Growing in a way that is both sustainable and sensitive to the open, natural and rural spaces.*
- *Creating a place that will benefit future generations while protecting the environment.*
- *Advocating for sustainable neighbourhoods.*
- *Protecting heritage.*
- *Designing spaces that are accessible and fill the community with pride.*

#### Response:

The proposed development strives to meet the vision of the City of Hume and provide a positive benefit to the community. This is achieved by providing a development which will enable economic growth and facilitate the creation of local jobs and businesses within the community, that will provide services to members of the community. The development seeks to provide a space which can facilitate a variety of different potential businesses and office-based uses for years to come. The building has been designed with a focus on being fully accessible to staff and members of the public.

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**Clause 02.03-1 Settlement**

*Provides that (where relevant):*

**Sunbury Township**

*Sunbury Town Centre supports office, retail and leisure activities with further employment areas extending along and east of Vineyard Road. New growth areas will release additional employment opportunities close to Vineyard Road and Sunbury Road.*

*Encouraging the development of the Sunbury Town Centre as a major activity centre comprising a retail core with a mixture of higher order retailing and entertainment facilities, convenience and comparison retailing, and commercial, office and community facilities is a key strategy in the MSS.*

*Beyond the retail core, retail and light industry uses that have larger development footprints area extend along Horne Street and Vineyard Road outside of the town centre. Sunbury New growth areas will release additional employment opportunities close to Vineyard Road and Sunbury Road.*

*The growth in the population of Sunbury and the wider region offers significant potential to increase self-containment of Sunbury for a range of needs and uses.*

**Response:**

The proposed medical centre development is in keeping with the City of Hume strategy for settlement within the Sunbury Township. The proposed development is located approximately 750m from the Sunbury Town Centre, just beyond the retail core of the township. Being located along Vineyard Road, the development supports the growth and further employment opportunities close to Vineyard Road and Horne Street. The use of a medical centre is consistent with existing uses along Vineyard Road and beyond the Sunbury Town Centre.

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**Clause 02.03-5 Built environment and heritage**

*Provides that (where relevant):*

***Industrial and commercial design***

*Haphazardly developed or poorly designed industrial areas adversely affect the amenity and appearance of the city, particularly if the area is close to residential areas, major roads or natural heritage sites. It is important that industrial areas achieve a high standard in terms of architectural and landscape design, stormwater management, car parking provision and vehicular access.*

***Building design***

*There is significant opportunity to ensure that new buildings and development in Hume set high environmental standards and are designed to be more resilient to the impacts of climate change and to be more resource, energy and water efficient. This will also improve the long-term affordability of housing in the region, particularly in light of anticipated increasing utility costs.*

***Signs***

*While there is a need for the effective identification of businesses, a proliferation of signs and signs that are poorly sited and designed, significantly detract from the attractiveness and amenity of the urban and rural environments and major approach roads. Sign clutter reduces the effectiveness of individual signs*

***Heritage***

*Hume has a rich and diverse cultural heritage that includes ceremonial rings, middens, scar trees, heritage bridges, ruins of bluestone cottages and flour mills, pastoral homesteads, the former Industrial School and Asylum, Emu Bottom Homestead, Rupertswood Mansion, wineries, sites reputedly associated with early explorers, and sites associated with community events of state and national significance. This heritage is integral to Hume's identity and is a significant tourism and education resource.*

**Response:**

The proposal is in accordance with the City of Hume strategies for Built environment and heritage. The development seeks to provide a medical centre which is modern and contemporary in its design, aiming to enhance the streetscape of Vineyard Road and benefit existing nearby commercial and industrial developments. The building is not seeking to erect any large-scale signage that will negatively impact the urban environment or attractiveness of the area. The development is not located within an area of significant heritage and is in keeping with the industrial and commercial development that is existing upon Vineyard Road.

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**Clause 02.03-7 Economic Development**

Provides that (where relevant):

- Facilitate the delivery of jobs across a broad range of employment sectors, including within the existing and future employment land identified in the Strategic Framework Plan to Clause 02.04.
- Facilitate economic growth and job diversity through the continued support of existing businesses and the attraction of new businesses.
- Encourage site consolidation and integrated development on small sites within existing employment areas to improve their functionality.

**Clause 02.04-2 Strategic Framework Plan**

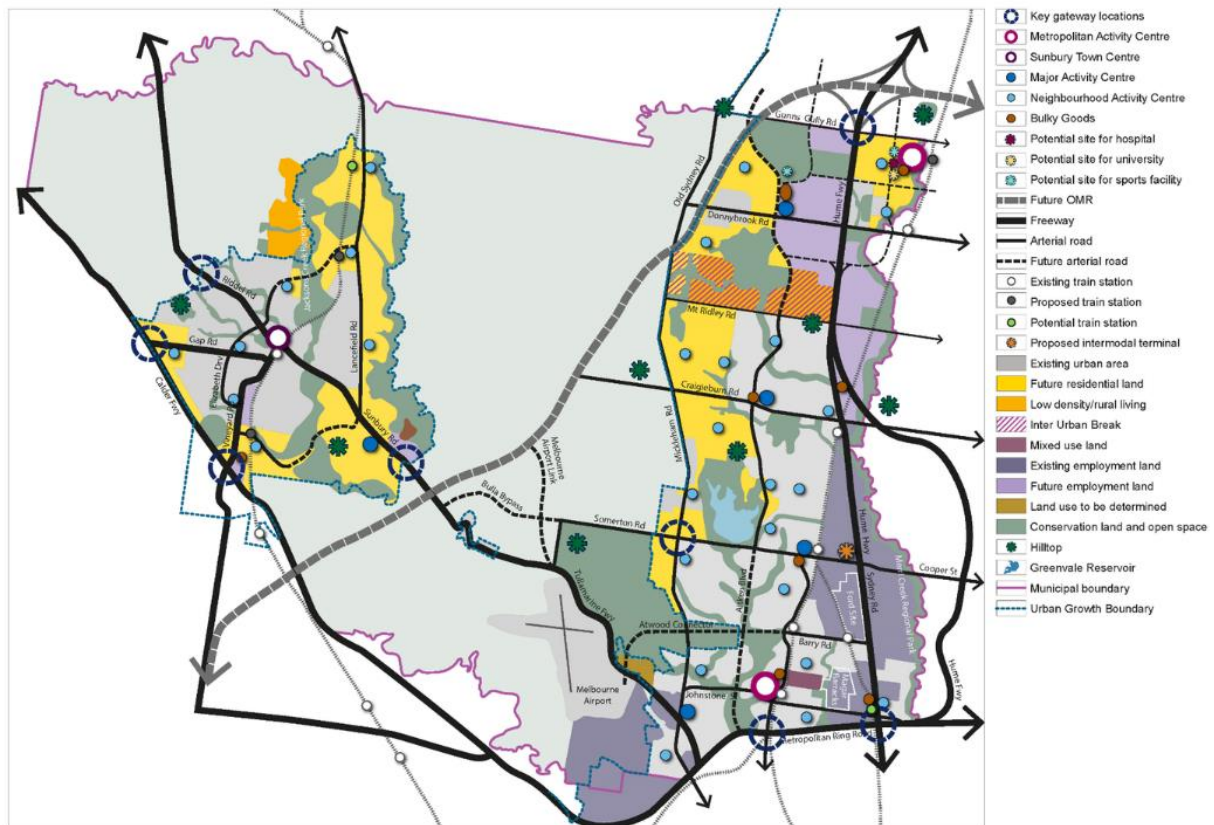


Figure 9: Strategic Framework Plan – City of Hume

**Response:**

The development supports the strategic direction for economic development set out by the City of Hume. The development has the potential to aid in the delivery of jobs and businesses across a broad range of employment sectors with use of an office, and specifically a medical centre. Given that the development is adjacent to future employment land set out in Clause 02.04, the site supports and seeks to integrate into the future employment area to improve its functionality.

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## 4.4 PLANNING POLICY FRAMEWORK

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To ensure the development meets the strategies and objectives of Victoria, this application has considered and assessed the relevant planning strategies and policies of Victorian Planning Scheme.

### Clause 13.05 Noise

*Provides that:*

#### **Objective**

*To assist the management of noise effects on sensitive land uses.*

#### **Strategy**

*Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.*

*Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

### **Response:**

The development has taken into consideration that there are sensitive land uses located in close proximity to the site. There are surrounding residential uses, however these will not be negatively impacted by the proposal, as the proposed use as a medical centre, will not provide any noise pollution that would negatively impact nearby sensitive land uses. Furthermore, it is not likely that a medical centre will provide any noise exposure beyond standard business hours that would impact nearby residential uses.

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**Clause 13.07-1S Land use compatibility**

*Provides that:*

**Objective**

*To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*

**Strategies**

*Ensure that use or development of land is compatible with adjoining and nearby land uses*

*Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*

*Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*

*Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.*

**Response:**

Although being located within a General Residential Zone, the subject site is only bounded by one existing dwelling to the west of the site (3 Mitchells Lane, Sunbury). With the use of a medical centre, it is unlikely that surrounding residential use will be negatively impacted by a change in use, as a medical centre is not likely to provide pollution, noise, or waste.

There are various examples of existing commercial and office developments directly opposite the site along Vineyard Road, and the Vineyard Road and Mitchells Lane intersection. Many of the surrounding commercial and office developments share similar use as the proposed development, being medical practices or surgeries. Please refer to sheet TP01 of Architectural Plans prepared by LEEMONdesign for further details on site locality and surrounding businesses.

As discussed in response to Clause 02.03-7, the site is directly opposite the future employment area set out within the Strategic Framework Plan. Given the use of a medical centre will provide numerous business and employment opportunities, the use is highly compatible with the location of the site.

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**Clause 15.01-1L-02 Urban design – Horne Street, Gap Road and Macedon Street, Sunbury.**

Provides that (where relevant):

**Policy application:**

*This policy applies to the use and development of land on the:*

- *West side of Horne Street between Riddell Road and Mitchells Lane and land along both sides of Gap Road between Horne and Darbyshire streets as shown on the map to this Clause*

**Strategies**

*Ensure development provides built form and facade detail that interprets the traditional building form and rural town character present in Sunbury through the use of:*

- *Verandahs.*
- *Facia/parapet treatment.*
- *Articulated use of windows and doors.*
- *Pitched, hipped and gabled roofs.*
- *Vertical rectangular windows and openings.*

**Horne Street, Gap Road and Macedon Street Precincts**

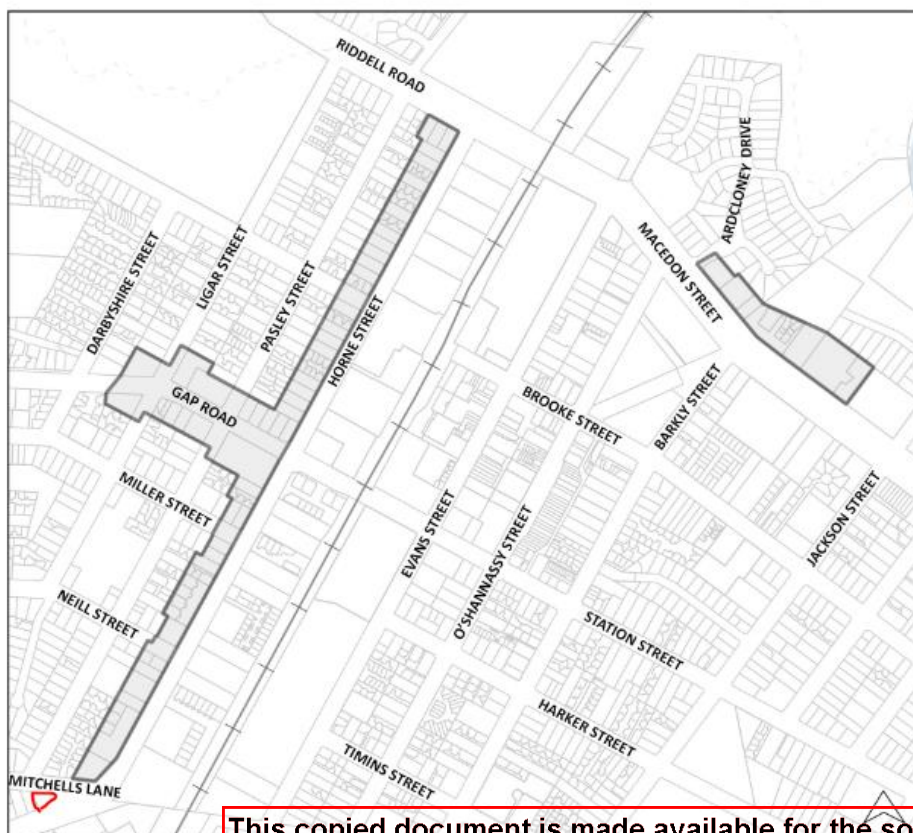


Figure 10: Horne Street, Gap Road, and Macedon Street Precincts, 1 Mitchells Lane, Sunbury.

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**Response:**

Although this development is not located directly within the Home Street, Gap Road, and Macedon Street, Precincts, the subject site is located directly adjacent to the precinct and seeks to build upon and support this precinct. As such, the development has taken into consideration the strategies for this precinct outlined in Clause 15.01-1L-02.

The design of the development directly responds to the strategies of the precinct by providing a built form which incorporates a parapet design, hiding the roof behind to reduce the visual bulk on the streetscape, and provide a sleek, low profile two storey development.

Furthermore, the building clearly articulates the entry to the development via the use of high-level vertical glazing to the reception void, which is inviting to members of the public. First floor windows are articulated on the building using natural timber battens which complement the contemporary material palette utilised by the design.

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**Clause 15.01-2L-01 Building design - Hume**

*Provides that (where relevant):*

**General**

*Encourage built form to incorporate architectural treatments and use of colours, materials and finishes that are visually interesting and engaging, particularly for industrial, commercial and high-density residential development, key gateway sites as identified within the Strategic Framework Plan to Clause 02.04 and in areas with a high volume of pedestrian traffic.*

*Encourage front fencing that is low and/or permeable.*

*Ensure the redevelopment of corner sites includes side fencing that is designed to achieve a balance between providing privacy and maintaining visual connections to the public realm.*

**Activity Centres**

*Ensure development provides active frontages to the public realm and incorporates a high level of glazing at the ground floor.*

*Ensure multi storey developments provide windows and balconies that overlook the public realm.*

*Ensure that building facades incorporate design detailing and articulation that reflects a human scale at street level.*

*Ensure there are clear pedestrian routes through car parking areas and car park entries/exits are clearly marked to avoid conflict between vehicle and pedestrian traffic.*

**Response:**

The proposed development has highly considered the building design objectives of the City of Hume. The proposed medical centre seeks to be a contemporary architectural design upon the corner of Mitchells Lane and Vineyard Road, providing a modern and refreshing building that compliments the intersection and adjacent commercial developments as members of the public travel into the CBD of Sunbury.

To achieve this, the development provides an engaging interface on the intersection by removing the existing high timber fences, instead providing a landscaped corner which is visually appealing and inviting, providing clear circulation into the development from Mitchells Lane and Vineyard Road.

The two-storey development maintains a visual connection to the public realm by incorporating a high level of glazing at the ground floor within the two-storey void and reception, which invites members of the public into the building. Furthermore, the building provides windows to consultation rooms and staff areas which retain an outside connection from the first floor of the building, whilst breaking up the visual bulk of the building when viewed from the Mitchells Lane and Vineyard Road streetscape.

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**Clause 17.01 Employment**

Provides that (where relevant):

**Clause 17.01-1S Diversified economy**

**Objective**

To strengthen and diversify the economy.

**Strategies**

Protect and strengthen existing and planned employment areas and plan for new employment areas.

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

**Clause 17.01-1S Diversified economy - Hume**

**Strategies**

*Encourage site consolidation and integrated development on small sites within existing employment areas to improve their functionality.*

*Support existing employment areas with a large number of businesses in similar sectors.*

**Response:**

The proposed development aims to strengthen and diversify the economy, by providing employment opportunities in close proximity to the future employment area identified under Clause 02.04-2 above. The development specifically supports the growth within the health sector, with the use of a medical centre. The siting of the development will provide a positive outcome to the surrounding nearby residential areas, as it will provide health care facilities to the growing population and improve the access to jobs close to where people live.

Whilst the building has the primary use of a medical centre, the building has been designed to be adaptable, being able to accommodate for a variety of different office-based professions, broadening the range of possible businesses that can make use of the development.

It is particularly relevant to that there are existing uses that are of a similar nature located closely the proposed development (refer to Clause 13.07-1S response above).

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## 4.5 PARTICULAR PROVISIONS

### Clause 52.06 Car Parking

Provides that (where relevant):

*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.*

### Clause 52.06-1 Scope

Provides that (where relevant):

*Clause 52.06 applies to:*

- *a new use.*

### Clause 52.06-3 Permit requirement

Provides that (where relevant):

*A permit is required to:*

*Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.*

### Response:

Given the application is seeking to change the use from dwelling to medical centre, a permit is required. The proposal is not subject to any parking overlays and is seeking planning permission to achieve the number of car parking spaces prescribed under the Planning and Environment Act 1987.

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**Clause 52.06-5 Number of car parking spaces required under Table 1**

Provides that (where relevant):

*Column A applies unless Column B applies.*

*Column B applies if:*

- *any part of the land is identified as being within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, August 2018); or*
- *a schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies.*

<b>Table 1: Car Parking Requirement</b>			
<b>Use</b>	<b>Rate Column A</b>	<b>Rate Column B</b>	<b>Car Parking Measure Column C</b>
<i>Medical centre</i>	5		<i>To the first-person providing health services plus</i>
	4		<i>To every other person providing health services.</i>
		3.5	<i>To each 100 sq m of leasable floor area</i>

**Response:**

The development is not located within the Principal Public Transport Network Area; therefore, Column A is applicable.

Given that the development has the use of a Medical Centre, using Table 1 it can be determined that a minimum of 26 Car Parking spaces must be provided.

Due to the size constraints of the site, the development is only capable of providing 11 on site car parks, therefore is seeking planning permission for the reduction of the car parking requirements.

Given that the development is located only 600m from the Principal Public Transport Network Area, the proposal seeks to highlight that the parking requirement within the Principal Public Transport Network Area would only require 15 car parks as per Column B above, which would mean the development would only have a shortfall of 4 car parks. It is not unreasonable to assume that given the close proximity of the Principal Public Transport Network, that it is not within walking or cycling distance to the subject site.

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**Clause 52.06-5 Number of car parking spaces required under Table 1**

Provides that:

*An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.*

*The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:*

<b>Matters to be addressed</b>	<b>Response</b>
<i>The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use</i>	<i>Given the proposed use as a medical centre and the sites location, we would not anticipate that there would be a high likelihood of multi-purpose trips associated with the site that would generate a high demand for parking.</i>
<i>The variation of car parking demand likely to be generated by the proposed use over time.</i>	<i>Demand on the car parking on site is mostly anticipated to be consistent throughout the business hours of Monday – Friday and will mostly be consistently used by staff or consultants working on the premises.</i>
<i>The short-stay and long-stay car parking demand likely to be generated by the proposed use.</i>	<i>Given the use of a medical centre for consultations, it is not anticipated that there would be any long-stay car parking demand beyond typical business hour consultations.</i>
<i>The availability of public transport in the locality of the land.</i>	<p>Nearby public transport includes:</p> <ul style="list-style-type: none"> <li>- Pasley St/Mitchells Ln Bus stop (75m)</li> <li>- Sunbury Station (1.1km)</li> <li>- Neill St/Horne St Bus stop (250m)</li> <li>- Narani Ct/Vineyard Rd Bus stop (430m)</li> </ul> <p>Therefore, there are considerable transport options that are available to the subject site and surrounding locality of land.</p> <p>The proposal also seeks to highlight that the development is located only 600m from the Principal Public Transport Network Area, which would require 15 car parks, compared to the required 26.</p>
<i>The convenience of pedestrian and cyclist access to the land.</i>	The site offers convenient cyclist access to the land via existing bike lanes along Mitchells Lane, and safe and accessible pedestrian access via existing foot paths along Mitchells Lane and Vineyard Road, as well as traffic lights and a Pedestrian Crossing at the Mitchells Lane and Vineyard Road intersection.
<i>The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.</i>	Adequate bicycle parking and end trip facilities are to be provided as part of the development. Please refer to response to Clause 52.34 below for further details.
<i>The anticipated car ownership rates of likely or proposed visitors to or occupants of the land (residents or employees)</i>	<p>There will be no residents living on the land. There is a high likelihood that employees use the provided bicycle facility, public transport options or carpooling as an alternative mode of transport opposed to personal vehicle use.</p>

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Proposed medical centre use and development – 1 Mitchells Lane, Sunbury

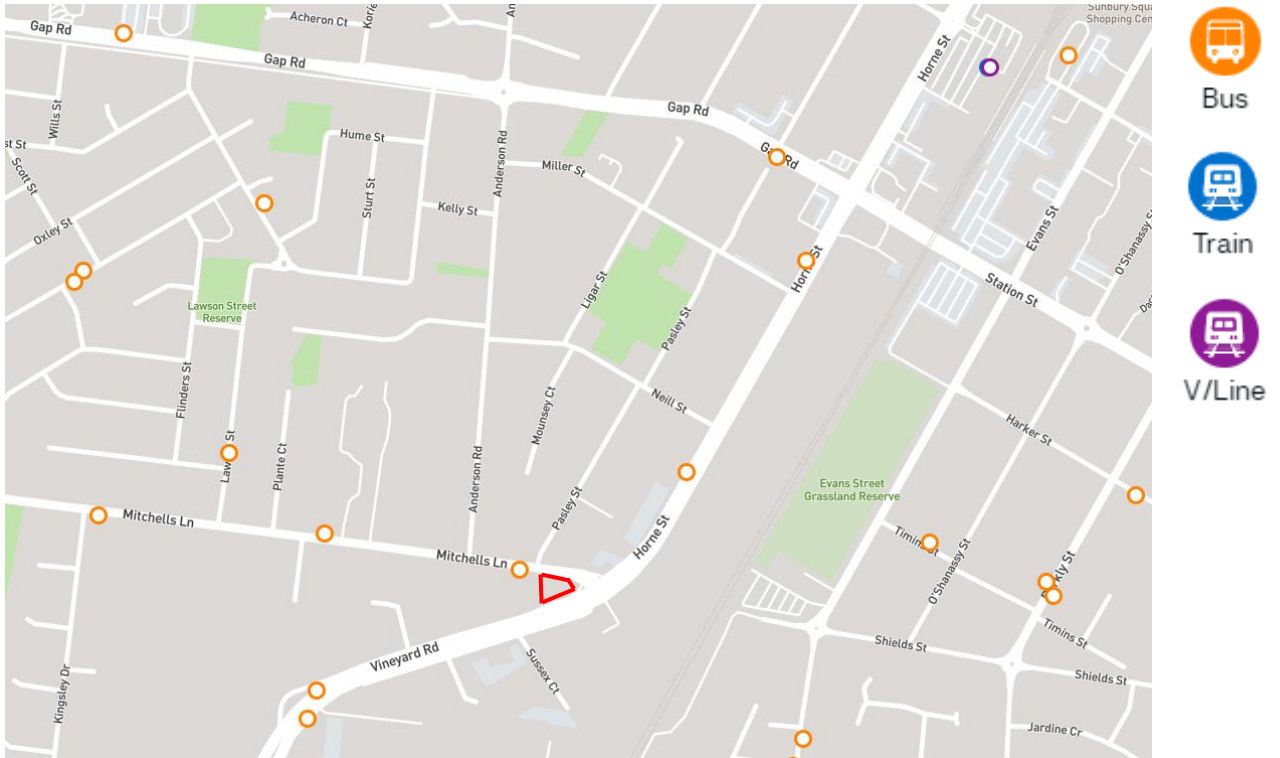


Figure 11: Nearby public transport – 1 Mitchells Lane, Sunbury (sourced from: ptv.vic.gov.au)

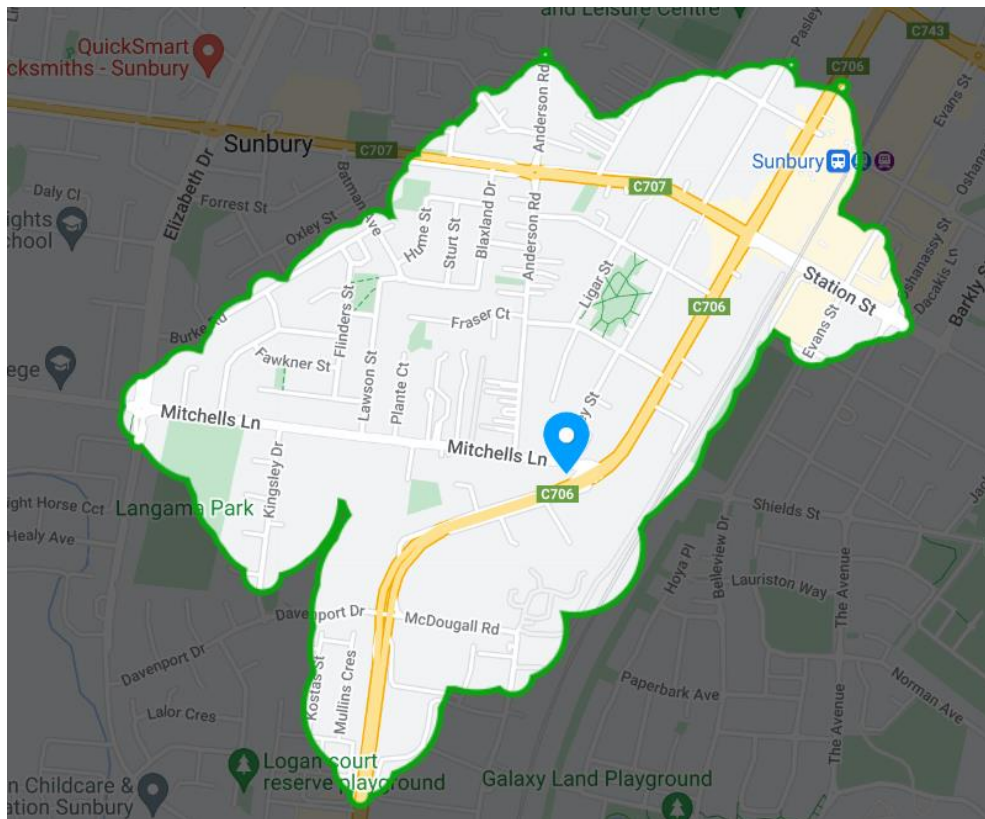


Figure 12: Amenities within 15 minute walking distance of 1 Mitchells Lane, Sunbury (sourced from: Walkscore.com)

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**Clause 52.34 Bicycle facilities**

The purpose of this provision is to

*To encourage cycling as a mode of transport.*

*To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

**Clause 52.34-1 Provision of bicycle facilities**

Provides that:

*A new use must not commence, or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.*

*Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.*

**Clause 52.34-5 Required bicycle facilities**

Provides that:

*A bicycle space for an employee or resident must be provided either in a bicycle locker or at a bicycle rail in a lockable compound.*

*A bicycle space for a visitor, shopper or student must be provided at a bicycle rail.*

**Table 1 to Clause 52.34-5 Bicycle spaces**

<b>Use</b>	<b>Employee/Resident</b>	<b>Visitor/Shopper/Student</b>
Medical centre	1 to each 8 practitioners	1 to each 4 practitioners

**Response:**

With reference to Table 1, the development requires one employee bicycle space, and two visitor bicycle spaces

The proposed development fully complies with the requirements of Clause 52.34, providing two easily accessible visitor bicycle spaces that have convenient access to the development, as well as one secured bicycle space for one employee.

The proposal also highlights the need for bicycle facilities to be provided in the future or if required to compensate for a reduction in visitor bicycle spaces.

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## **5 CONCLUSION**

The proposal for the development at 1 Mitchells Lane seeks to change the use of the land to a medical centre. The proposal shall satisfy the relevant planning objectives, policies, guidelines, and strategies of the City of Hume.

The proposal provides a positive outcome on both the site and surrounding area, complimenting existing commercial and office developments within the immediate vicinity, whilst taking advantage of, and improving existing infrastructure and its siting to not affect the amenity of the surrounds or surrounding properties.

It is for the above reasons; it is considered appropriate that a planning permit be issued subject to appropriate conditions.

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# TOWN PLANNING



Contents					
Sheet No.	Sheet Title	Sheet	Scale	Drawn by	Checked by
TP01	SITE CONTEXT PLAN	1 of 12	1:2500 @ A3	BJWP	CLL
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TP03	PROPOSED SITE PLAN	3 of 12	1:200 @ A3	CLL	CLL
TP04	9AM EQUINOX SHADOW DIAGRAM	4 of 12	1:200 @ A3	BJWP	CLL
TP05	12PM EQUINOX SHADOW DIAGRAM	5 of 12	1:200 @ A3	BJWP	CLL
TP06	3PM EQUINOX SHADOW DIAGRAM	6 of 12	1:200 @ A3	BJWP	CLL
TP07	LANDSCAPING PLAN	7 of 12	1:200 @ A3	CLL	CLL
TP08	PROPOSED GROUND FLOOR	8 of 12	1:100 @ A3	CLL	CLL
TP09	PROPOSED FIRST FLOOR	9 of 12	1:100 @ A3	CLL	CLL
TP10	ELEVATIONS	10 of 12	1:100 @ A3	CLL	CLL
TP11	ELEVATIONS	11 of 12	1:100 @ A3	CLL	CLL
TP12	3D PERSPECTIVES	12 of 12	--- @ A3	CLL	CLL

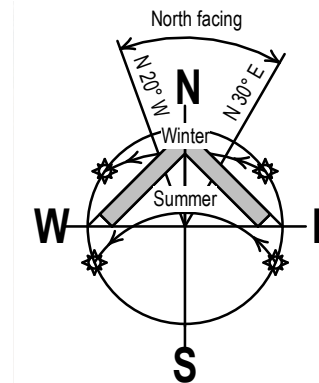


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PROJECT NAME: PROPOSED CONSULTING ROOMS/OFFICES  
 PROJECT ADDRESS: 1 MITCHELLS LANE, SUNBURY VIC 3429  
 DATE: THURSDAY 27th JUNE 2024 PROJECT No: [REDACTED]





**Neighbourhood Character Legend**

- |  |   |  |   |  |
|--|---|--|---|--|
| <p>1. <b>1 Mitchells Lane, Sunbury</b> (740m<sup>2</sup> - Subject site)<br/>Single storey brick veneer dwelling - Hip tile roof<br/>Colorbond fence (to be demolished)<br/>(General Residential Zone)</p> <p>2. <b>3 Mitchells Lane, Sunbury</b><br/>Single storey brick veneer dwelling - Hip tile roof<br/>No fence<br/>(General Residential Zone)</p> <p>3. <b>5 Mitchells Lane, Sunbury</b><br/>Single storey brick veneer dwelling - Hip tile roof<br/>No fence<br/>(General Residential Zone)</p> <p>4. <b>Pasley Street/Mitchells Lane bus stop</b><br/>Public transport<br/>(General Residential Zone)</p> <p>5. <b>Mitchells Lane &amp; Vineyard Road intersection</b><br/>Traffic lights with designated pedestrian crossing<br/>(Transport Zone 2)</p> | <p>6. <b>110 Horne Street, Sunbury</b><br/>Commerical development - Red rooster take-away<br/>Brick veneer, sheet roof<br/>(Mixed Use Zone)</p> <p>7. <b>93-105 Pasley Street, Sunbury</b><br/>Multi-residential townhouse developments<br/>(General Residential Zone)</p> <p>8. <b>11 Neill Street, Sunbury</b><br/>Medical centre use - Sunbury Eye Surgeons<br/>(General Residential Zone)</p> <p>9. <b>100-108 Horne Street, Sunbury</b><br/>Commerical development<br/>(Mixed Use Zone)</p> <p>10. <b>Neill Street/Horne Street Bus stop</b><br/>Public transport<br/>(Mixed Use Zone)</p> | <p>11. <b>93-101 Horne Street, Sunbury</b><br/>Commerical &amp; industrial developments<br/>(Industrial 3 Zone)</p> <p>12. <b>Sunbury Train Station</b><br/>Public transport<br/>Approx. 1.0km from site<br/>(Transport Zone 1)</p> <p>13. <b>16-22 Shields Street, Sunbury</b><br/>Commerical medical development<br/>Ambulance Victoria<br/>(Comprehensive Development Zone)</p> <p>14. <b>1-29 Vineyard Road, Sunbury</b><br/>Commerical &amp; industrial developments<br/>(Industrial 3 Zone)</p> <p>15. <b>Sussex Court, Sunbury</b><br/>Commerical &amp; industrial developments<br/>(Industrial 3 Zone)</p> | <p>16. <b>2 Sussex Court, Sunbury</b><br/>Consultancy medical centre development<br/>Painted conc. tilt panels &amp; signage with parapet walls<br/>(Industrial 3 Zone)</p> <p>17. <b>14 Vineyard Road, Sunbury</b><br/>Medical centre use<br/>Complete Health Care Sunbury<br/>(General Residential Zone)</p> <p>18. <b>20 Vineyard Road, Sunbury</b><br/>Office<br/>Tekcon Group Building Surveyors<br/>(General Residential Zone)</p> <p>19. <b>Commerce Court, Sunbury</b><br/>Commerical &amp; industrial developments<br/>(Industrial 3 Zone)</p> | <p>21. <b>Carlson Street Reserve, Sunbury</b><br/>Public Reserve<br/>(Public Park and Recreation Zone)</p> <p>22. <b>Pearl Iris Avenue, Sunbury</b><br/>Multi-residential subdivision &amp; development<br/>(General Residential Zone)</p> <p>23. <b>Kingsley Drive / Mitchells Lane Bus stop</b><br/>Public transport<br/>(General Residential Zone)</p> <p>24. <b>42-48 Mitchells Lane, Sunbury</b><br/>Multi-residential development<br/>(General Residential Zone)</p> |
|--|---|--|---|--|

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SHEET TITLE:  
SITE CONTEXT PLAN  
CLIENT:

PROJECT ADDRESS:  
1 MITCHELLS LANE, SUNBURY VIC 3429  
DRAWER: CHECKER: SCALE: SHEET: SHEET No:  
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DATE: JOB No:  
THURSDAY 27th JUNE 2024 L231105

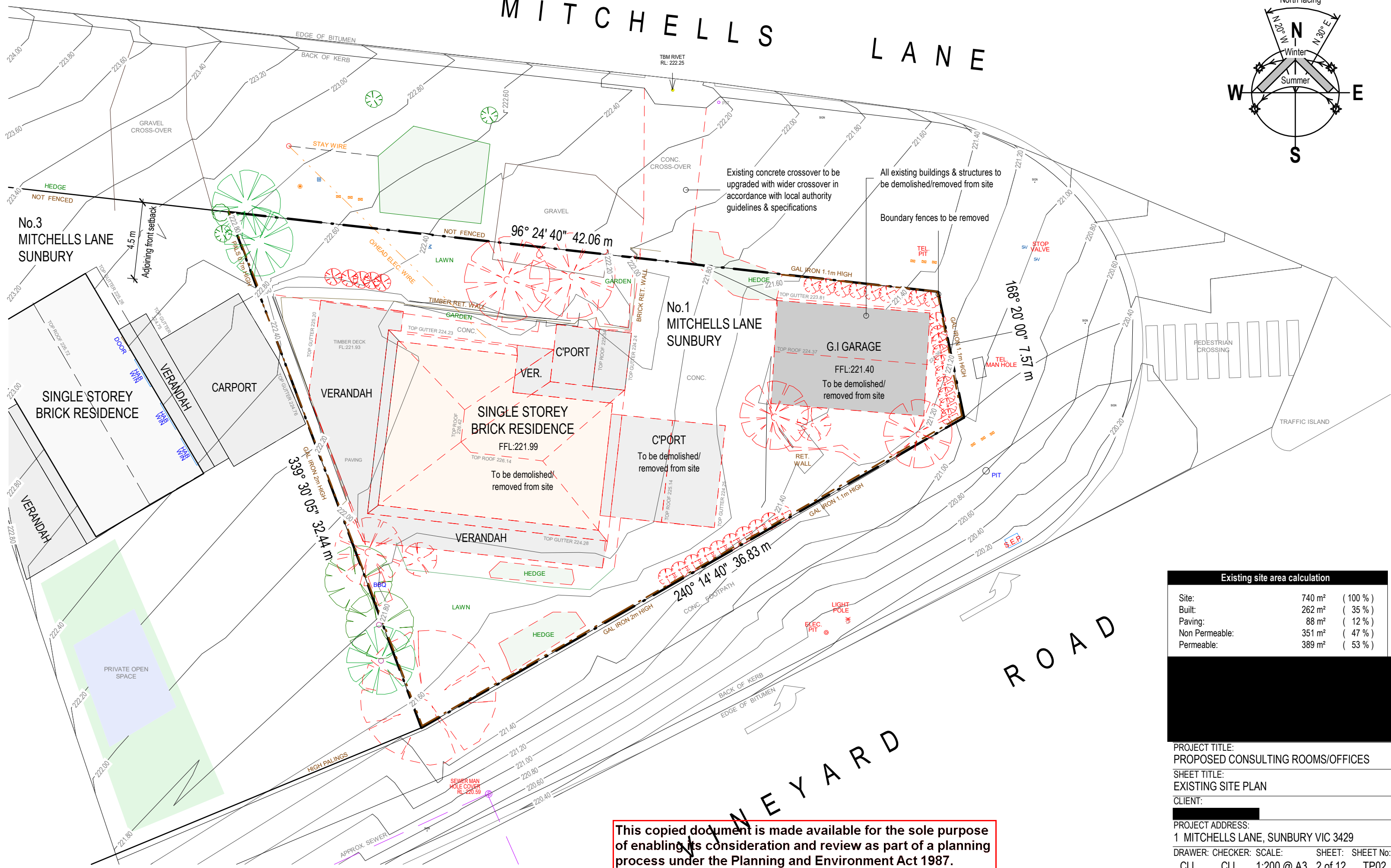
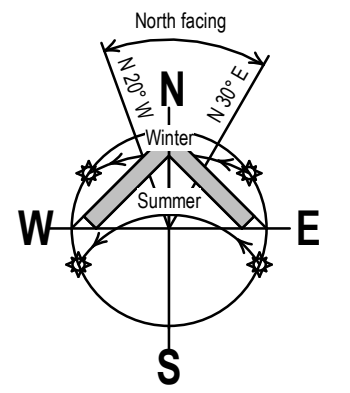
**NEIGHBOURHOOD CHARACTER PLAN**

1

1 : 2500

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# MITCHELLS LANE



Existing concrete crossover to be upgraded with wider crossover in accordance with local authority guidelines & specifications

All existing buildings & structures to be demolished/removed from site

Boundary fences to be removed

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Existing site area calculation		
Site:	740 m <sup>2</sup>	( 100 % )
Built:	262 m <sup>2</sup>	( 35 % )
Paving:	88 m <sup>2</sup>	( 12 % )
Non Permeable:	351 m <sup>2</sup>	( 47 % )
Permeable:	389 m <sup>2</sup>	( 53 % )

PROJECT TITLE:  
PROPOSED CONSULTING ROOMS/OFFICES

SHEET TITLE:  
EXISTING SITE PLAN

CLIENT:

---

PROJECT ADDRESS:  
1 MITCHELLS LANE, SUNBURY VIC 3429

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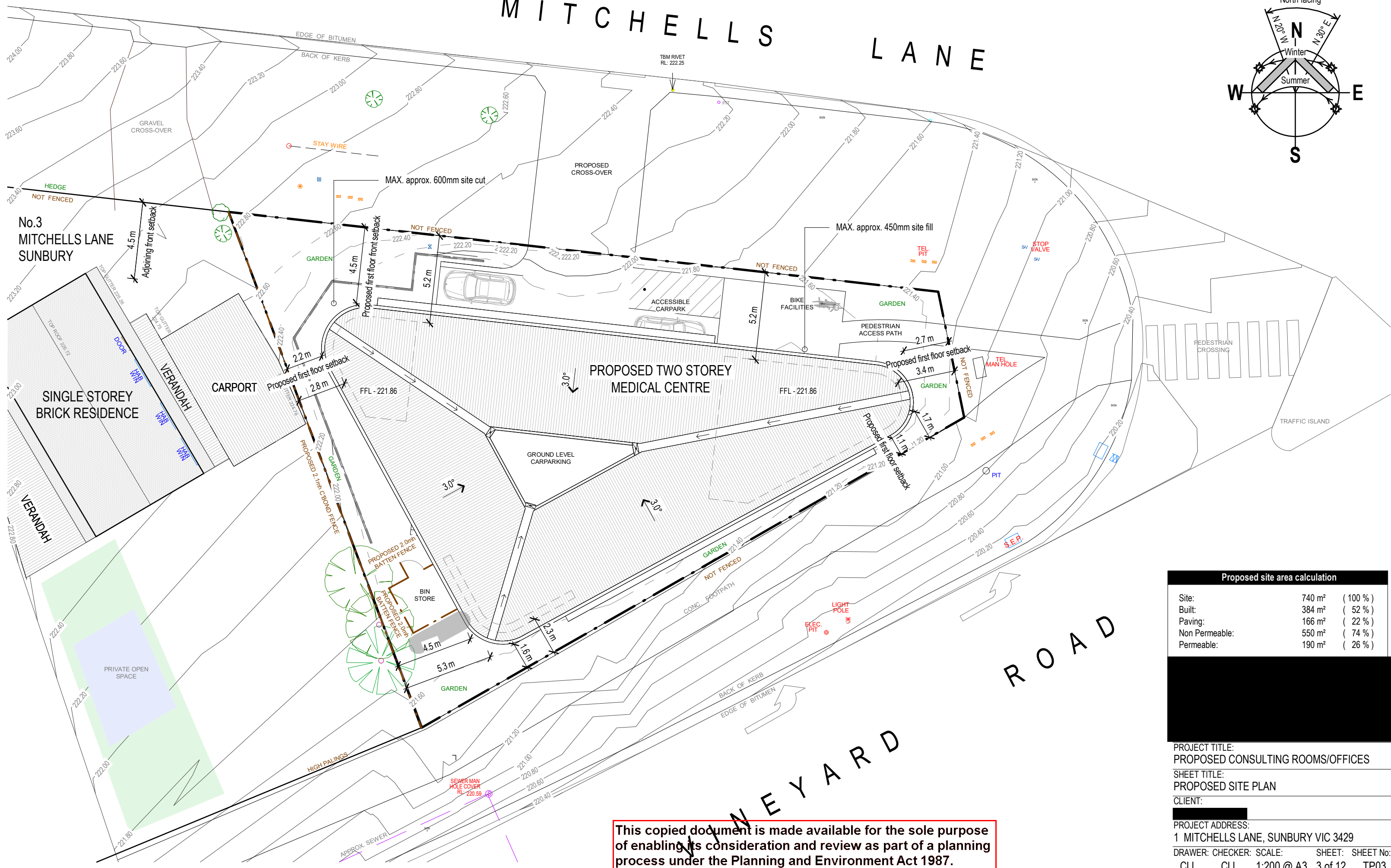
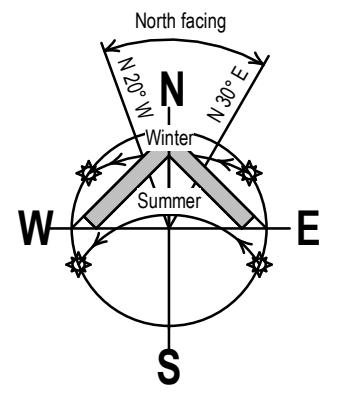
## EXISTING SITE PLAN

1

1 : 200

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# MITCHELLS LANE



Proposed site area calculation		
Site:	740 m <sup>2</sup>	( 100 % )
Built:	384 m <sup>2</sup>	( 52 % )
Paving:	166 m <sup>2</sup>	( 22 % )
Non Permeable:	550 m <sup>2</sup>	( 74 % )
Permeable:	190 m <sup>2</sup>	( 26 % )

PROJECT TITLE:  
PROPOSED CONSULTING ROOMS/OFFICES

SHEET TITLE:  
PROPOSED SITE PLAN

CLIENT:  
[REDACTED]

PROJECT ADDRESS:  
1 MITCHELLS LANE, SUNBURY VIC 3429

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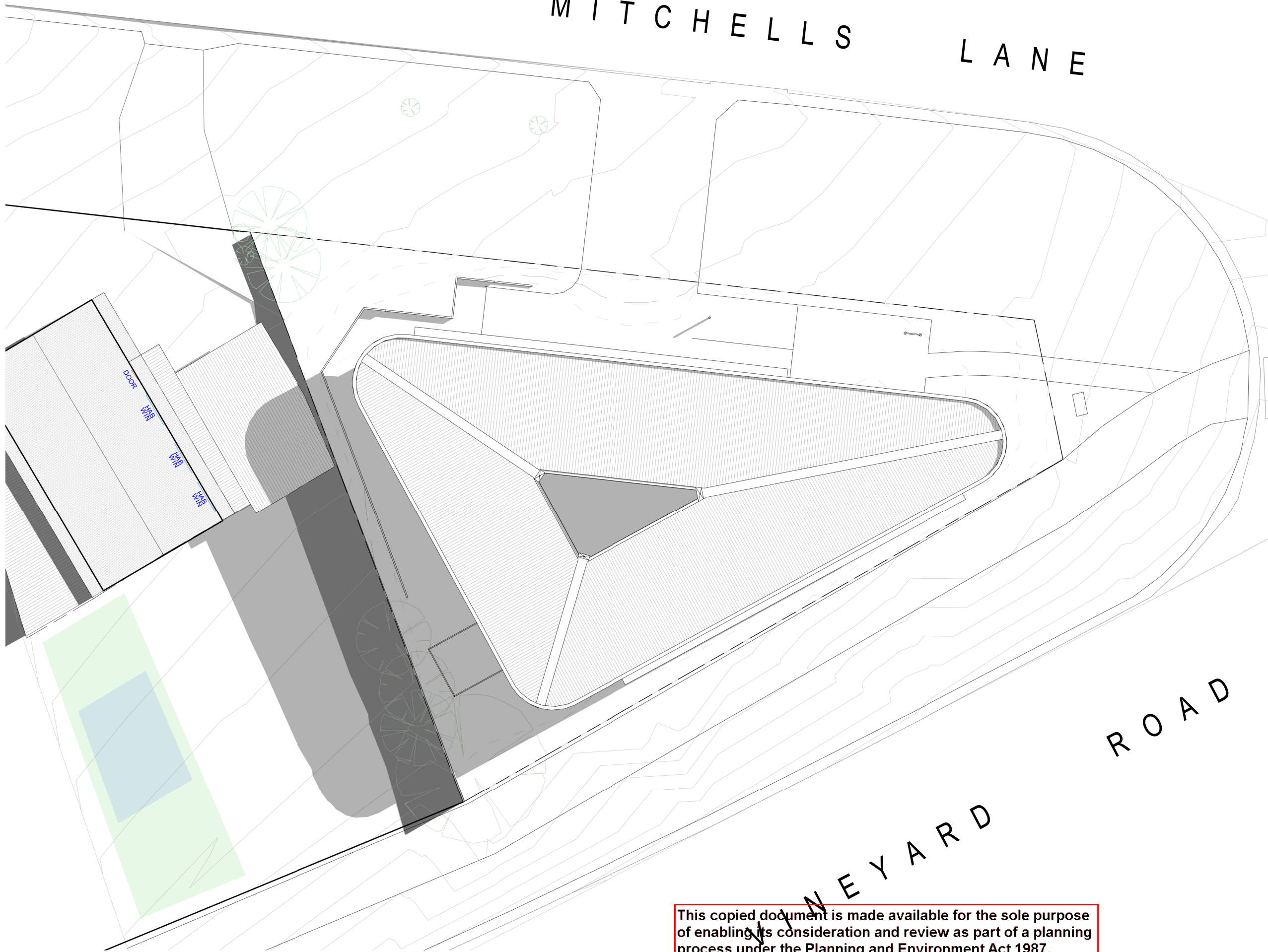
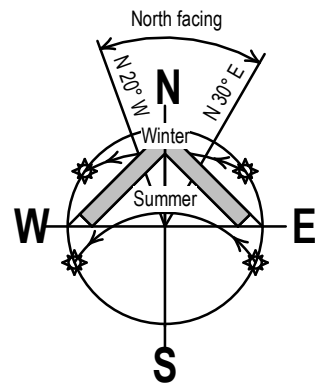
## PROPOSED SITE PLAN

2

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MITCHELLS LANE



Legend	
	Existing conditions shadows
	Proposed shadows
	Private Open Space
	Secluded Private Open Space

PROJECT TITLE:  
PROPOSED CONSULTING ROOMS/OFFICES

SHEET TITLE:  
9AM EQUINOX SHADOW DIAGRAM

CLIENT:  
[REDACTED]

PROJECT ADDRESS:  
1 MITCHELLS LANE, SUNBURY VIC 3429

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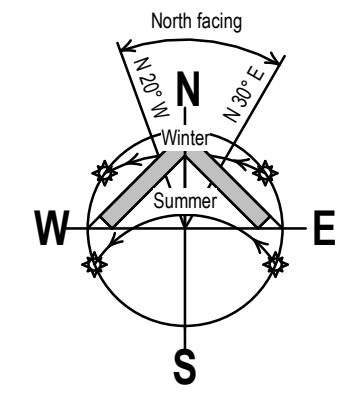
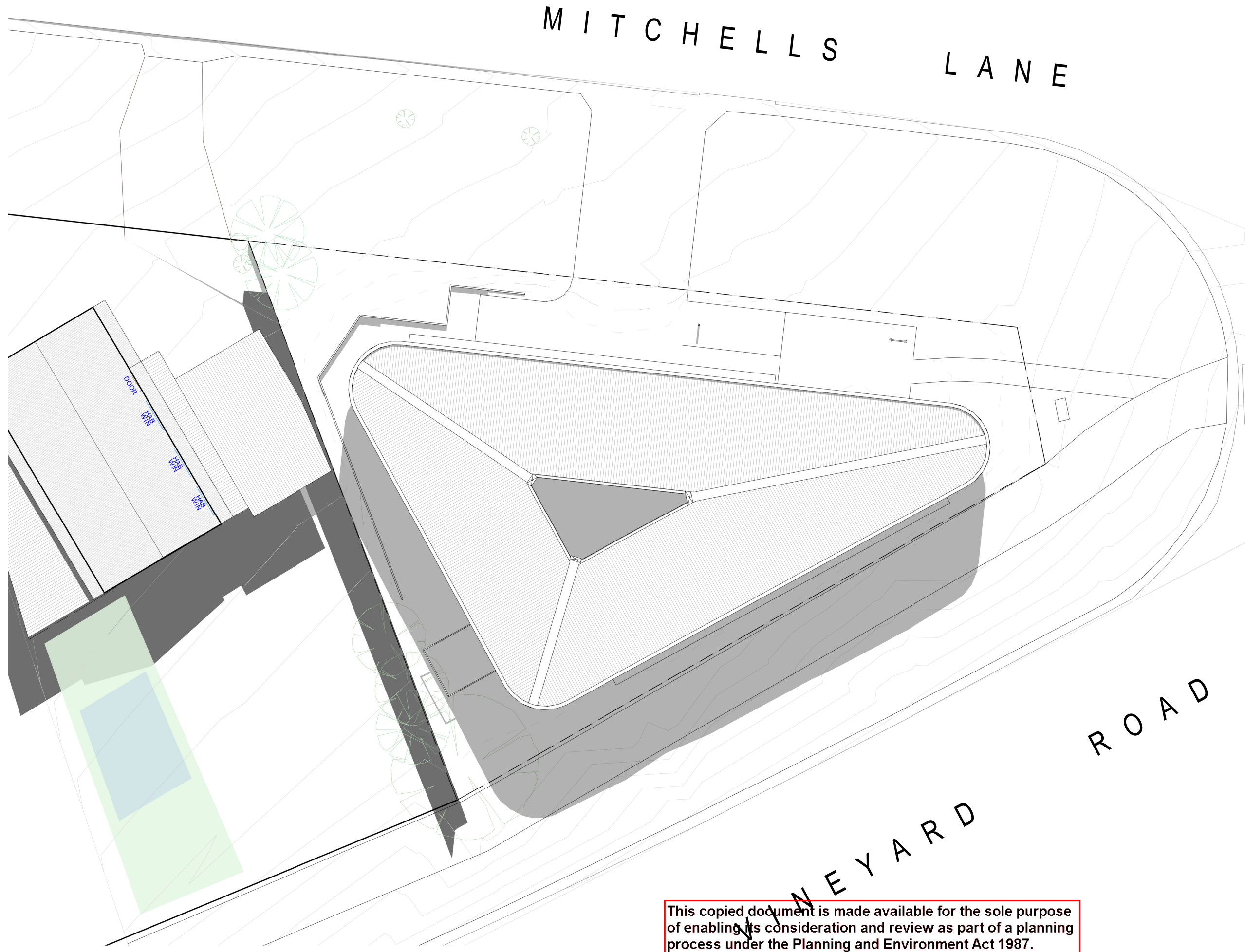
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

# 9AM SHADOW DIAGRAM

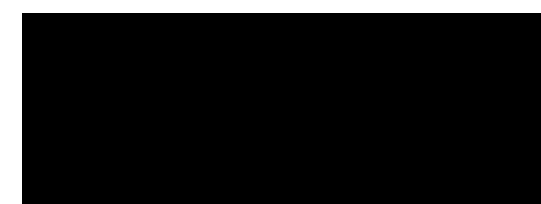
1

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Legend	
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	Private Open Space
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PROJECT TITLE:  
 PROPOSED CONSULTING ROOMS/OFFICES

SHEET TITLE:  
 12PM EQUINOX SHADOW DIAGRAM

CLIENT:  
 [REDACTED]

PROJECT ADDRESS:  
 1 MITCHELLS LANE, SUNBURY VIC 3429

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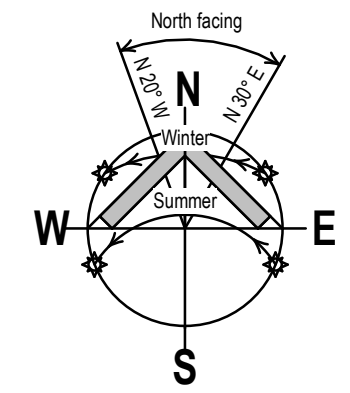
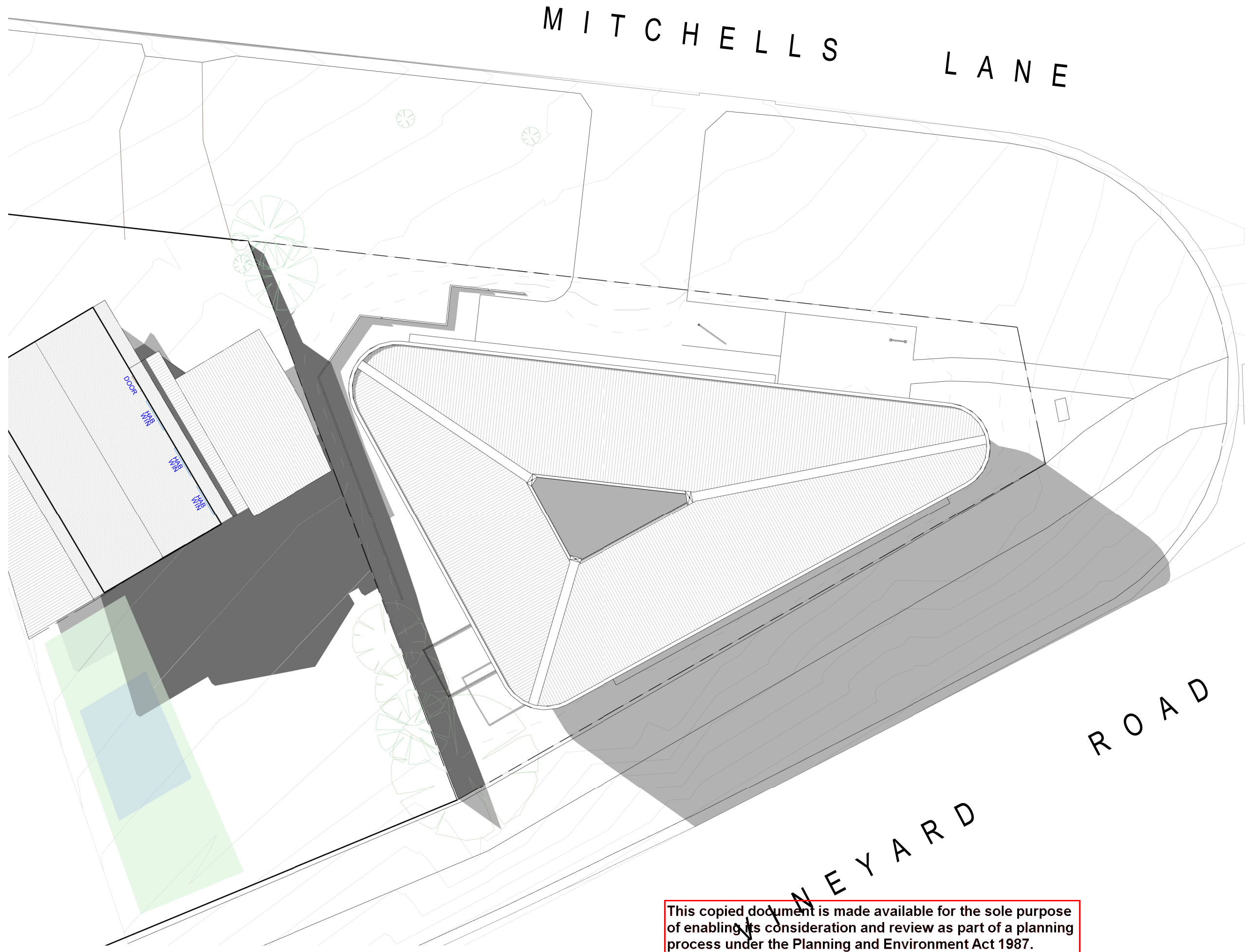
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

# 12PM SHADOW DIAGRAM

2

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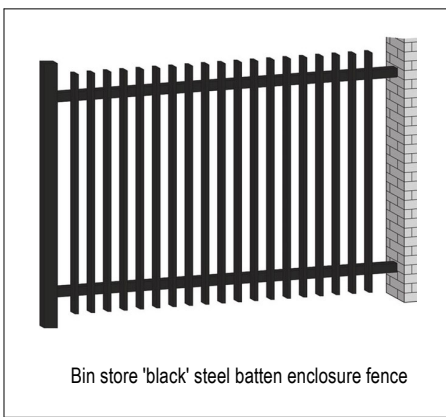
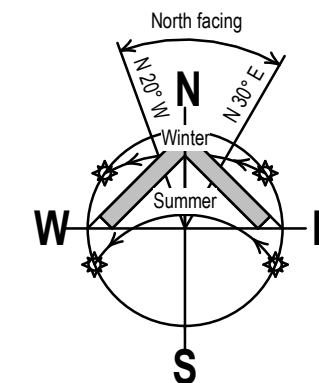
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3

**3PM SHADOW DIAGRAM**

1 : 200

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Legend	
	Mulched garden bed
	Groundcovers / Grasses / Flax / Small & medium shrubs
	Paving
	Screening tree 'Ornamental Capital Pear'
	Feature tree 'Acer Palmatum Japanes Maple'
	Fence
	Retaining wall
	Water tank
	Bins

Proposed site area calculation		
Site:	740 m <sup>2</sup>	( 100 % )
Built:	384 m <sup>2</sup>	( 52 % )
Paving:	166 m <sup>2</sup>	( 22 % )
Non Permeable:	550 m <sup>2</sup>	( 74 % )
Permeable:	190 m <sup>2</sup>	( 26 % )

Planting schedule											
Grassed / Flax							Trees			Screening tree	Feature tree
	Phormium tenax 'Anna Red'	Lomandra 'Little Con'	Lomandra 'Long John Silver'	Poa labillardierix	Carex comans	Festuca glauca 'Blue Fescue'		Pyrus Calleryana 'Capital Ornamental Pear'	Acer Palmatum 'Japanes maple'		
Shrubs											
	Correa 'Ivory Bells'	Erimophila 'Silverball'	Leptospermum 'Starry Night'	Dodonea Viscosa 'Purpurea'	Prostanthera rotundifolia	Callistemon 'Injune' OR 'Pink Champagne'	Cotinus coggygria 'Disco'	Rhadodora 'Coralia'	Baiolita pseudociclamus		

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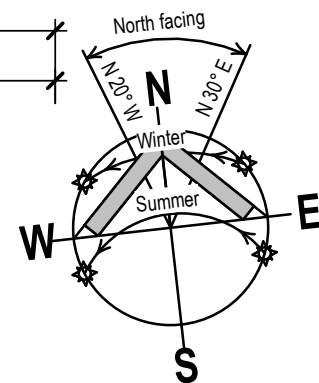
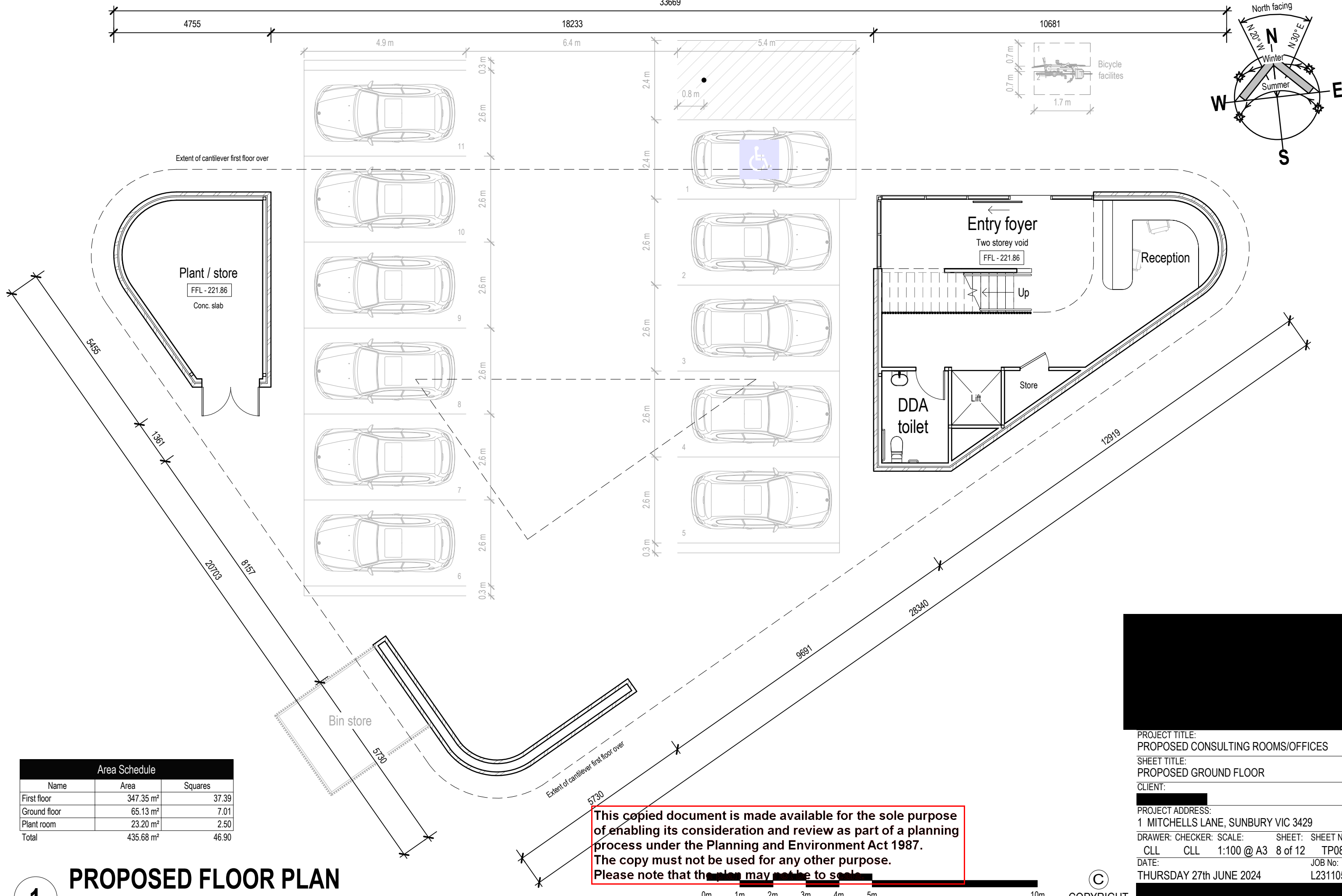
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CLIENT:  
[REDACTED]

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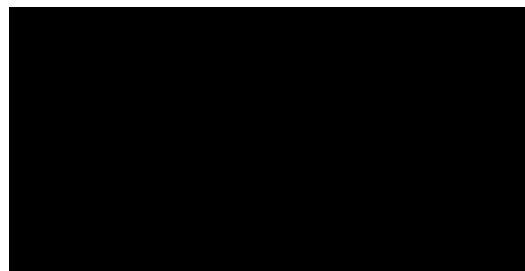
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DATE: THURSDAY 27th JUNE 2024 JOB No: L231105



Area Schedule		
Name	Area	Squares
First floor	347.35 m <sup>2</sup>	37.39
Ground floor	65.13 m <sup>2</sup>	7.01
Plant room	23.20 m <sup>2</sup>	2.50
Total	435.68 m <sup>2</sup>	46.90

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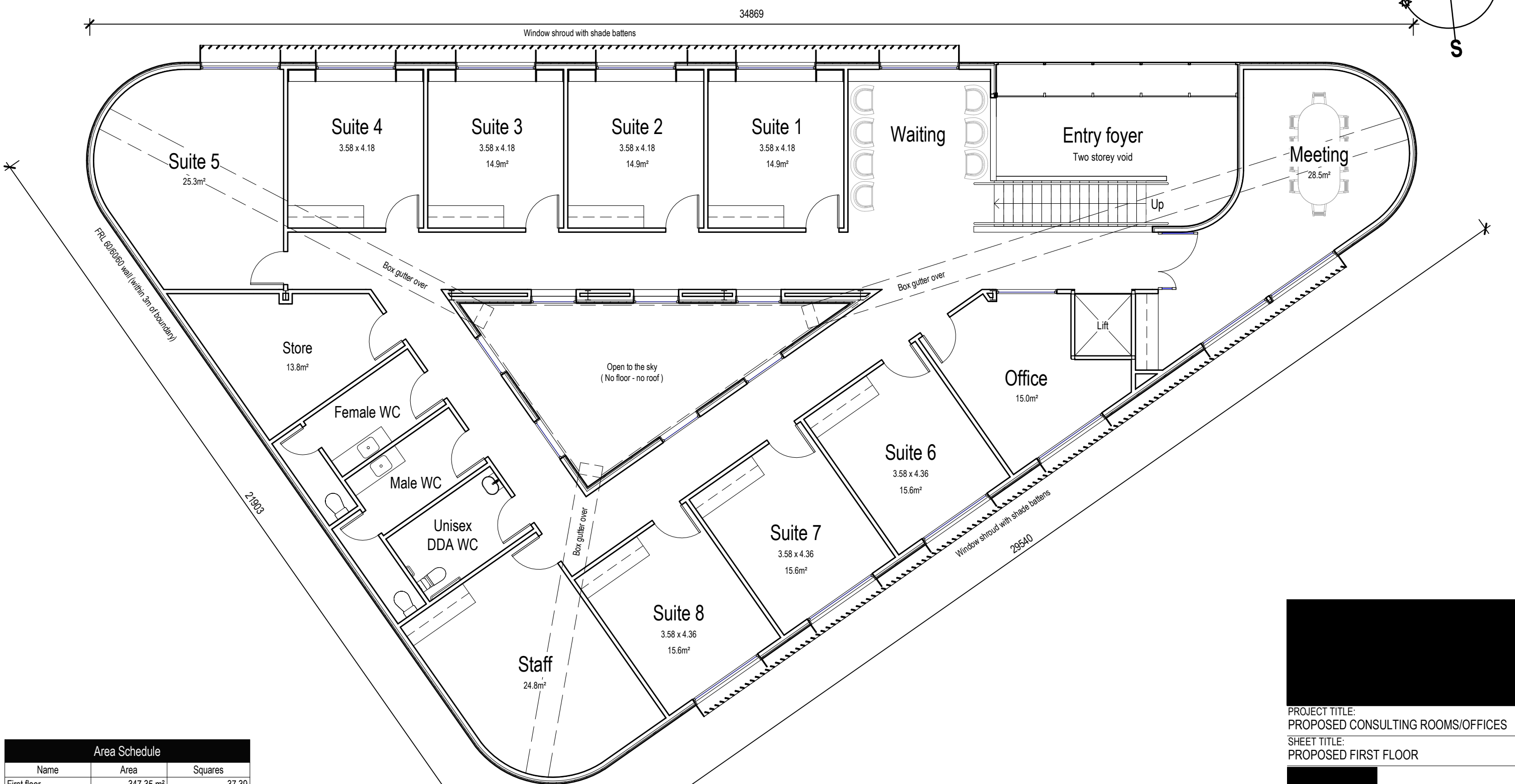
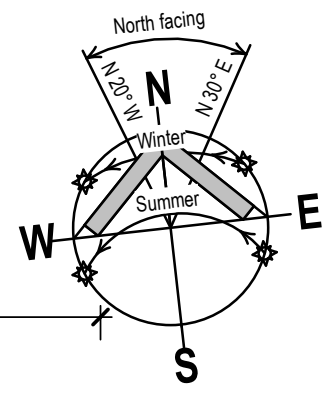
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# 1 PROPOSED FLOOR PLAN

1 : 100

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Area Schedule		
Name	Area	Squares
First floor	347.35 m <sup>2</sup>	37.39
Ground floor	65.13 m <sup>2</sup>	7.01
Plant room	23.20 m <sup>2</sup>	2.50
Total	435.68 m <sup>2</sup>	46.90

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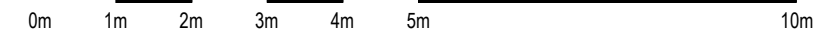
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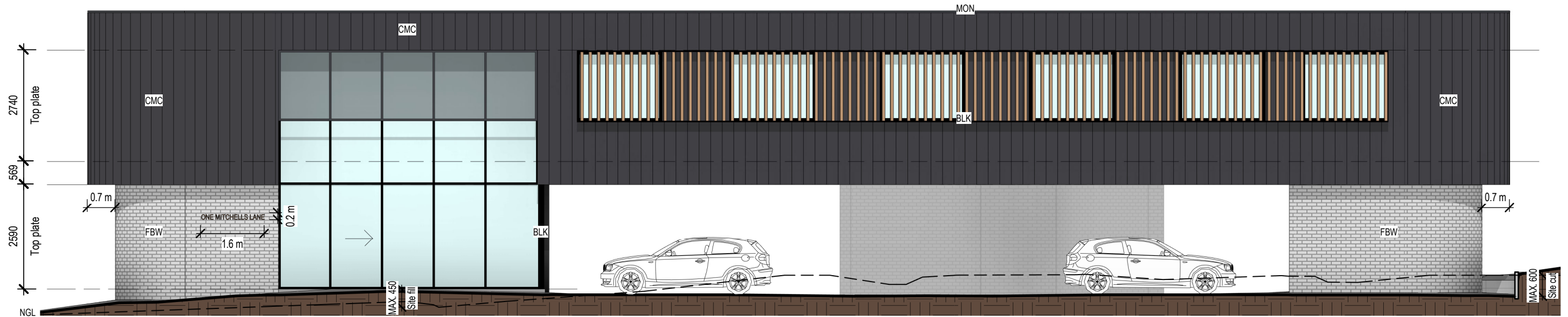
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**2** FIRST FLOOR PLAN  
1 : 100



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# 1 NORTH ELEVATION - MITCHELLS LANE FACADE

1 : 100

1

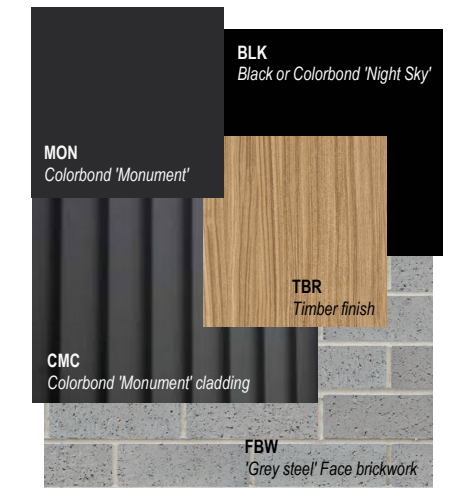


# 2 SOUTH EAST ELEVATION - VINEYARD ROAD FACADE

1 : 100

2

### Materials & finishes schedule



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PROPOSED CONSULTING ROOMS/OFFICES

SHEET TITLE:  
ELEVATIONS

CLIENT:  
[REDACTED]

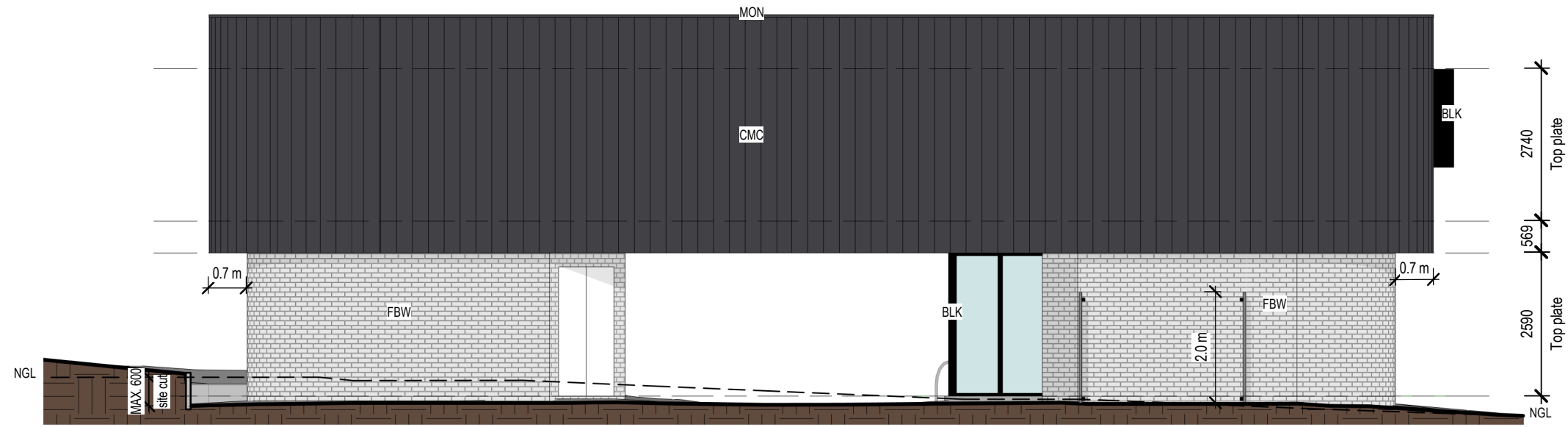
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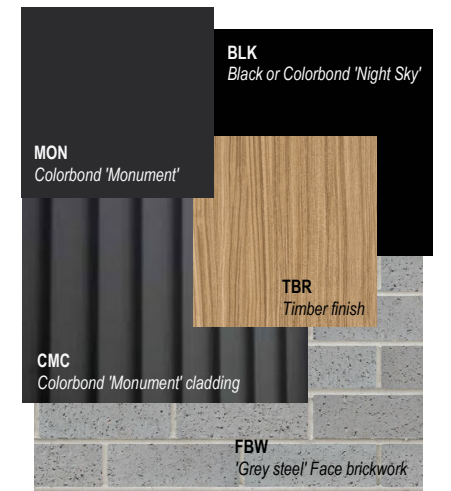


# SOUTH WEST ELEVATION

3

1 : 100

### Materials & finishes schedule



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 PROPOSED CONSULTING ROOMS/OFFICES  
 SHEET TITLE:  
 ELEVATIONS  
 CLIENT:  
 PROJECT ADDRESS:  
 1 MITCHELLS LANE, SUNBURY VIC 3429  
 DRAWER: CHECKER: SCALE: SHEET: SHEET No:  
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1 Mitchells Lane, Sunbury VIC 3429

## PARKING DEMAND ASSESSMENT

Proposed Medical Centre Development

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Revision - 1A

Prepared For City of Hume Council - August 2024

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# INTRODUCTION

---

[REDACTED] was engaged by [REDACTED] to prepare a Parking Demand Assessment for a proposed medical centre development at 1 Mitchells Lane, Sunbury 3429.

This report will assess the implications of the proposed development on existing parking conditions surrounding the site. The following items have been included in the subsequent sections of this report:

- public and active transport accessibility at the site;
- proposed development summary;
- proposed car parking requirement and demand assessment
- expected traffic generation; and
- conclusions of the above findings.

During the course of preparing this assessment, the subject site and its environment have been inspected.

## BACKGROUND AND EXISTING CONDITIONS

---

### Subject Site Location

The subject site is located on the western corner of Mitchells Lane and Vineyard Road. The surrounding properties are mainly commercial/industrial to the east and south and mainly residential to the north and west.

The site is situated within a General Residential Zone and is located within the Sunbury CBD.

**Figure 1** provides an overview of the surrounding suburbs whilst **Figure 2** provides an aerial view of the immediate area surrounding the subject site.

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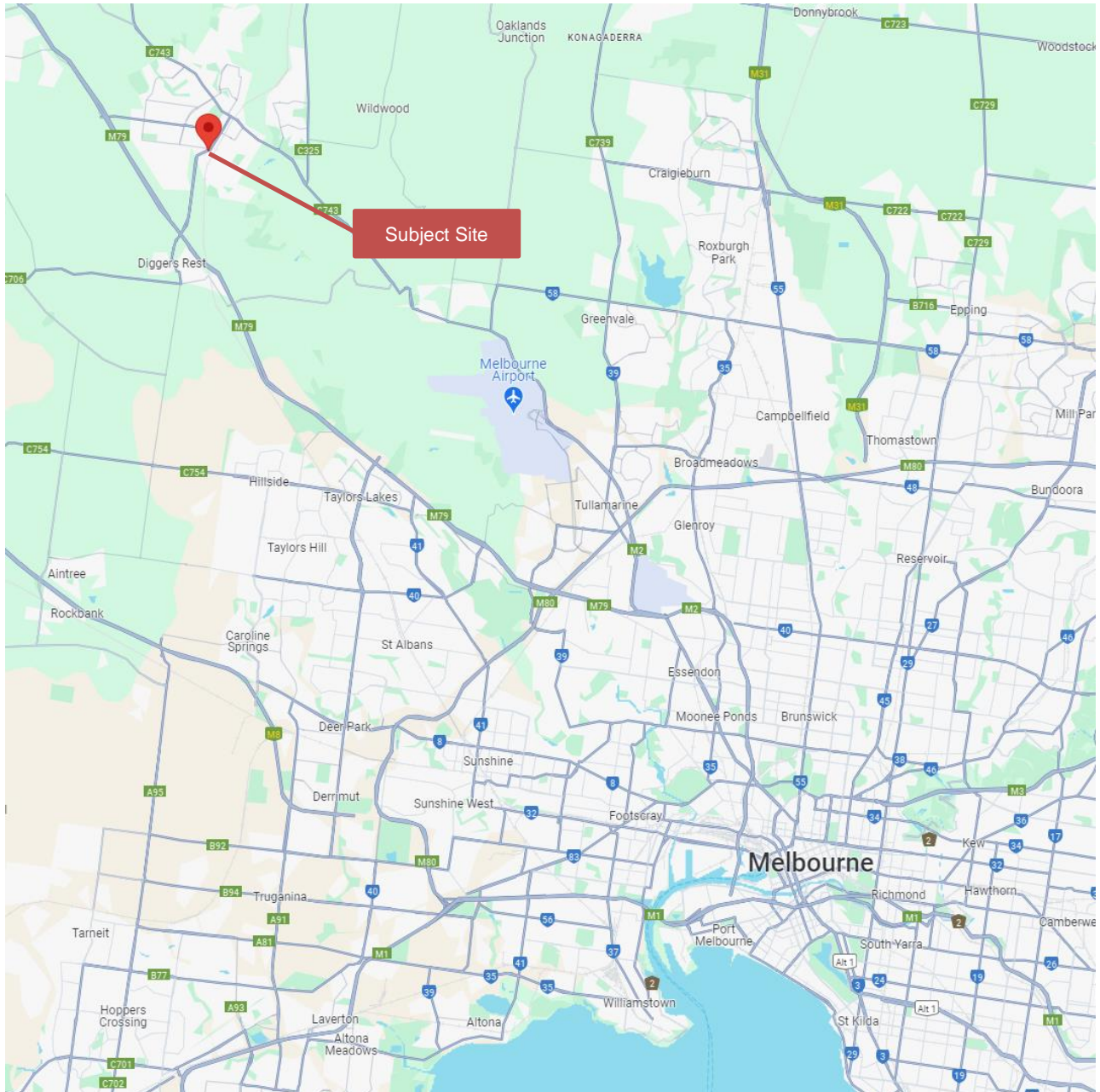


Figure 1 Surrounding Suburbs

source: Google Maps

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Figure 2 Subject Site Location

source: Google Maps

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# PLANNING ZONES & OVERLAYS

The subject site is situated within a General Residential Zone and has no overlays on it. An extract of the subject site's Planning Scheme Zone is shown in Figure 3 below.

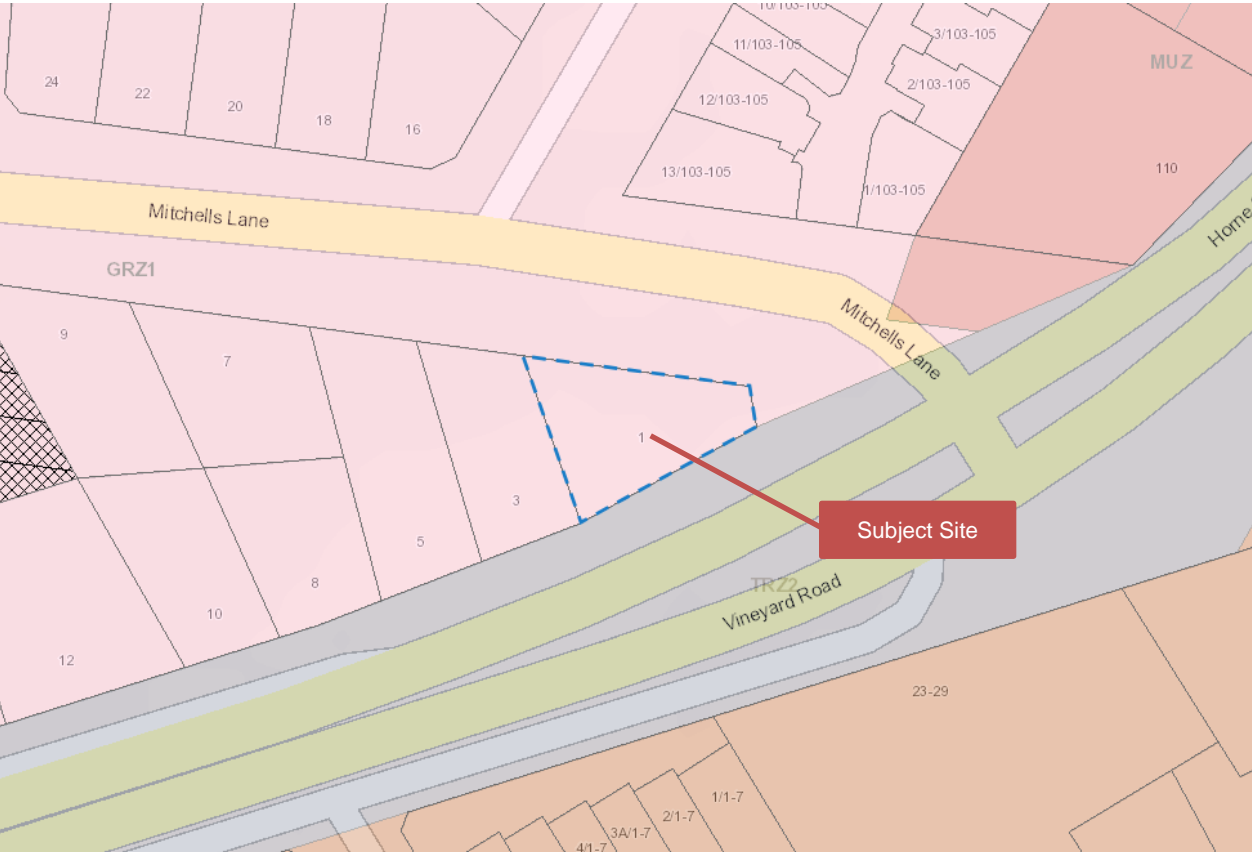


Figure 3 Subject Site Planning Zones & Overlays

source: VicPlan MapShare

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# EXISTING ROAD NETWORK

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## Mitchells Lane

Mitchells Lane is a local road that travels in the east-west direction. Sturt Street facilitates one lane, two-way traffic throughout via marked lanes with a bike lane and kerbside unrestricted parking on either side and has a posted speed limit of 50 km/hr.



Figure 4 Mitchells Lane near the Frontage Facing West

source: Google Maps

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# PUBLIC TRANSPORT

The subject site is in an area that has very good access to public transport services that are within walking distance to the site. The closest public transport stop to the site, Pasley Street/Mitchells Lane bus stop, is approximately 61m away (1 minute walk) and provides the 475 bus route which connects to Diggers Rest Train Station as well as the surrounding area.

The public transport services map of the subject site is shown below.

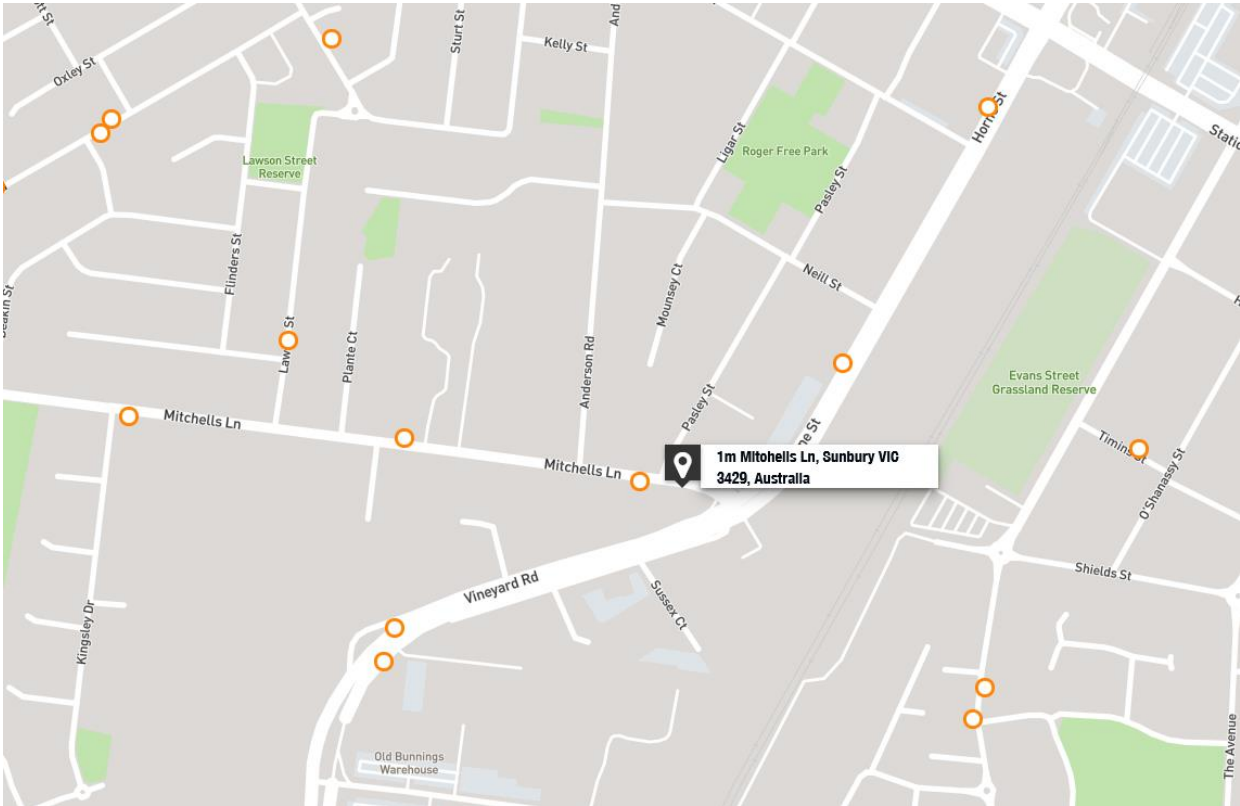


Figure 5 Sunbury PTV Map

source: PTV

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# WALKSCORE

## Walk Travel Time Map

The 'walkability' of a site is a measure of its proximity to other facilities by walking and can be ascertained from [www.walkscore.com](http://www.walkscore.com). The subject site is rated as "Somewhat Walkable" (meaning that most errands can be accomplished on foot) and with a score of 62 out of 100 (obtained from the 'Walk Score' web tool); it provides a higher ranking to the average Melbourne metropolitan score of 56 out of 100.

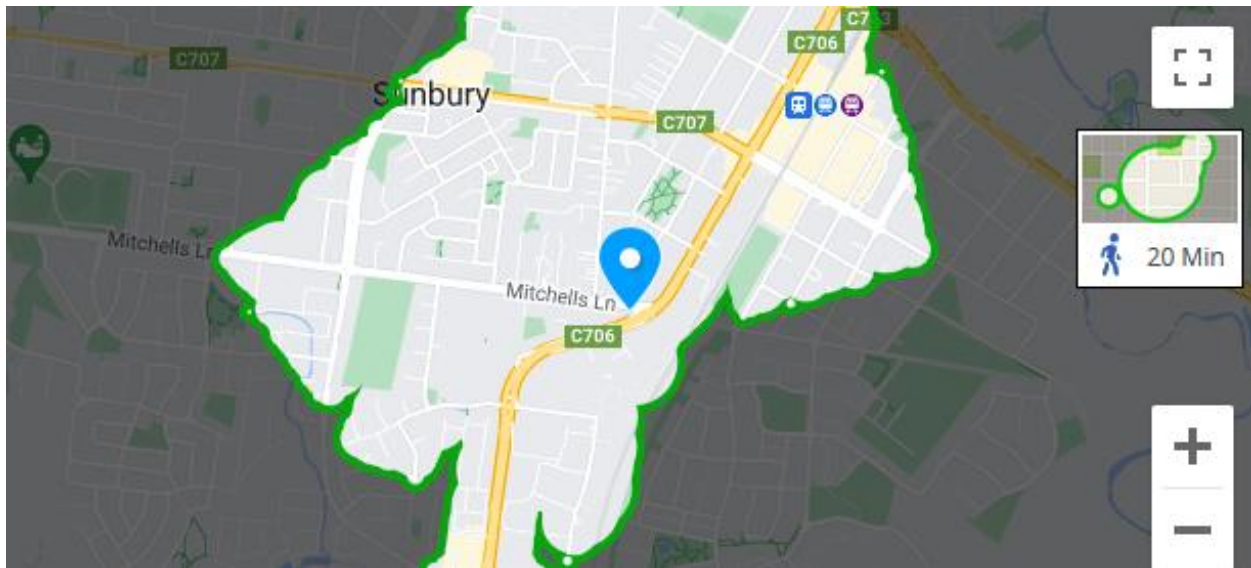


Figure 6 20 minute Travel Time Map

source: [www.walkscore.com](http://www.walkscore.com)

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# PROPOSED DEVELOPMENT

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The proposed development for the subject site is for a medical centre.

The land use summary for the proposed development is provided below:

## Operating Hours

8:00am – 6:00pm Monday to Friday and 9:00am – 4:00pm Saturday.

## Expected Peak Periods

8:00am – 10:00am and 4:00pm – 6:00pm Monday to Friday.

## Medical Practitioners

There will be a maximum of 8 medical practitioners on site at any one time.

## Non Medical Practitioners

There will be a maximum of 2 non medical practitioners on site at any one time.

## Car Parking Spaces

There are 11 car spaces proposed on site (including 1 accessible space).

## Leasable Floor Area

The subject site has approximately 384m<sup>2</sup> of leasable floor area.

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# CAR PARKING REQUIREMENTS

As the proposed development seeks a reduction in car parking spaces, a Car Parking Demand Assessment has been prepared. As stated within Clause 52.06-7 of the Hume City Council Planning Scheme, an application to reduce the number of car parking spaces under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

As such a Car Parking Demand Assessment has been undertaken to assess the car parking demand likely to be generated by the proposed development, having consideration to:

The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.

The variation of car parking demand likely to be generated by the proposed use over time.

The short-stay and long-stay car parking demand likely to be generated by the proposed use.

The availability of public transport in the locality of the land.

The convenience of pedestrian and cyclist access to the land.

The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.

The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.

Any empirical assessment or case study.

Land Use	Rate	Car Parking Requirement	Parking Spaces Available	Shortfall/Surplus
Medical Centre	5 spaces to the first person providing health services plus 3 spaces to every other person providing health services	26 spaces	11 spaces	Shortfall of 15 spaces

Table 1 Proposed Development Parking Requirement – Hume DCP Clause 52.06

## Public Transport Availability

As outlined on Page 9 within this report, the proposed development is within walking distance from public transport bus services that provide connectivity throughout Sunbury and the surrounding area. It is expected some of the staff will utilise these services.

## Multipurpose Trips

Considering the location of the site and surrounding uses (including the other commercial premises) it is very likely that trips to and from the site will be multipurpose or cross-utilised.

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## Short Term and Long Term Parking Demand

Considering the use of the site, staff of the site generate a long term parking demand whilst patrons generate a short term parking demand.

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# TRAFFIC IMPACT ASSESSMENT

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Through observation of the RTA Guide to Traffic Generating Development (2002), the rates for the proposed development are provided. As such the traffic generation rate for the development is as follows:

## Medical Centre Traffic Generation

The daily traffic generation rate is 2 trips per staff member.  
There is a total of 10 staff proposed (8 medical and 2 non medical staff)

The daily traffic generation is (2 x 10) which equates to 20 vehicle trips per day.

The morning peak hour vehicle trip rate is 1 trip per staff member.  
The morning peak hour vehicle trip rate is (1 x 10), which equates to 10 trips per hour.

It is expected that the vehicular traffic generated by the site will distribute across the road network in the vicinity. It was perceived that these rates are in fact negligible and are not anticipated to generate any significant adverse impacts on the local road network.

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# CAR PARKING DEMAND SURVEYS

As a part of this study, parking utilization surveys were undertaken to determine the public parking occupancy during operating times. As such, the following times were surveyed for the on-street parking capacity;

- Wednesday 7<sup>th</sup> August (8:30am – 9:30am and 4:00pm – 6:00pm)
- Saturday 10<sup>th</sup> August (10:30am – 2:30pm)

The survey area considered all the on-street parking spaces available within 250 metres of the site. All time-restricted car parking spaces under 2 hours and residential fronting spaces in local side streets were excluded from the survey with only 2P and longer unrestricted parking included. The survey area is shown in Figure 8 below with results presented in Appendix A.



Figure 7 Survey Locations

source: Google Maps

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# ON-STREET PUBLIC PARKING ANALYSIS

## On-Street Public Parking Survey Results

The parking observations showed that there are approximately 95 on-street available parking spaces within the surveyed area.

Generally, the peak occupancy for these spaces is 7 - 23% on Wednesday and 19 – 22% on Saturday.

These percentages indicate a very low to low occupancy throughout the day with the highest occupancy (23%) observed at 6:00pm on Wednesday. The average occupancy for this area is 18% with demand rarely exceeding 20%. Evidently from the survey results, there are a sufficient number of vacant on-street parking spaces to cover the shortfall throughout operating times.

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# CONCLUSIONS

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Based on the assessment presented in this report, it is considered that:

- The proposed development at 1 Mitchells Lane, Sunbury is for a medical centre.
- The subject site is within walking distance of the 475 bus route which connects to the Diggers Rest Train Station and the surrounding area.
- The proposed development has 11 on site car parking spaces and with a statutory requirement of 26 car parking spaces, has a 15 car parking space on-site shortfall.
- To justify the car parking shortfall, car parking surveys of the immediate the area were undertaken. Results of the surveys indicate that off-street spaces experience very low to low occupancy throughout the day with enough spaces available for staff and patients.

In conclusion, this study indicates that the proposed development is not envisaged to have adverse impacts on the surrounding parking conditions. Therefore, the proposed development should be supported on parking grounds.

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# APPENDIX A: ON-STREET SURVEYS

WEDNESDAY 7<sup>th</sup> AUGUST 2024

LOCATION				PARKING	DEMAND						
Street	Between		Side	Restriction	Supply	8:30 am	9:30 am	4:00 pm	5:00 pm	6:00 pm	
Mitchells Lane	Pasley Street	-	250m West	N/S	Nil	63	12	4	7	11	13
Vineyard Road (Service Rd)	Mitchells Lane	-	Nerani Court	N/S	Nil	32	5	3	2	6	9
					95	17	7	9	17	22	
					Occupancy (%)	18	7	9	18	23	

SATURDAY 10<sup>th</sup> AUGUST 2024

LOCATION				PARKING	DEMAND						
Street	Between		Side	Restriction	Supply	10:30 am	11:30 am	12:30 pm	1:30 pm	2:30 pm	
Mitchells Lane	Pasley Street	-	250m West	N/S	Nil	63	13	11	9	9	10
Vineyard Road (Service Rd)	Mitchells Lane	-	Nerani Court	N/S	Nil	32	8	7	9	10	10
					95	21	18	18	19	20	
					Occupancy (%)	22	19	19	20	21	

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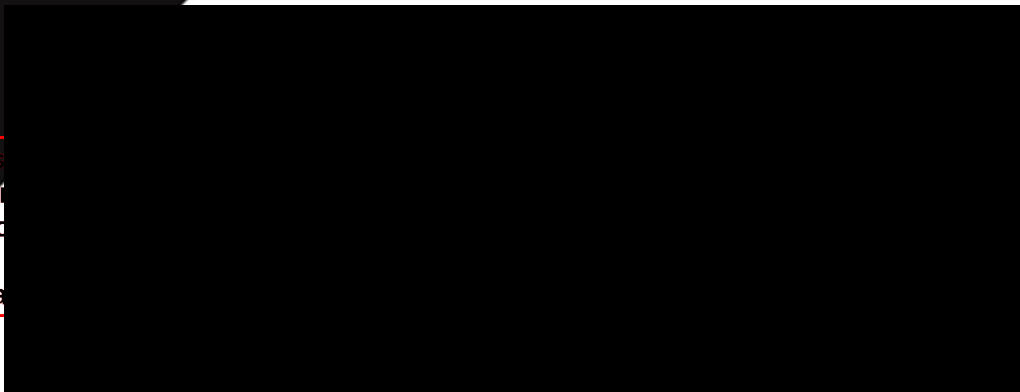
1 Mitchells Lane, Sunbury VIC 3429

# OPERATIONAL WASTE MANAGEMENT PLAN

Proposed Commercial Development

*Medical Centre*

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# INTRODUCTION

[REDACTED] was engaged by [REDACTED] to prepare a Waste Management Plan (WMP) for approval of a proposed medical centre development at 1 Mitchells Lane, Sunbury VIC.

The proposed development consists of;

DEVELOPMENT DETAILS
<p><b>Ground Level:</b> Reception (28.5m<sup>2</sup>)</p> <p><b>First Level:</b> 8 Consulting Suites (131.7m<sup>2</sup>), Meeting (28.5m<sup>2</sup>), Office (15m<sup>2</sup>), &amp; Staff (24.8m<sup>2</sup>), Storage Room (13.8m<sup>2</sup>).</p>

In the course of preparing this WMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

This WMP has been prepared based on the following information:

- Architectural Plans provided by Leemon Design.
- Better Practice Guide Sustainability Victoria 2019.



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# BACKGROUND & EXISTING CONDITIONS

The subject site is located at 1 Mitchells Lane, Sunbury VIC, on the southern side of Mitchells Lane with the nearby land uses mostly residential.

**Figure 1** provides an overview of the area, and its surrounding land uses whilst **Figure 2** provides an aerial view of the immediate area surround the subject site.

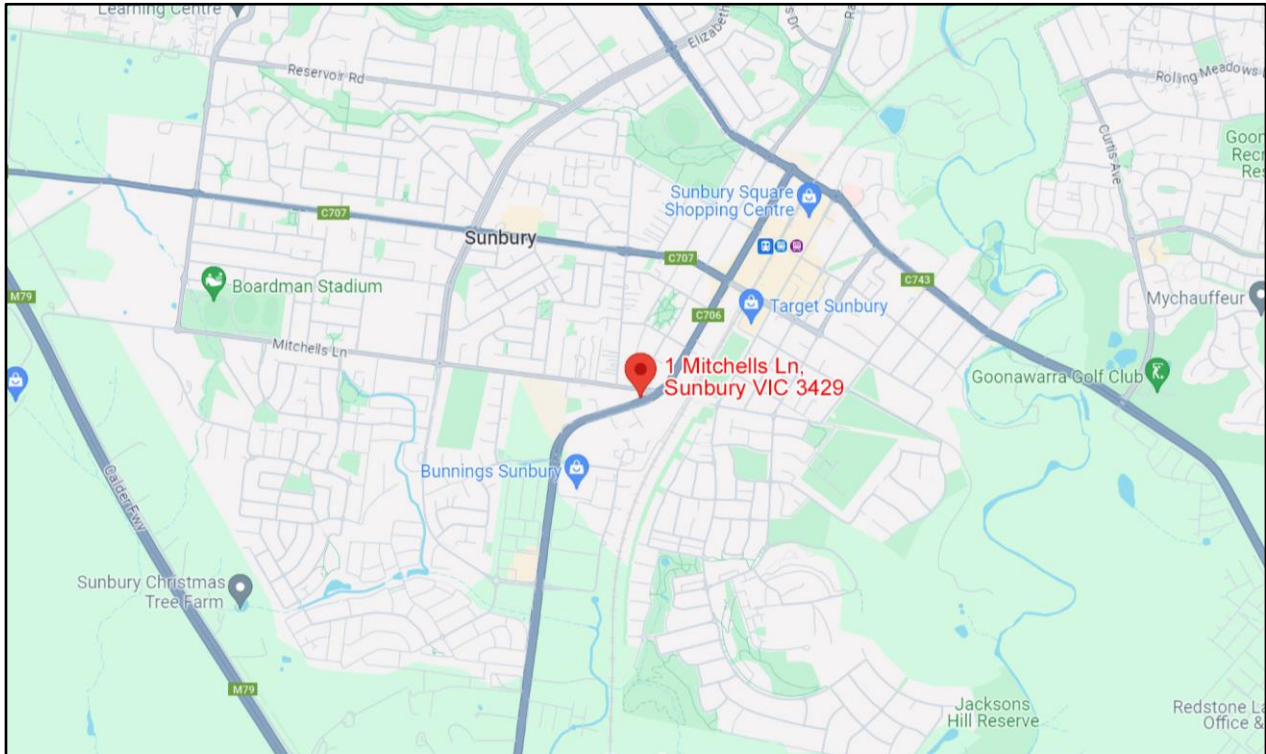


Figure 1 Subject Site Location

Source: Google Maps

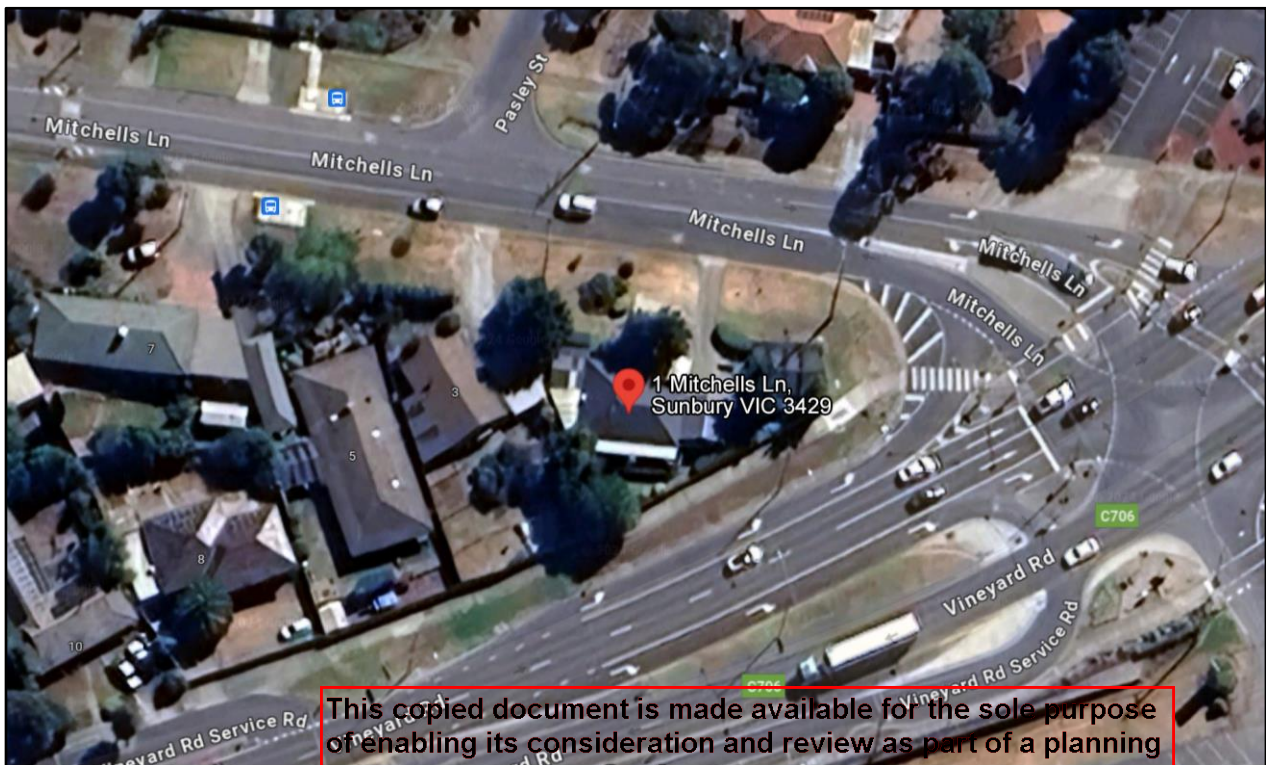


Figure 2 Subject Site Aerial View

Source: Google Maps

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# PROPOSED DEVELOPMENT

---

The proposed development consists of commercial development. Access to the proposed front entrance of the medical centre will be provided via a walkway via the corner of Mitchells Lane and Vineyard Road whilst driveway access is via Mitchells Lane. The Mobile Garbage bins (MGB's) will be stored within the ground level waste storage/collection room. **(Refer Appendix A).**

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# ANTICIPATED WASTE GENERATION, STORAGE & COLLECTION

---

Waste collection will be provided by a private waste services contractor.

## Waste Generation

As per the Better Practice Guide Sustainability Victoria 2019;

The waste entitlement for the development consists of: Offices is 10L/100m<sup>2</sup> of floor area per day general waste and, 10L/100m<sup>2</sup> of floor area per day recycling waste. (Inclusive of paper & cardboard waste).

The following table illustrates the typical garbage and recycling generation rates.

Type of Premises	General Land Waste	Commingled Recycling Waste
Retail: Chemists	10L/100m <sup>2</sup> floor area/day	10L/100m <sup>2</sup> floor area/day

Table 1: Typical Garbage and Recycling Generation Rates for Commercial Developments

**NOTE:** Generation rates based on weekly rates within the Better Practice Guide Sustainability Victoria 2019. Actual usage can vary and may be generated at a reduced rate. Management will monitor all waste requirements and handling. Accessing any needs for waste management plan revisions.

## Waste within Overall Development

Using the garbage and recycling generation rates above, the following can be calculated;

### Waste Generating Floor Areas: (242.3m<sup>2</sup>) (6 Day Week)

- 10L/100m<sup>2</sup> of floor area per day general waste = 145.38L per week (uncompacted)
- 10L/100m<sup>2</sup> of floor area per day recycling waste = 145.38L per week (uncompacted)

## Waste Storage and Handling of Waste Streams

Based on the total waste generated by the development, the following Mobile Garbage Bins (MGBs) should be provided:

- 1 x 240L General Waste MGB – collected and emptied once a week.
- 1 x 240L Recycling Waste MGB – collected and emptied once a week.

**NOTE:** It is recommended that the development have a 240L General Waste MGB and a 240L Recycling Waste MGB to be provided to the development.

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**Consulting & Treatment Rooms** may be provided with its own Stainless Hands-Free Hygiene Automatic Sensor Bin (30L/20L) for general and recycled waste (sufficient daily storage of waste). These bins are chosen for hygiene and due to the strict cleaning and infection control measures of the clinic, these bins will be emptied by the cleaners into the 240L general and recycling waste MGB's provided within the waste storage/collection room by the cleaners.

**Medical/Clinical Waste:** Due to the consultation and treatment rooms. Clinical and sharps waste containers will be provided within the appropriate rooms. As required or at the end of each day the containers will be transferred to the secure clinical waste storage cupboard for collection by a Clinical & Regulated Waste Services Contractor as required (**Refer to Medical Waste**).

The following table illustrates the typical dimensions of the 50L Dual Bins & 240L MGB's mentioned above.

Size (L)	Height (mm)	Width (mm)	Depth (mm)
Dual Bin 30L/20L	920	419	292
240L	1,100	580	735

Table 2: Typical Measurements for VIC MGB's & Internal Hygienic Dual Bins.

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Figure 3: Typical 30L/20L General & Recycling Waste Infra-Red Sensor Bin

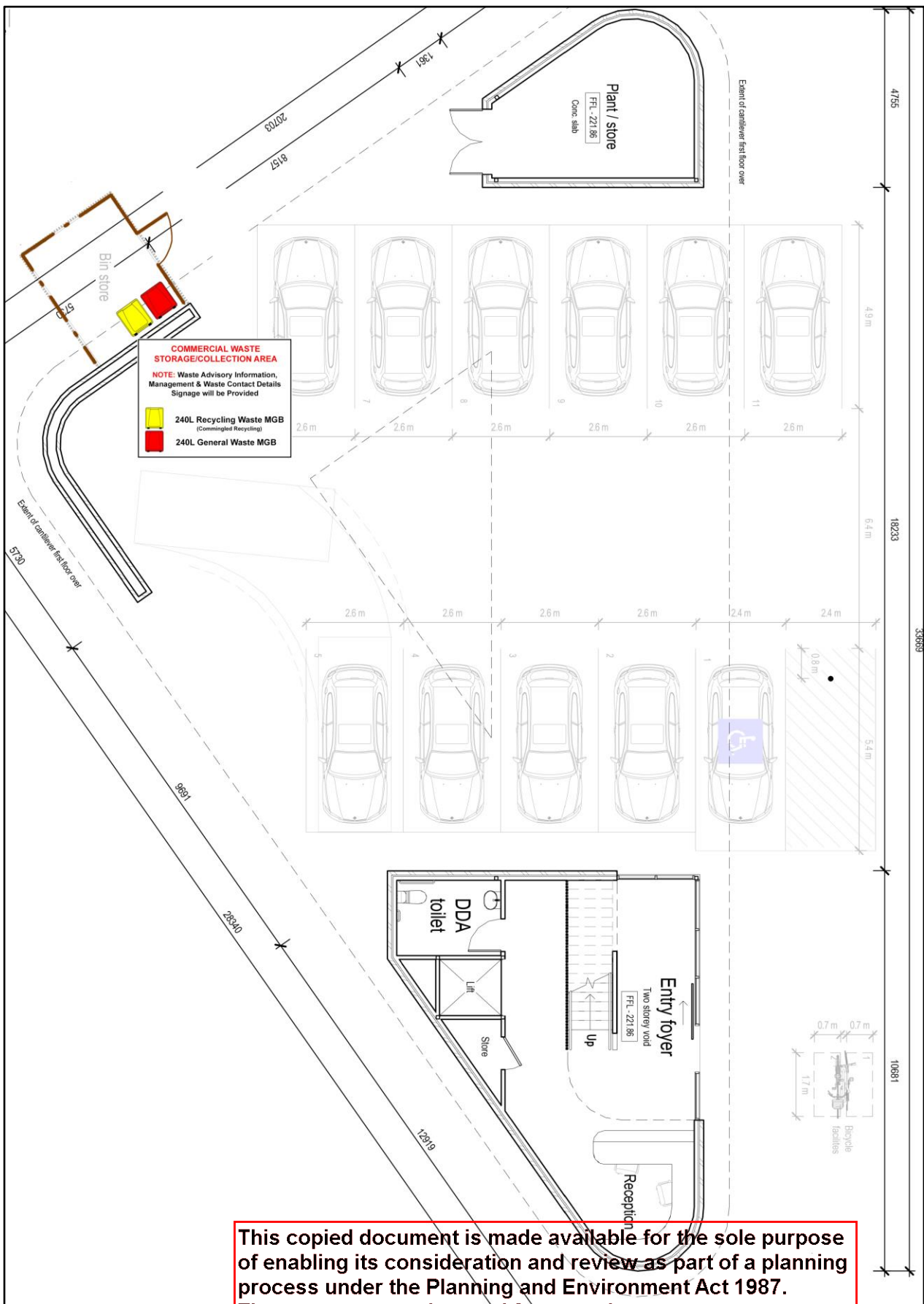
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Organic	Recycling	Garbage
<ul style="list-style-type: none"> <li>✓ All food waste and scraps.</li> <li>✓ Meat, chicken, fish scraps and bones.</li> <li>✓ Fruit, vegetable scraps.</li> <li>✓ Dairy products, Seafood.</li> <li>✓ Cake, bread, rice, pasta.</li> <li>✓ Coffee grounds, loose tea leaf.</li> <li>✓ lawn clippings, leaves, prunings, flowers.</li> <li>✓ Weeds (except Tropical Soda Apple).</li> <li>✓ Shredded paper, paper towel, serviettes.</li> <li>✓ Council provided compostable caddy liner.</li>   <li>✗ Plastic bags, food packaging, cling wrap, tea bags, coffee pods, cigarette butts, nappies or wipes, kitty litter, tree ash or stumps, glass, metal, hair, dog-cat droppings, dish clothes, or recyclables.</li> </ul>	<ul style="list-style-type: none"> <li>✓ All recycling.</li> <li>✓ Steel, tin, aluminium cans, empty aerosols.</li> <li>✓ Clear, brown, green glass bottles / jars (rinsed, no lids).</li> <li>✓ Plastic bottles, soft drink bottles, containers (rinsed, no lids).</li> <li>✓ Carboard boxes, milk, juice cartons.</li> <li>✓ Newspapers, magazines, office paper, junk mail, window envelopes.</li> <li>✓ Council provided compostable caddy liner.</li>   <li>✗ Plastic bags, light bulbs, mirrors, drinking glasses, general and food waste, ceramics, crockery, foam, ovenware, polystyrene, waxed cardboard boxes.</li> </ul>	<ul style="list-style-type: none"> <li>✓ General waste.</li> <li>✓ Plastic bags.</li> <li>✓ Packets, wrappers, cling wrap, bubble wrap.</li> <li>✓ Nappies, sanitary waste, (wrapped tightly, stored in a well-sealed bag).</li> <li>✓ Animal faeces, bedding, and kitty litter.</li> <li>✓ Foam, polythene, and polystyrene.</li> <li>✓ Light bulbs, mirrors, ceramics, cookware, drinking glasses.</li> <li>✓ Contents of your vacuum cleaner, cotton wool, buds and cigarette ends.</li>   <li>✗ Building materials, syringes, oil or paint, gas bottles, hazardous or chemical waste.</li> <li>✗ Medical waste: (speak to your doctor / pharmacy).</li> </ul>

Figure 4: Guidelines for Waste Placement within the MGB's

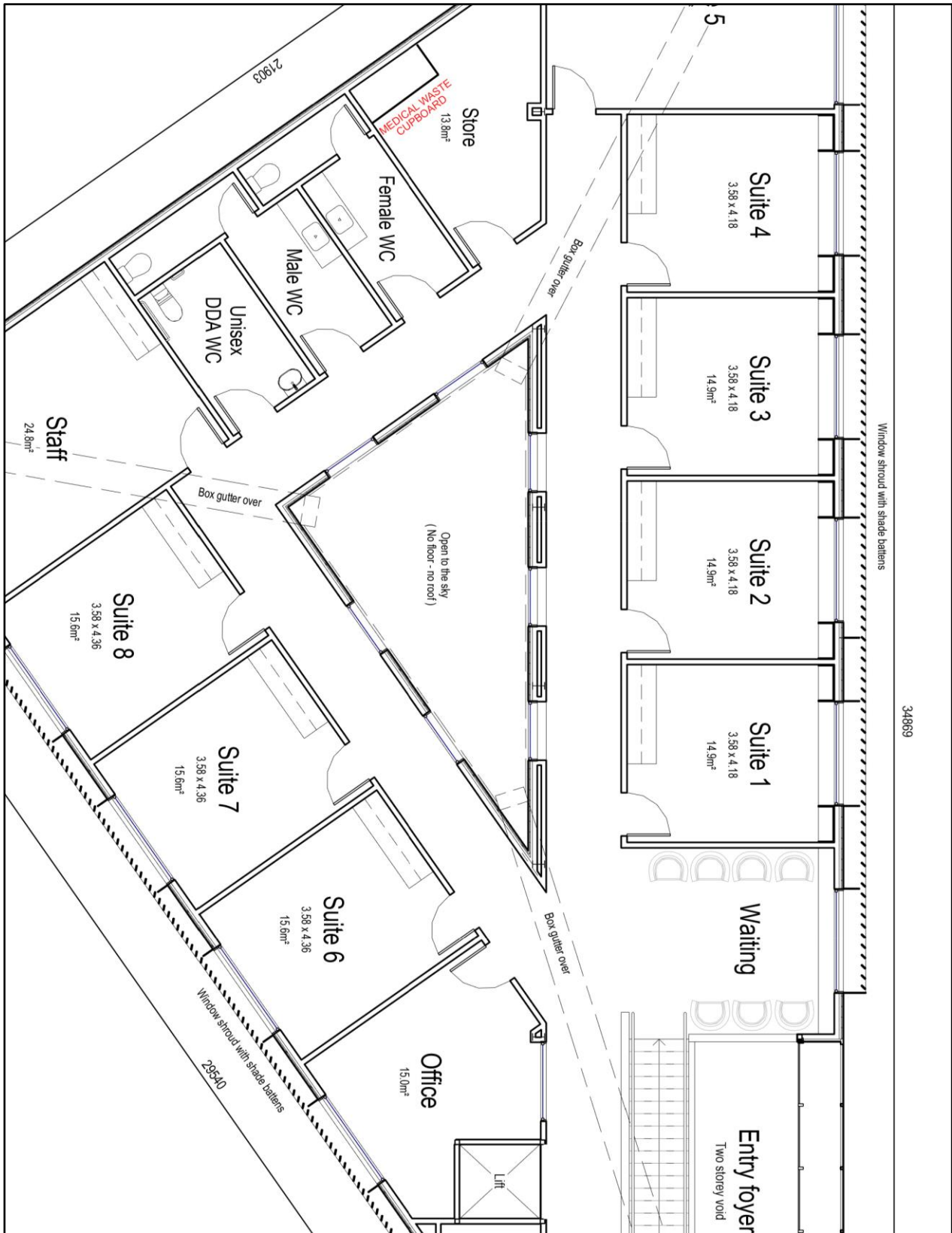
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The following figure illustrates the scaled diagram of the MGB's within the waste storage/collection area.



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Figure 5: Scaled Diagram of the Waste Storage/Collection Area



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Figure 6: Scaled Diagram of the Medical Waste Cupboard

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# WASTE COLLECTION (OPERATIONAL WASTE)

Waste collection will be provided by a private waste services contractor.

The waste vehicle will enter via the driveway via Mitchells Lane, performing a 3-point turn parking near the waste storage/collection room, wheel the MGB's to/from the waste storage/collection room and the waste vehicle. Once all the MGB's have been emptied and returned to the waste storage/collection room, the waste vehicle will leave in a forward motion.

**NOTE:** Waste collection will be arranged with the waste contractor to service the waste after-hours so that the carpark is empty. The waste contractor will have a key to the waste storage/collection room.

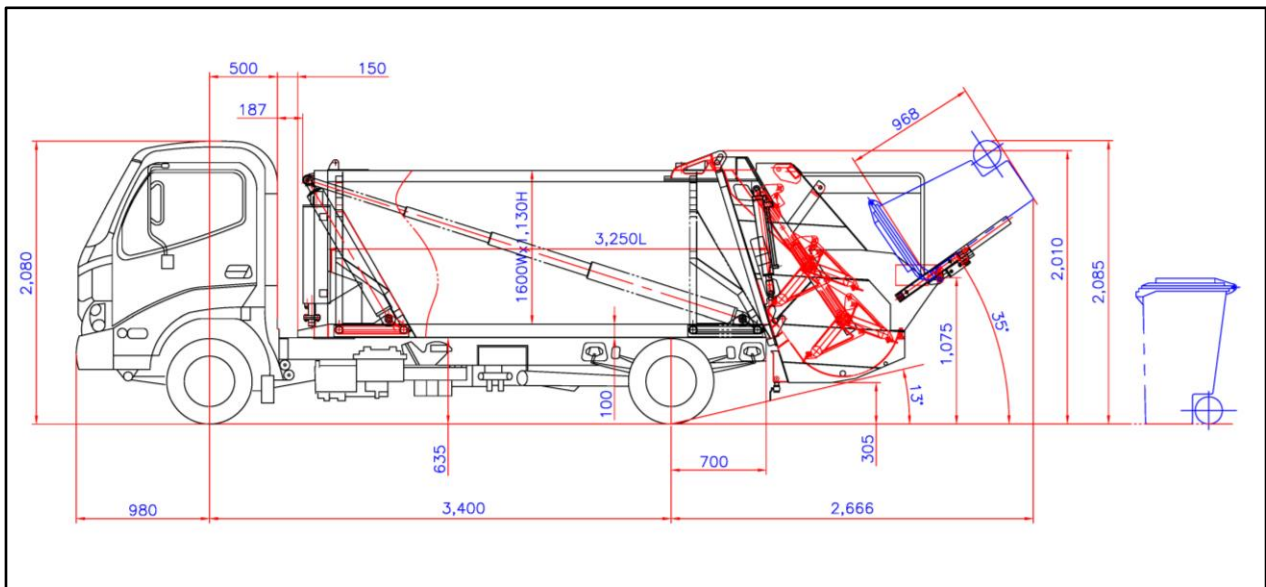


Figure 7: Diagram of a Typical SRV Waste Collection Vehicle

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# PROPOSED MEDICAL CENTRE ON-GOING MEDICAL

---

The proposed development at the subject site includes of a 2-level medical centre which comprises of:

**Ground Level:** 28.5m<sup>2</sup>

- Reception

**First Level:** 213.8m<sup>2</sup>

- 8 Consulting Suites
- Waiting Room
- Office/Meeting Room

## Number of Practitioners, Patients and Operating Hours

The medical centre will operate from 8am-6pm Mon – Fri and 9am-4pm Sat. The following is an estimate including staff numbers.

The operation of the clinic is proposed to:

- Consists of 8 practitioners (inclusive of nurses): and
- Average consultation time of 45 minutes per patient (Based on 10hr Day Mon – Fri)
- Average consultation time of 45 minutes per patient (Based on 7hr Day Sat)

Based on the above assumptions, there will be approx. 75.99 outpatients visiting the dental clinic per week. **Refer to the calculation below:**

10-hours day = 13.33 patients per day and 66.66 patients per week.

7-hours day = 9.33 patients per day and 9.33 patients per week.

Therefore, each practitioner will provide service to 75.99 patients per week and 8 practitioners will provide service to 607.92 patients per week.

## Floor Level Areas

**Ground Level:** 28.5m<sup>2</sup>

- Reception

**First Level:** 213.8m<sup>2</sup>

- 8 Consulting Suites
- Waiting Room
- Office/Meeting Room

## Trading Hours: 6 Days a Week

The medical centre is open – 8am-6pm Mon – Fri and 9am-4pm Sat.

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# ANTICIPATED TYPES OF MEDICAL CENTRE WASTE

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The definitions adopted in this section of the report are those described in the Australian/New Zealand Standard AS/NZS 3816:1998 Management of clinical and related wastes and any subsequent revisions. The following types of waste are generated in typical medical centres;

- 1) Clinical Waste
- 2) Related Waste
- 3) General Waste
- 4) Recyclable Waste

The following section outlines the forementioned types of waste in detail.

## Clinical Waste

These are wastes that have the potential to cause disease, sharps injury or public offence including sharps, human tissue waste, laboratory waste and animal waste resulting from medical or veterinary research or treatment or any other waste. Clinical waste is further categorised into:

- Animal waste: waste arising from the whole or any part of an animal, or excreta.
- Sharps waste: objects or devices having sharp points or protuberances or cutting edges capable of causing a penetrating injury to humans.
- Human tissue waste: body tissue, organs, limbs and any free-flowing liquid body substance e.g. blood; Excludes teeth, hair and nails.
- Laboratory waste: a specimen or culture discarded in the course of medical, dental or veterinary practice or research, including genetically manipulated material and imported biological material or any material grossly contaminated thereby.

## Related Waste

Other wastes generated within health care settings which are contaminated with cytotoxic drugs or other pharmaceuticals, chemicals and radioactive materials and can be further categorised into:

**Chemical waste:** waste material generated from the use of chemicals in medical, dental, veterinary, laboratory, ancillary and disposal procedures.

**Cytotoxic waste:** waste material, including sharps, contaminated with a cytotoxic drug.

**Pharmaceutical waste:** may be generated by various means including, but not limited to:

- a) Expired pharmaceutical products
- b) Pharmaceutical products discarded due to being in a substandard state (e.g., non-compliant storage, damaged or contaminated packaging, failed quality control specifications during manufacture)
- c) Pharmaceutical products returned by patients, discarded by the public, no longer required by the public or no longer required by a healthcare facility
- d) Waste generated by the manufacture or via the administration of pharmaceutical products
- e) Preparations of drugs added to an intravenous solution
- f) Other waste contaminated with pharmaceuticals.

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### **Pharmaceutical wastes exclude:**

- Pharmaceutical drugs and their metabolic by-products excreted by patients undergoing therapy.
- Empty bottles (containing no liquid), empty pill bottles or strip packages where all tablets/capsules have been removed or other similar uncontaminated packaging.
- Materials with trace quantities of pharmaceutical products (with the exception of cytotoxic drugs) such as used syringes and used intravenous sets (although they may be classed as clinical waste including sharps). Empty glass ampoules are classed as sharps and should be disposed of accordingly.
- Simple intravenous solutions such as saline or dextrose, liquid nutrient preparations and electrolyte solutions. These may be disposed of as normal liquids through the sewage system.

### **Radioactive waste:**

Waste material, including sharps, contaminated with a radioisotope which arises from the medical or research use of radionuclide, e.g. during nuclear medicine, radioimmunoassay and bacteriological procedures, which may be of solid, liquid or gaseous form, and which emit a level of radiation above the level set by regulatory authorities as exempt.

***It must be noted that specific health legislation applies to the management of radiological and pharmaceutical wastes: The Radiation Safety Act 1975 and Poisons Act 1964 respectively.***

### General Waste

This waste stream comprises any waste material which is not otherwise specified in the above definitions.

### Recyclable Waste

Are those products, packages or element thereof that can be diverted from the waste stream and through existing processes, be collected, processed and returned to use in the form of raw materials or products.

The majority of waste generated from a typical health facility can be classified as general or recyclable waste. Classification of commonly produced healthcare waste and possible disposal methods is described in **Appendix B**.

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# ANTICIPATED MEDICAL WASTE GENERATION & DISPOSAL

## Clinical and Related Waste

In addition to general wastes, the medical centre has unique wastes generated from its operation, i.e.: Clinical and related waste. Special care needs to be provided to ensure the waste is disposed in a sustainable manner.

The overall objective of any waste treatment process is to render the waste non-hazardous and inoffensive, so that it can be disposed of safely. The treatment process itself must also be controlled so that it does not lead to other environmental problems.

Methods other than incineration are only suitable for treating some of the wastes, so it is essential that wastes are segregated at their source and waste is not sent to be treated by a process that is unsuitable.

It is the responsibility of the waste generator to ensure that all waste types are only sent to treatment facilities that are licenced for those specific waste types. The following table summarises the possible disposal options for different types of waste.

Waste Description	Incineration	Autoclave w/o Shredding	Autoclave & Shredding	Hypochlorite & Shredding	Peroxide, Lime & Shredding	Microwave /Shredding
Sharps	Y	N	Y	Y	Y	Y
Clinical	Y	Y	Y	Y	Y	Y
Human tissue	Y	N	N	N	N	N
Recognisable anatomical body parts	Y	N	N	N	N	N
Cytotoxic	Y	N	N	N	N	N
Pharmaceutical	Y	N	N	N	N	N
Chemical	N	N	N	N	N	N

Table 3: Disposal Options for Different Types of Medical Waste

All clinical and related waste shall be collected by a transporter licensed by the Environment Protection Authority (EPA) to collect and transport such waste. A licensee wishing to transport its own waste is required to be licensed to transport medical waste. The proposed medical centre could occupy a professional clinical waste company such as SteriHealth Clinical Waste Pty Ltd. Refer to **Appendix D** for more information.

As it is assumed that there will be an estimated 609.92 patients per week that the proposed medical centre. Cytotoxic waste generation can be estimated as outlined in the table below;

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Item	% of Patients	No of items
Needles	50	303.96
Plasters	50	303.96
Grease	20	121.58
Syringes	50	303.96
Dripsets	5	30.39
Gowns	1 per practitioner per day	48
Gloves	100	608

Table 4: Anticipated Cytotoxic Generated Waste a Week

Medical Waste Storage Area: A secure waste cupboard will be used for medical waste.

It is clear the cytotoxic generated wastes are high in nature. Therefore, the proposed medical centre can utilise the smaller waste containers for clinical and related waste storage for daily collection from within the consulting rooms that medical waste is generated. The medical waste will be securely collected from all rooms and ferried (using 50L Secure Medical & Clinical Waste Bins) to the locked clinical waste storage area nearby for collected by the clinical waste contractor Clinical & Regulated Waste Services.

However, the management of the centre are advised to monitor the typical usage of these bins and adjust the sizes and collection frequencies accordingly.

A 20L Clinical Waste Pail can also be provided as a precautionary measure in key areas for unforeseen circumstances **(see Appendix D)**.

It is noted that the purple bin will not be placed out for collection. The cytotoxic waste collection can be carried out on site by a medium rigid truck (8.4 metres long) during non-peak periods.

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# MEDICAL WASTE HANDLING AND STORAGE

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## Requirements for Storage of Medical Waste

It is recommended to follow the general practices outlined below when storing medical related wastes at the subject site.

- Contain medical waste in a manner that is not offensive and that minimises the threat to health, safety or the environment.
- Store all containers of medical waste in a secure location – medical waste bins shall be sufficiently screened from vermin. Bins which have been specifically designed to store medical waste are available for purchase through medical waste collection companies such as SITA (**Appendix D & E**).
- Ensure all necessary equipment required to clean and disinfect the area in case of accidental spillage is easily available and accessible.
- Treat any waste mixed with medical waste, as medical waste.
- Sharps such as needles, syringes with needles and surgical instruments are to be handled as follows:
  - 1) The disposal of sharps should not incorporate cutting, bending or any other manipulation that could generate aerosols or splatter contaminated fluids.
  - 2) Place sharps into a suitable container that:
    - a) Is puncture-resistant, leak-proof, shatter-proof and able to withstand heavy handling
    - b) Displays the universal biohazard label and has a label clearly indicating the nature of the contents
    - c) Has an opening which is accessible, safe to use, and designed so that it is obvious when the container is full
    - d) Is sealed when full or ready for disposal
    - e) Can be handled without danger of the contents spilling or falling out.
  - f) Place all medical waste other than sharps in clearly labelled heavy duty yellow plastic bags or wet strength paper bags. Bags intended for domestic use are unsuitable for this waste.
  - g) Tie the bags so as to prevent leakage or expulsion of solid or liquid wastes during storage, handling or transport and ensure they will not be subject to compaction by any compacting device.

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# COLLECTION AND TRANSPORT OF MEDICAL WASTE

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Medical waste shall be collected by a transporter licensed by the Environment Protection Authority (EPA) to collect and transport such waste (such as SteriHealth Clinical Waste Pty Ltd). A licensee wishing to transport its own waste is required to be licensed to transport medical waste.

Medical waste shall be collected for disposal by:

- A person licensed by the EPA for the collection and transport of medical waste.
- A council.

Or transported by a person employed or engaged in the business producing the waste directly to:

- A waste depot licensed by the EPA to receive medical waste.
- A hospital.
- A number of contractors provide services dedicated to the collection and transport of medical waste. Advantages of the use of their services include:
  - An assurance that all medical waste is destroyed by incineration.
  - The use of personnel who are familiar with handling medical waste and who are equipped with appropriate safety clothing, etc. ·
  - A reduced risk to health and safety because the transporter is knowingly handling medical waste the use of containers which can be returned clean and disinfected.
  - The use of containers which remain intact until final disposal.

The medical waste collection can be undertaken on-site, within the car parking area at non-peak times. The medical waste collection will be undertaken by a private contractor, such as J.J.Richards, SITA and Veolia. The following figure illustrates typical medical waste collection vehicles used by SITA. They can be in the form of small to medium rigid vehicles (up to 8.4m long).

The applicant has advised that the frequency of waste collection can be made flexible so that collection is demand dependant. However, in a typical week, up to 2 collection runs can be expected from the medical centre.

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### SITA-MediCollect Truck

SITA-MediCollect Trucks are used for the collection of:

- › Medical/Clinical Waste
- › Quarantine Waste
- › Sanitary Waste
- › Waste for Specialised Treatment i.e. Sterilisation or Incineration

These vehicles are fitted with scales, a tailgate lifter and are also refrigerated.



### SITA-MediCollect Van

The SITA-MediCollect Vans are used for the collection of smaller quantities of:

- › Medical/Clinical Waste
- › Quarantine Waste
- › Sanitary Waste
- › Waste for Specialised Treatment i.e. Sterilisation or Incineration

These vehicles are ideal and efficient in the collection of waste requiring specialised treatment from local surgeries, medical clinics and dental practices.

Figure 8: Typical Medical Waste Collection Vehicles

## Disposal of Medical Waste

Medical waste must be destroyed in an incinerator licensed by the regulatory authority in the state or territory in which the incinerator is located.

- Where an incinerator is not available, such as in remote areas, medical waste may be disposed of at solid waste landfill depots licensed to receive the waste under the following conditions:
- Medical waste must be placed at the foot of the operating face or into a hole excavated at the depot in such a manner as to prevent contact with the public.
- Medical waste must be covered with other wastes or clean fill while the waste transporter is present.

The medical waste transporter should give sufficient notice to the depot operator to allow these arrangements to be carried out.

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# AMENITY

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## Noise

The only noise generated from the waste management at the property will be that of the MGB's being wheeled to / from the waste vehicle emptying the MGB's. Any other noise related to the waste management will be kept to a minimum.

## Ventilation

The waste bin area storage/collection room will require ventilation.

## Security & Communication Strategy

All MGB's will be secured within the waste storage area.

Management and Staff will receive detailed documentation detailing all necessary requirements for safe waste management and handling including all relevant contact information.

## Waste Storage Enclosures & Cleaning Facilities

The private waste contractor will be responsible for keeping the MGB's clean.

**NOTE:** It is recommended that the waste storage/collection room consist of; **(1)** Impervious coated/treated ground surface, ensuring the ground is graded to the sewer (100 mm diameter) floor drain outlet. **(2)** Tap and hose (hose cock must be protected from the waste containers) for use of cleaning the MGBs and waste area. **(3)** Waste educational signage with building management contact details.

## Prevention of Vermin

The occupants will be advised to not overfill the bins so that the lids are closed at all times. It is suggested to place rat traps in the corners of the waste storage areas.

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# MISCELLANEOUS

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## Communal Composting Facility

**NOTE:** Organic waste is a problem in landfill as it produces methane, a harmful greenhouse gas that is 25 times more potent than carbon dioxide. Turning it into compost reduces the impact on the environment and allows waste to become a usable product. Existing landfill sites are also nearing capacity, and the creation of new sites can cause significant detrimental effects through land clearing, loss of habitat for local wildlife, and potential groundwater and soil contamination from the leaching of heavy metals and chemicals.

Management can decide to commit to improving waste management methods by composting in support of social and environmental commitments at the local level by providing a 240L Organic Waste MGB or by using **Bokashi Anaerobic Composting** bins that can be stored indoors or outdoors. It's a great way to turn your kitchen scraps into rich liquid and semi-solid fertiliser.

## Internal Waste Storage

It is suggested that sufficient space, should be provided for interim storage of smaller bins in strategic areas for garbage and recyclables. Space should allow for separate storage of recyclables from the garbage streams. And segregation of organics waste placed in a kitchen caddy for placement within the organic waste bin if an organic waste bin is used.

## Organic (Food/Green) Waste

Gardening waste will not be required. Food waste will be placed in the general waste bin. Please refer to Communal Composting Facility above.

## Bulky Waste

If bulky hard waste collection is required management will organise a private contractor for collection.

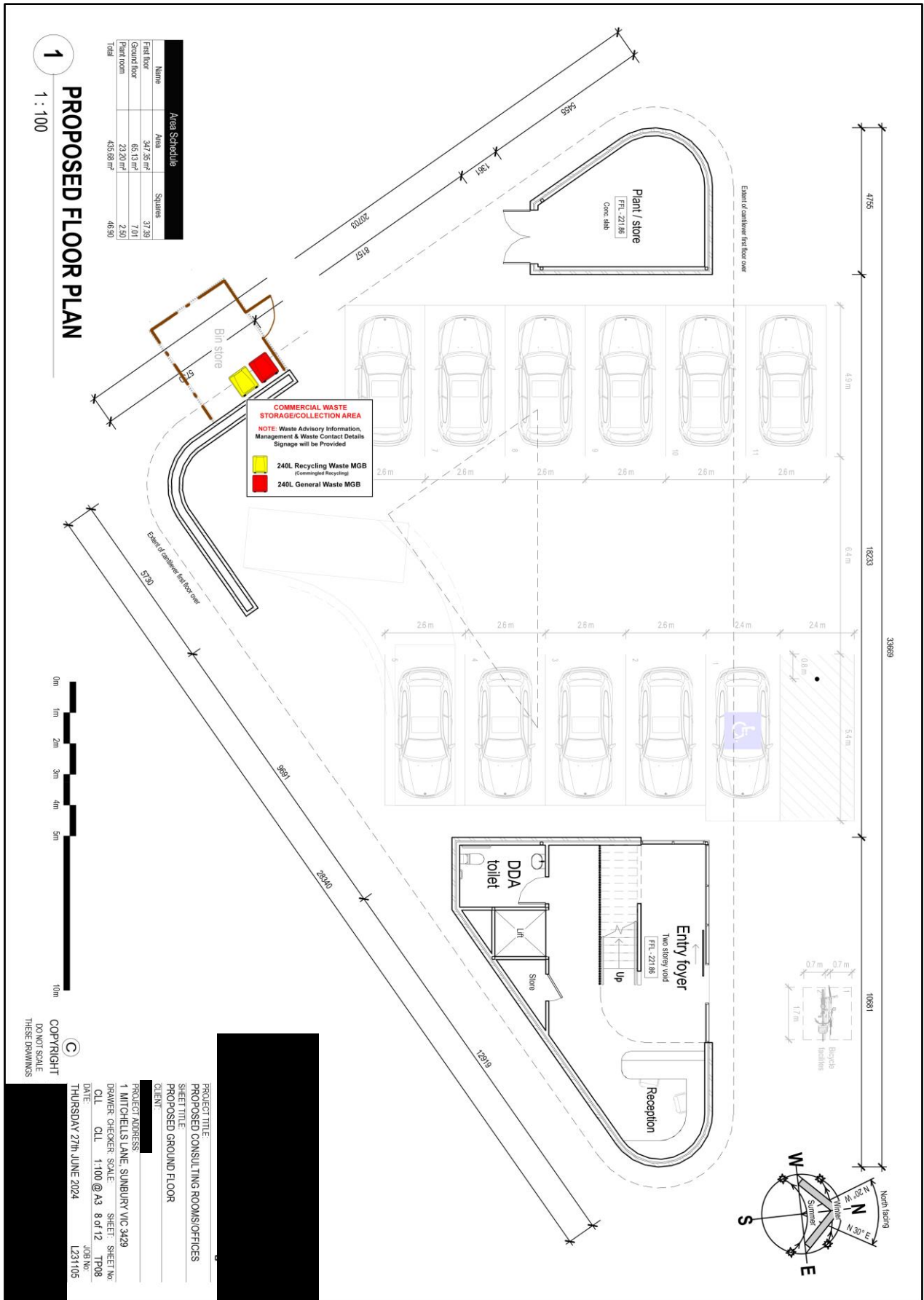
## E-Waste

Recyclable electronic goods include batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes and smoke detectors. E-Waste is expected to be minimal therefore, all waste will be placed in a small impermeable surface container and management will organise for the E-Waste to be taken to a registered E-Waste Re-Processor as required.

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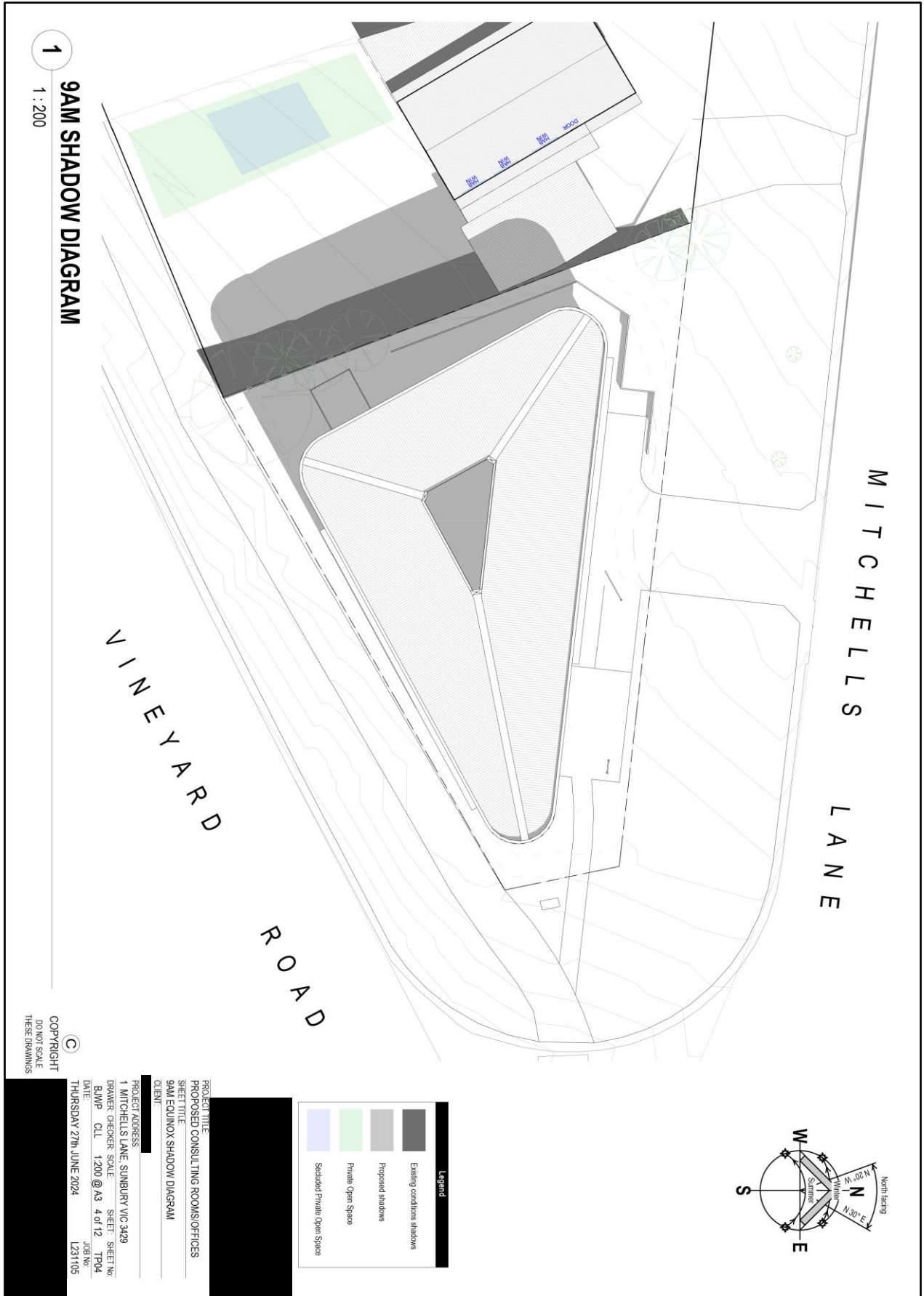
Area Schedule		
Name	Area	Squares
First floor	347.25 m <sup>2</sup>	37.39
Ground floor	65.13 m <sup>2</sup>	7.01
Plant room	23.20 m <sup>2</sup>	2.50
Total	435.58 m <sup>2</sup>	46.90

**2**  
1 : 100  
**FIRST FLOOR PLAN**

©  
COPYRIGHT  
DO NOT SCALE  
THESE DRAWINGS

PROJECT TITLE:  
PROPOSED CONSULTING ROOMS/OFFICES  
SHEET TITLE:  
PROPOSED FIRST FLOOR  
CLIENT:  
PROJECT ADDRESS:  
1 MITCHELLS LANE, SUNBURY VIC 3429  
DRAWER CHECKER SCALE: SHEET SHEET NO:  
CLL CLL 1:100 @ A3 9 of 12 TP09  
DATE: THURSDAY 27th JUNE 2024 JCB No: L231105

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## APPENDIX B – WASTE DESCRIPTORS

Classification	Examples	On-Site Management	Disposal Option
<b>General</b>  Waste that is not capable of being recycled, processed, or reused.	<b>General waste will include:</b> <ul style="list-style-type: none"> <li>✓ Dressings not saturated with blood or body fluids.</li> <li>✓ Sanitary napkins.</li> <li>✓ Disposable nappies.</li> <li>✓ Incontinence pads.</li> <li>✓ Colostomy bags.</li> <li>✓ Drained urine bags.</li> <li>✓ Drained dialysis waste (including tubing, bags, dialyser).</li> <li>✓ Gowns, gloves, masks.</li> <li>✓ IV flasks and tubing without sharps.</li> <li>✓ Oxygen tubing / masks / nebulizers.</li> <li>✓ Suction tubing.</li> <li>✓ Disposable kidney dishes / bowls / receptacles.</li> <li>✓ Emesis bags.</li> <li>✓ Enteral feeding bags and tubing.</li> </ul>	General waste can be disposed of into clear / opaque or black plastic bags.  No regulated labelling however the bins should clearly state they are for general waste.	Landfill
<b>Clinical</b>	<b>Clinical waste includes:</b> <ul style="list-style-type: none"> <li>✓ Human tissue.</li> <li>✓ Placenta.</li> <li>✓ Liquid blood / body fluid.</li> <li>✓ Dressings saturated with blood / body fluids.</li> <li>✓ Any tubing containing blood.</li> <li>✓ Anatomical waste (body parts).</li> <li>✓ Sealed suction canisters containing blood / body fluids.</li> </ul>	All clinical waste is to be disposed of into clinical waste bins that meet the labelling and colour coding requirements AS / NZ 3816.  Plastic liners are to conform to colour coding.	Refer OD clinical wastes.
<b>Sharps</b>	Any object or device that has sharp points or protuberances or cutting edges capable causing a penetrating injury to humans.	The users of any sharps are responsible for the immediate and safe disposal into a sharps container that meets Australian standards.	Refer OD clinical wastes.
<b>Laboratory</b>	Microbiological cultures.  For remote areas only, where autoclaves are not available.	Bag and place in yellow bins for incineration.  Autoclave prior to disposal in yellow bins for incineration.  Microwave prior to removal off site.	Incineration.  Incineration.  Incineration (preferred) or supervised landfill as available.
	Tissue samples.	As per clinical waste.	

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# APPENDIX C – CYTOTOXIC WASTE MANAGEMENT



What is Cytotoxic Waste? Cytotoxics are the most hazardous of the pharmaceutical wastes. They are capable of impairing, injuring or killing cells and many have a direct irritant effect upon skin, eyes, mucous membranes and other tissue. They can cause local toxic and/or allergic reactions. They need to be handled very carefully as even very small quantities can be hazardous. These wastes have special handling, packaging and disposal requirements. Cytotoxic waste must be packaged inside, puncture resistant, leak proof purple containers. All cytotoxic waste, including contaminated sharps, must be segregated and identified by colour. All Medical waste offers a large range of cytotoxic containers and waste bins specifically designed for the purpose of collecting needles, syringes and other sharps objects during Cytotoxic drug administration therapy.

Our friendly, informed sales consultants would be happy to supply you with further information and/or a prompt obligation-free survey and quote at your convenience.



#### **1.4 Litre Cytotoxic Container**

– is practical for smaller facilities.



#### **5 Litre Cytotoxic Container**

– practical for smaller facilities.



#### **12 Litre Cytotoxic Container**



#### **19 Litre Cytotoxic Container**

– is a economical container for all types of bulky Cytotoxic waste.

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# APPENDIX D – CLINICAL WASTE MANAGEMENT



Biohazard/Clinical and related waste are classed as waste which has the potential to cause injury, infection and offence to the general population. Sharps, human tissue waste, laboratory waste, animal waste resulting from medical, dental or veterinary research or treatment has the potential to cause disease. Other related waste arising from sources specified by a health facility falls within this category. Related waste is defined as waste within the biohazard/clinical waste stream which constitute, or are contaminated with, cytotoxic drugs, chemicals and pharmaceuticals. Definitions include all waste contaminated with human or animal matter originating from any patient care area, surgery, health or transport facility and any autopsy, surgical, pathological, dental and veterinary or laboratory procedure. It includes bone and other tissue, swabs, bandages, blood samples and disposable surgical hardware.

All Medical Waste Australia provides health care professional with a complete, cost-effective, environmentally sound contaminated medical waste disposal service. We provide a range of clinical waste bins and sharps disposal containers for the safe collection of Clinical Waste at the client's location.

All our waste bins are sturdy with a safety locking lid to prevent removal or spillage of contents. Waste bins are delivered clean, fully lined and are designed to meet all safety requirements. Our waste bins are treated according to the standards set by E.P.A. Once collected they are transported using specially designed vehicles to an approved E.P.A. facility and are disposed of. The frequency of medical waste collection can be daily, weekly, fortnightly, monthly or at a frequency to suit every client's requirements. We have been particularly successful at tailoring medical waste removal from a dentist and medical clinics generating smaller volumes of hazardous medical waste and where a more customised service is needed for the medical waste disposal and medical waste management.



#### Cylindrical 50 Litre Clinical Waste Bins

- Heavy Duty Construction
- With Lockable Lids via a bar which "clicks" into place over the top of the lid for transportation and carrying.



#### 36 Litre Clinical Waste Bin

- If space is an issue our 36 Litre bins will fit snug into tight corners.



#### Hands Free Clinical Waste Bins (Reduces risk of pathogen transfer)

- Using a foot-pedal opening bin now means hand contact with the bin is no longer required. This results in a dramatic reduction in the pathogen transfer risk that currently exists with standard clinical waste bins. Our foot pedal bin range consist of 4 sizes 30Lt, 45Lt, 70Lt & 85Lt.



#### Clinical Waste – Wheelie Bins

- Available in lockable 120 , 240, 660 & 1100 Litre sizes. The 120 Litre waste bin is suitable for outside storage for medium sized surgeries or clinics. Our 240, 660 & 1100 Litre waste bins are recommended for outside storage, large surgeries, nursing homes, hospitals and clinics. All our waste bins are delivered clean, fully lined and are designed to meet all safety requirements.

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## DISPOSABLE SHARPS CONTAINERS

Our Disposable Sharps Containers are a well established, safe, efficient and economical means by which needles and syringes can be collected for sterilisation and destruction. They are robust, pre-assembled and stocked items. They are manufactured locally in Australia to comply with Australian Standards AS4031-1992. All containers are rigorously tested for non-penetrability.

The BIO-CAN is a single piece unit (not a nested container) nor does it require any assembly by your staff. This ensures you have great piece of mind when it comes to safety, with no chance of containers falling apart when full if accidentally knocked over.

The range includes a variety of containers for various applications, as well as Cytotoxic container options. They can be safely autoclaved and incinerated as part of the controlled destruction process. A special fitting is also offered for the removal of needles from various syringes.

Please note that correct procedures need to be in place whenever sharps containers are used and the OH & S Officer should be consulted.

### Openings

We offer the option of a screw top or funnel top on almost every size of BIO-CAN. That way you can choose the container to suit your preference or application. Either option are secured to the container by a plastic strap.

Screw top



Open

Closed

Funnel Top/Push Cap



Open

Closed

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## SHARPS DISPOSAL

Sharps are defined as discarded objects or devices capable of cutting or penetrating the skin, eg hypodermic needles, Pasteur pipettes, contaminated broken glass, diabetic needle disposal units, razors and scalpel blades. Various hard plastic items, such as broken plastic pipettes, are also classified as sharps.

All sharps have the potential to cause injury through cuts or puncture wounds. In addition, many sharps are contaminated with blood or body fluids, microbiological materials, toxic chemicals or radioactive substances, posing a risk of infection or illness if they penetrate the skin. It is, therefore, essential to follow safe procedures when using and disposing of sharps.

When dealing with the hazards of used injecting equipment, it is essential that safety is not compromised in any way and that's why we only supply the best quality sharps containers which meet with the AUSTRALIAN STANDARDS ACCREDITATION – AS4031:1992.

Sharps must be placed into a sharps container as soon as possible after use. To avoid needlestick injuries, needles/syringes must not be re-capped. Sharps containers must not be filled above the marked fill line.

All Medical Waste can provide you with a large range of Australian-approved sharps disposal containers ranging from 1.4 litre up to 60-litre capacity. These sharps disposal containers can have lockable wall mounted storage units, mounting frames, brackets, trolleys or free-standing baskets.

### Sharps Disposal

**All Medical Waste Australia will deliver and pick-up your sharps container with one phone call.**

- One stop deliver and pick-up
- Cost effective
- No large volume re-ordering
- Reliable service
- Choice of sizes
- Metal wall mounted Sharp Safe option
- Scheduled "no ring" service available
- No storage headaches



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## Capabilities

- Energy Rating Reports (Excl. ACT)
  - Class 1a
  - Class 2
  - Expert Witness Reports
- Site Management Plans
- Sustainable Design Assessments/Management Plans
  - WSUD Reports
  - BESS Reports
  - TP NatHERS Reports
- Part 3.12 DTS Reports (Vol. 2)
  - Artificial Lighting Calculator
  - Glazing Calculator
  - Building Fabric Specification
- And more... Enquire about our range of services today!
- Great Turnaround Times, High Quality Work & Service at a Competitive Rate

## SUSTAINABLE DESIGN ASSESSMENT REPORT

1 Mitchells Lane, Sunbury

Municipality: Hume City Council

Planning Number: P26083

Applicant: Leemon Design

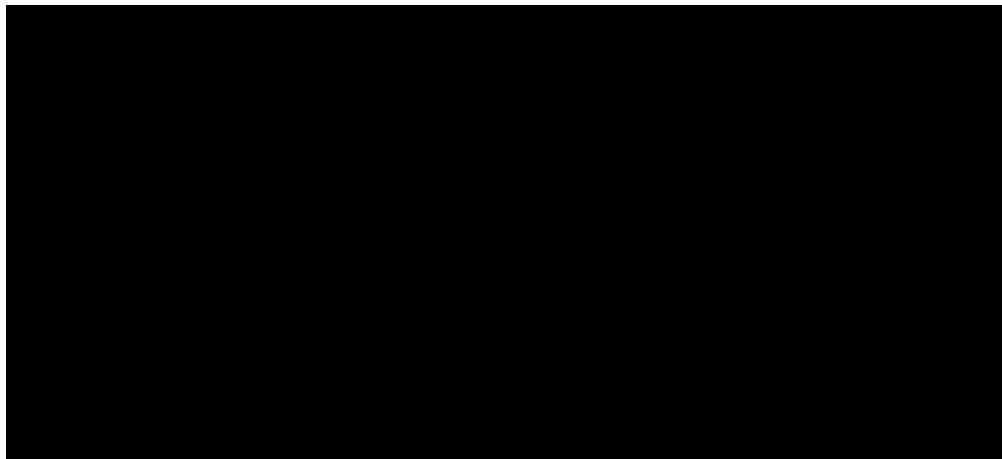
Dated: 28 August 2024

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*SDA Summary*

This report identifies that the building in this development achieve:

- The BESS assessment concludes that the proposed development achieves the minimum BESS score of 50%. See BESS Report attached
- The Melbourne Water storm calculator demonstrates the development achieves a STORM Rating of 100%. Refer WSUD Plan attached



Assessment Details:	
[Redacted]	
Documentation Details:	<b>This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.</b>
Project: L231105	
Revision: REV – THURSDAY 27 <sup>th</sup> JUNE 2024	
Sheets: TP01 – TP12	Page   2



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*Development Information & Methodology*

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The purpose of this report is to assess the Sustainability Objectives of the new development located at **1 Mitchells Lane, Sunbury**. The proposed development involves the construction of Class 9a.

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Category/Overall BESS Score: 57%	Commitments	Score
<b>Management:</b>		<b>0%</b>
<ul style="list-style-type: none"> <li>➤ ESD officer present at PRE-APP Meeting:</li> <li>➤ Preliminary Section J/JV3 Assessment:</li> <li>➤ Individual Utility Meters:</li> <li>➤ Common Area Services Submetered:</li> <li>➤ Building Users Guide Issued:</li> </ul>	<p><b>Not Present</b>  <b>Completed</b>  <b>Scoped Out, Single Tenant</b>  <b>Scoped Out, Single Tenant</b>  <b>None Supplied</b></p>	
<b>Water:</b>		<b>75%</b>
<ul style="list-style-type: none"> <li>➤ Purple Pipe or On-site Water Recycling:</li> <li>➤ Swimming pool:</li> <li>➤ Rainwater Tanks:</li> <li>➤ Bath Size:</li> <li>➤ Fixtures, Fittings &amp; Connections: <ul style="list-style-type: none"> <li>○ Showerhead:</li> <li>○ Kitchen Taps:</li> <li>○ Bathroom Taps:</li> <li>○ Dishwashers:</li> <li>○ WC:</li> <li>○ Washing Machine:</li> </ul> </li> <li>➤ Water Efficient Landscaping:</li> <li>➤ 80% Reduction on AC &amp; Sprinkler System:</li> </ul>	<p><b>No</b>  <b>None</b>  <b>&gt;5000L with Tap attached &amp; connected to WC</b>  <b>Scoped Out (No Baths Proposed)</b></p> <p><b>Scoped Out (No Showers Proposed)</b>  <b>5 Star WELS or greater</b>  <b>5 Star WELS or greater</b>  <b>4 Star WELS or greater</b>  <b>4 Star WELS or greater</b>  <b>Scoped Out (No Laundry)</b></p> <p><b>No</b>  <b>No</b></p>	
<b>Energy:</b>		<b>72%</b>
<ul style="list-style-type: none"> <li>➤ Installing a Solar Photovoltaic (PV) System:</li> <li>➤ Installing Other Renewable System(s):</li> <li>➤ Energy Supply to Building:</li> <li>➤ Cogeneration/Trigeneration System?</li> <li>➤ Satisfied BESS DTS Energy?:</li> </ul>	<p><b>No</b>  <b>No</b>  <b>All Electric</b>  <b>No</b>  <b>Yes, Completely Satisfied</b></p>	

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*BESS Assessment – Commitments (Continued)*

BESS assessment has been undertaken and the following items have been actioned or shown on the drawings or quantified in the assessment.

<b>BESS Category:</b>	<b>Commitments</b>	<b>Score</b>
Energy:(Continued)		<b>72%</b>
<ul style="list-style-type: none"> <li>➤ Carpark Ventilation:</li> <li>➤ 20% Reduction in W/m2:</li> </ul>	<b>Scoped Out (No Enclosed Carpark)</b> <b>Yes</b>	
Stormwater:		<b>100%</b>
<ul style="list-style-type: none"> <li>➤ STORM score achieved:</li> </ul>	<b>Refer to WSUD Plan (Min. 100%)</b>	
IEQ: (Indoor Environmental Quality)		<b>75%</b>
<ul style="list-style-type: none"> <li>➤ BESS IEQ Dts Satisfied?:</li> <li>➤ Floor Area % of 2% Daylight Factor:</li> <li>➤ Natural Ventilation:</li> <li>➤ CO2 Concentrations:</li> <li>➤ Effective Shading:</li> <li>➤ Ceiling Fans:</li> <li>➤ Paint, Sealants &amp; Adhesive Requirement:</li> <li>➤ Does Carpet meet Emission Limit Req?:</li> <li>➤ Does Wood meet Emission Limit Req?:</li> </ul>	<b>Yes</b> <b>80%</b> <b>80%</b> <b>800ppm</b> <b>80%</b> <b>0% of regular use areas have ceiling fans</b> <b>Yes, to be Satisfied</b> <b>Yes, if installed</b> <b>Yes, if installed</b>	
Additional Notes for IEQ		
Where mechanical ventilation systems are proposed to regular use areas (non-residential buildings), they shall be designed to monitor and maintain CO2 concentrations at 800ppm		
Transport:		<b>25%</b>
<ul style="list-style-type: none"> <li>➤ Employee Bicycle Spaces:(Commercial)</li> <li>➤ Vistor Bicycle Spaces:(Commercial)</li> <li>➤ Electrical Vehicle Charging:</li> <li>➤ Car Sharing Scheme:</li> <li>➤ Motorbike Spaces:</li> </ul>	<b>2 Spaces</b> <b>None</b> <b>None</b> <b>None Present</b> <b>None Present</b>	
Waste:		<b>0%</b>
<ul style="list-style-type: none"> <li>➤ Min. 30% Reuse Existing Building?</li> <li>➤ Management of Food &amp; Garden Waste:</li> <li>➤ Ease of Access for Recycling:</li> </ul>	<b>No</b> <b>No</b> <b>Not Satisfied</b>	

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*BESS Assessment – Commitments (Continued)*

BESS assessment has been undertaken and the following items have been actioned or shown on the drawings or quantified in the assessment.

<b>BESS Category:</b>	<b>Commitments</b>	<b>Score</b>
Urban Ecology:		<b>37%</b>
<ul style="list-style-type: none"><li>➤ Communal Spaces:</li><li>➤ Site Vegetation Cover:</li><li>➤ Green Roofs, Walls:</li><li>➤ Food Production:(Commercial)</li></ul>	<b>None Provided</b> <b>26% Vegetated Area</b> <b>None Present</b> <b>No Areas Provided</b>	
Innovation:		<b>0%</b>
<ul style="list-style-type: none"><li>➤ Innovative Ideas/Measures Imposed:</li></ul>	<b>None Imposed</b>	

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*Additional Sustainable Measures*

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- The site must incorporate the use of low VOC paints for internal walls



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*Additional Sustainable Measures*

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- The site must incorporate the use of certified/recycled/reused timber that are FSC (Forest Stewardship Council) or PEFC (Program for the Endorsement of Forest Certification)



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**WATER SENSITIVE URBAN DESIGN NOTES:**

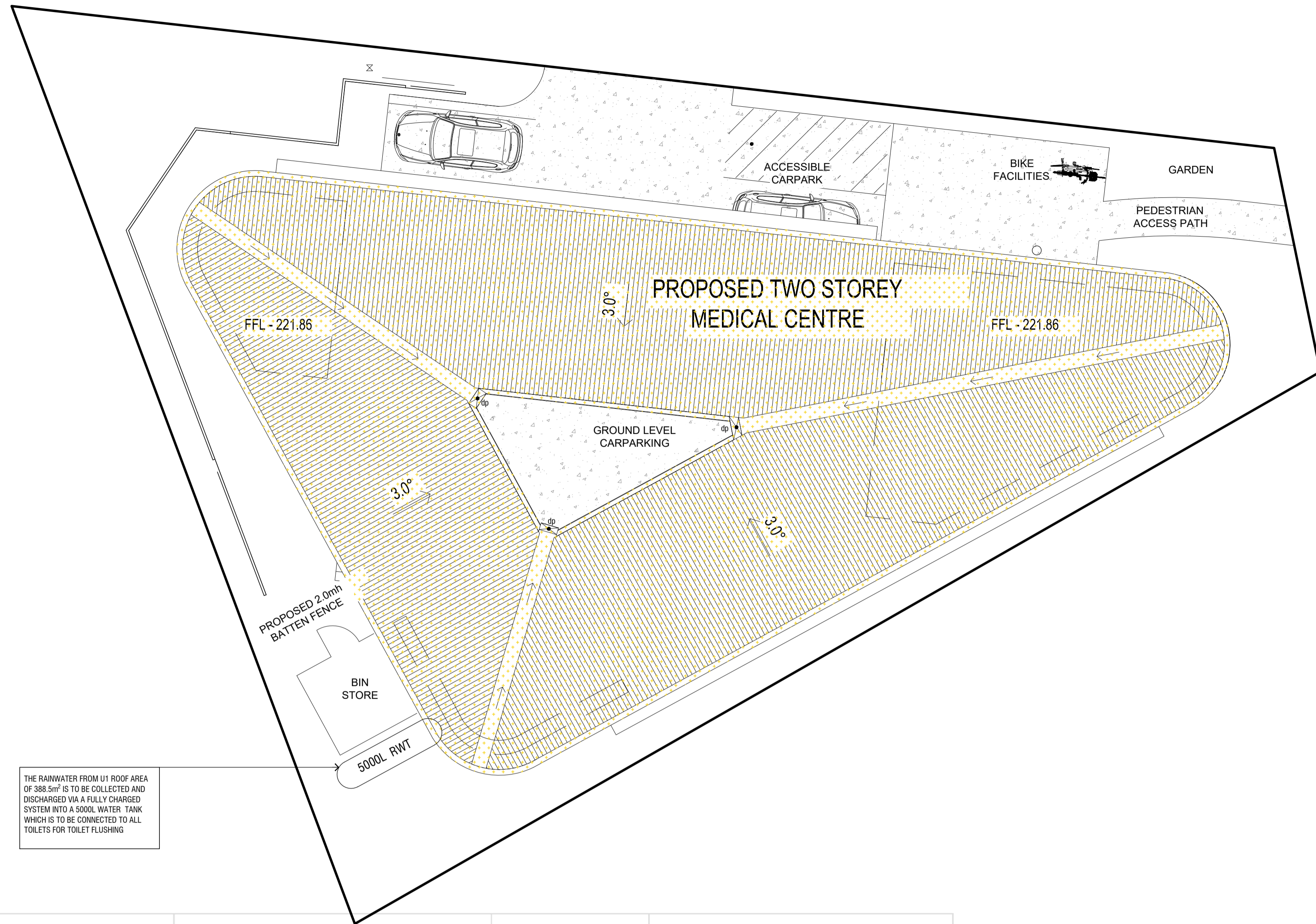
- ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER
- EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS
- THE TANKS MUST BE USED ONLY FOR REUSE AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)
- GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.
- IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB
- THE OVERFLOW SYSTEMS FOR THE RAINWATER TANKS TO BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS
- THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

**MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)**

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

**LEGEND**

- CONCRETE SURFACE UNTREATED
- ROOF AREA (UNTREATED)
- ROOF AREA TO RAINWATER TANK
- 5000L RWT
- SELECTED WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- PROPOSE DOWN PIPE LOCATION



THE RAINWATER FROM 111 ROOF AREA OF 388.5m<sup>2</sup> IS TO BE COLLECTED AND DISCHARGED VIA A FULLY CHARGED SYSTEM INTO A 5000L WATER TANK WHICH IS TO BE CONNECTED TO ALL TOILETS FOR TOILET FLUSHING



**STORM Rating Report**

TransactionID:	0					
Municipality:	HUME					
Rainfall Station:	HUME					
Address:	1 MITCHELLS LANE					
	SUNBURY					
	VIC 3429					
Assessor:	[REDACTED]					
Development Type:	Commercial/Retail					
Allotment Site (m2):	740.00					
STORM Rating %:	100					
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
ROOF-RWT	388.50	Rainwater Tank	5,000.00	15	129.90	74.00
CARPARK/PATHWAY-UNTREATED	114.10	None	0.00	0	0.00	0.00
Date Generated:	17-Aug-2024					

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# BESS Report

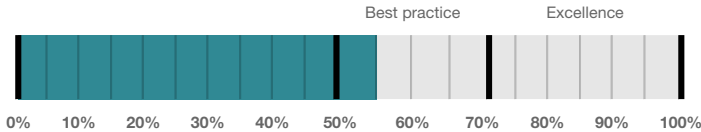
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 1 Mitchells Ln Sunbury Victoria 3429. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

## Your BESS Score



# 57%

## Project details

Address 1 Mitchells Ln Sunbury Victoria 3429  
 Project no A321CC7E-R1  
 BESS Version BESS-8

Site type Non-residential development

Account [Redacted]

Application no. P26083

Site area 740.00 m<sup>2</sup>

Building floor area 384.00 m<sup>2</sup>

Date 28 August 2024

Software version 2.0.0-B.553



## Performance by category

● Your development ● Maximum available

Category	Weight	Score	Pass
Management	5%	0%	*
Water	9%	75%	✓
Energy	28%	72%	✓
Stormwater	14%	100%	✓
IEQ	17%	75%	✓
Transport	9%	25%	*
Waste	6%	0%	*
Urban Ecology	6%	37%	*
Innovation	9%	0%	*

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## Buildings

Name	Height	Footprint	% of total footprint
Building 1	2	384 m <sup>2</sup>	100%

## Dwellings & Non Res Spaces

### Non-Res Spaces

Name	Quantity	Area	Building	% of total area
<b>Other building</b>				
Other building 1	1	384 m <sup>2</sup>	Building 1	100%
<b>Total</b>	<b>1</b>	<b>384 m<sup>2</sup></b>	<b>100%</b>	

## Supporting information

### Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Urban Ecology 2.1	Location and size of vegetated areas		-

### Supporting evidence

Credit	Requirement	Response	Status
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 1.4	A short report detailing assumptions used and results achieved.		-

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## Credit summary

### Management Overall contribution 4.5%

		0%
1.1 Pre-Application Meeting		0%
2.3 Thermal Performance Modelling - Non-Residential		0%
3.2 Metering - Non-Residential		N/A ✦ Scoped Out
		Individual Tenant
3.3 Metering - Common Areas		N/A ✦ Scoped Out
		Individual Tenant
4.1 Building Users Guide		0%

### Water Overall contribution 9.0%

		Minimum required 50%	75%	✓ Pass
1.1 Potable Water Use Reduction			86%	
3.1 Water Efficient Landscaping			100%	
4.1 Building Systems Water Use Reduction			0%	

### Energy Overall contribution 27.5%







		Minimum required 50%	72%	✓ Pass
1.1 Thermal Performance Rating - Non-Residential			37%	
2.1 Greenhouse Gas Emissions			100%	
2.2 Peak Demand			100%	
2.6 Electrification			100%	
2.7 Energy consumption			100%	
3.1 Carpark Ventilation			N/A ✦ Scoped Out	
				Car is n
3.2 Hot Water			100%	
3.7 Internal Lighting - Non-Residential			100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)			N/A ✦ Scoped Out	
				No cogeneration or trigeneration system in use.
4.2 Renewable Energy Systems - Solar			0%	⊘ Disabled
				No solar PV renewable energy is in use.
4.4 Renewable Energy Systems - Other			N/A ✦ Scoped Out	
				No other (non-solar PV) renewable energy in use.

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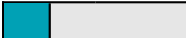

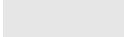
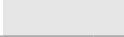
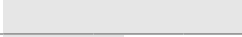
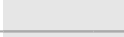
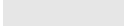
**Stormwater Overall contribution 13.5%**

	Minimum required 100%	100%	✓ Pass
1.1 Stormwater Treatment		100%	

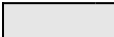

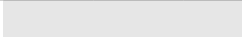
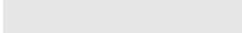
**IEQ Overall contribution 16.5%**

	Minimum required 50%	75%	✓ Pass
1.4 Daylight Access - Non-Residential		80%	✓ Achieved
2.3 Ventilation - Non-Residential		75%	✓ Achieved
3.4 Thermal comfort - Shading - Non-Residential		86%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	
4.1 Air Quality - Non-Residential		100%	







**Transport Overall contribution 9.0%**

		25%	
1.4 Bicycle Parking - Non-Residential		100%	
1.5 Bicycle Parking - Non-Residential Visitor		0%	
1.6 End of Trip Facilities - Non-Residential		0%	
2.1 Electric Vehicle Infrastructure		0%	
2.2 Car Share Scheme		0%	
2.3 Motorbikes / Mopeds		0%	

**Waste Overall contribution 5.5%**

		0%	
1.1 - Construction Waste - Building Re-Use		0%	
2.1 - Operational Waste - Food & Garden Waste		0%	
2.2 - Operational Waste - Convenience of Recycling		0%	

**Urban Ecology Overall contribution 5.5%**

		37%	
1.1 Communal Spaces		0%	
2.1 Vegetation		75%	
2.2 Green Roofs		0%	
2.3 Green Walls and Facades		0%	
3.2 Food Production - Non-Residential		0%	

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**Innovation Overall contribution 9.0%**

		0%
1.1 Innovation		0%

**Credit breakdown**

**Management** Overall contribution 0%

<b>1.1 Pre-Application Meeting</b>		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
<b>2.3 Thermal Performance Modelling - Non-Residential</b>		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?	
Question	Criteria Achieved ?	
Other building	No	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Other building	No	
<b>3.2 Metering - Non-Residential</b>		N/A <span style="color: orange;">✦</span> Scoped Out
This credit was scoped out	Individual Tenant	
<b>3.3 Metering - Common Areas</b>		N/A <span style="color: orange;">✦</span> Scoped Out
This credit was scoped out	Individual Tenant	
<b>4.1 Building Users Guide</b>		0%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	No	

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**Water** Overall contribution 7% Minimum required 50%

<b>Water Approach</b>	
What approach do you want to use for Water?:	Use the built in calculation tools
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
<b>Fixtures, fittings &amp; connections profile</b>	
Showerhead:	Scope out
Bath:	Scope out
Kitchen Taps:	>= 5 Star WELS rating
Bathroom Taps:	>= 5 Star WELS rating
Dishwashers:	>= 4 Star WELS rating
WC:	>= 4 Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	Scope out
Which non-potable water source is the dwelling/space connected to?:	Tank 1
<b>Rainwater tank profile</b>	
What is the total roof area connected to the rainwater tank?: Tank 1	388 m <sup>2</sup>
Tank Size: Tank 1	5,000 Litres
Irrigation area connected to tank: Tank 1	10.0 m <sup>2</sup>
Is connected irrigation area a water efficient garden?: Tank 1	Yes
Other external water demand connected to tank?: Tank 1	0.0 Litres/Day

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<b>1.1 Potable Water Use Reduction</b>		86%
Score Contribution	This credit contributes 71.4% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	354 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	263 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	143 kL	
Output	% Reduction in Potable Water Consumption	
Project	59 %	
Output	% of connected demand met by rainwater	
Project	100 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	37 kL	
<b>3.1 Water Efficient Landscaping</b>		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	
<b>4.1 Building Systems Water Use Reduction</b>		0%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?	
Question	Criteria Achieved ?	
Project	No	

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**Energy** Overall contribution 20% Minimum required 50%

Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	Yes
Do all exposed floors and ceilings (forming part of the envelope) demonstrate meeting the required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes
<b>1.1 Thermal Performance Rating - Non-Residential</b>	37%
Score Contribution	This credit contributes 36.4% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?
<b>2.1 Greenhouse Gas Emissions</b>	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
<b>2.2 Peak Demand</b>	100%
Score Contribution	This credit contributes 4.5% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?
<b>2.6 Electrification</b>	100%
Score Contribution	This credit contributes 13.6% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes
<b>2.7 Energy consumption</b>	100%
Score Contribution	This credit contributes 18.2% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
<b>3.1 Carpark Ventilation</b>	N/A  Scoped Out
This credit was scored	

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<b>3.2 Hot Water</b>	100%
Score Contribution	This credit contributes 4.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?
<b>3.7 Internal Lighting - Non-Residential</b>	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?
Question	Criteria Achieved ?
Other building	Yes
<b>4.1 Combined Heat and Power (cogeneration / trigeneration)</b>	N/A <span style="color: orange;">✦</span> Scoped Out
This credit was scoped out	No cogeneration or trigeneration system in use.
<b>4.2 Renewable Energy Systems - Solar</b>	0% <span style="color: grey;">⊘</span> Disabled
This credit is disabled	No solar PV renewable energy is in use.
<b>4.4 Renewable Energy Systems - Other</b>	N/A <span style="color: orange;">✦</span> Scoped Out
This credit was scoped out	No other (non-solar PV) renewable energy is in use.

**Stormwater** Overall contribution 14% Minimum required 100%

<b>Which stormwater modelling software are you using?:</b>	Melbourne Water STORM tool
<b>1.1 Stormwater Treatment</b>	100%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	STORM score achieved
Project	100
Output	Min STORM Score
Project	100

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**IEQ** Overall contribution 13% Minimum required 50%

<b>1.4 Daylight Access - Non-Residential</b>		80%	✓ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the nominated floor area has at least 2% daylight factor?		
Question	Percentage Achieved?		
Other building	80 %		
<b>2.3 Ventilation - Non-Residential</b>		75%	✓ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the regular use areas are effectively naturally ventilated?		
Question	Percentage Achieved?		
Other building	80 %		
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?		
Question	Percentage Achieved?		
Other building	0 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Other building	800 ppm		
<b>3.4 Thermal comfort - Shading - Non-Residential</b>		86%	
Score Contribution	This credit contributes 17.6% towards the category score.		
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?		
Question	Percentage Achieved?		
Other building	80 %		
<b>3.5 Thermal Comfort - Ceiling Fans - Non-Residential</b>		0%	
Score Contribution	This credit contributes 5.9% towards the category score.		
Criteria	What percentage of regular use areas in tenancies have ceiling fans?		
Question	Percentage Achieved?		
Other building	0 %		
<b>4.1 Air Quality - Non-Residential</b>		100%	
Score Contribution	This credit contributes 5.9% towards the category score.		
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?		
Question	Criteria Achieved ?		
Other building	Yes		
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?		
Question	Criteria Achieved ?		
Other building	Yes		

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Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

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**Transport** Overall contribution 2%

<b>1.4 Bicycle Parking - Non-Residential</b>		100%
Score Contribution	This credit contributes 25% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Other building	Yes	
Question	Bicycle Spaces Provided ?	
Other building	2	
<b>1.5 Bicycle Parking - Non-Residential Visitor</b>		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Other building	No	
Question	Bicycle Spaces Provided ?	
Other building	0	
<b>1.6 End of Trip Facilities - Non-Residential</b>		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?	
Question	Number of showers provided ?	
Other building	0	
Question	Number of lockers provided ?	
Other building	0	
Output	Min Showers Required	
Other building	1	
Output	Min Lockers Required	
Other building	2	
<b>2.1 Electric Vehicle Infrastructure</b>		0%
Score Contribution	This credit contributes 25% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	No	

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<b>2.2 Car Share Scheme</b>		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Has a formal car sharing scheme been integrated into the development?	
Question	Criteria Achieved ?	
Project	No	
<b>2.3 Motorbikes / Mopeds</b>		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?	
Question	Criteria Achieved ?	
Project	No	

**Waste** Overall contribution 0%

<b>1.1 - Construction Waste - Building Re-Use</b>		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
<b>2.1 - Operational Waste - Food &amp; Garden Waste</b>		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	
<b>2.2 - Operational Waste - Convenience of Recycling</b>		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	No	

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**Urban Ecology** Overall contribution 2%

<b>1.1 Communal Spaces</b>		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m <sup>2</sup> for each of the first 50 occupants * Additional 0.5m <sup>2</sup> for each occupant between 51 and 250 * Additional 0.25m <sup>2</sup> for each occupant above 251?	
Question	Common space provided	
Other building	0.0 m <sup>2</sup>	
Output	Minimum Common Space Required	
Other building	19 m <sup>2</sup>	
<b>2.1 Vegetation</b>		75%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	26 %	
<b>2.2 Green Roofs</b>		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
<b>2.3 Green Walls and Facades</b>		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
<b>3.2 Food Production - Non-Residential</b>		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	What area of space per occupant is dedicated to food production?	
Question	Food Production Area	
Other building	0.0 m <sup>2</sup>	
Output	Min Food Production Area	
Other building	5 m <sup>2</sup>	

**Innovation** Overall contribution 0%

<b>1.1 Innovation</b>		0%
Score Contribution	This credit contributes 0% towards the category score.	
Criteria	What percentage of the total floor area is dedicated to innovation (maximum)?	

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## Disclaimer

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# KEEPING OUR STORMWATER CLEAN



## A BUILDER'S GUIDE

Information to help you control sediment and litter from your building site and comply with Council and State regulations

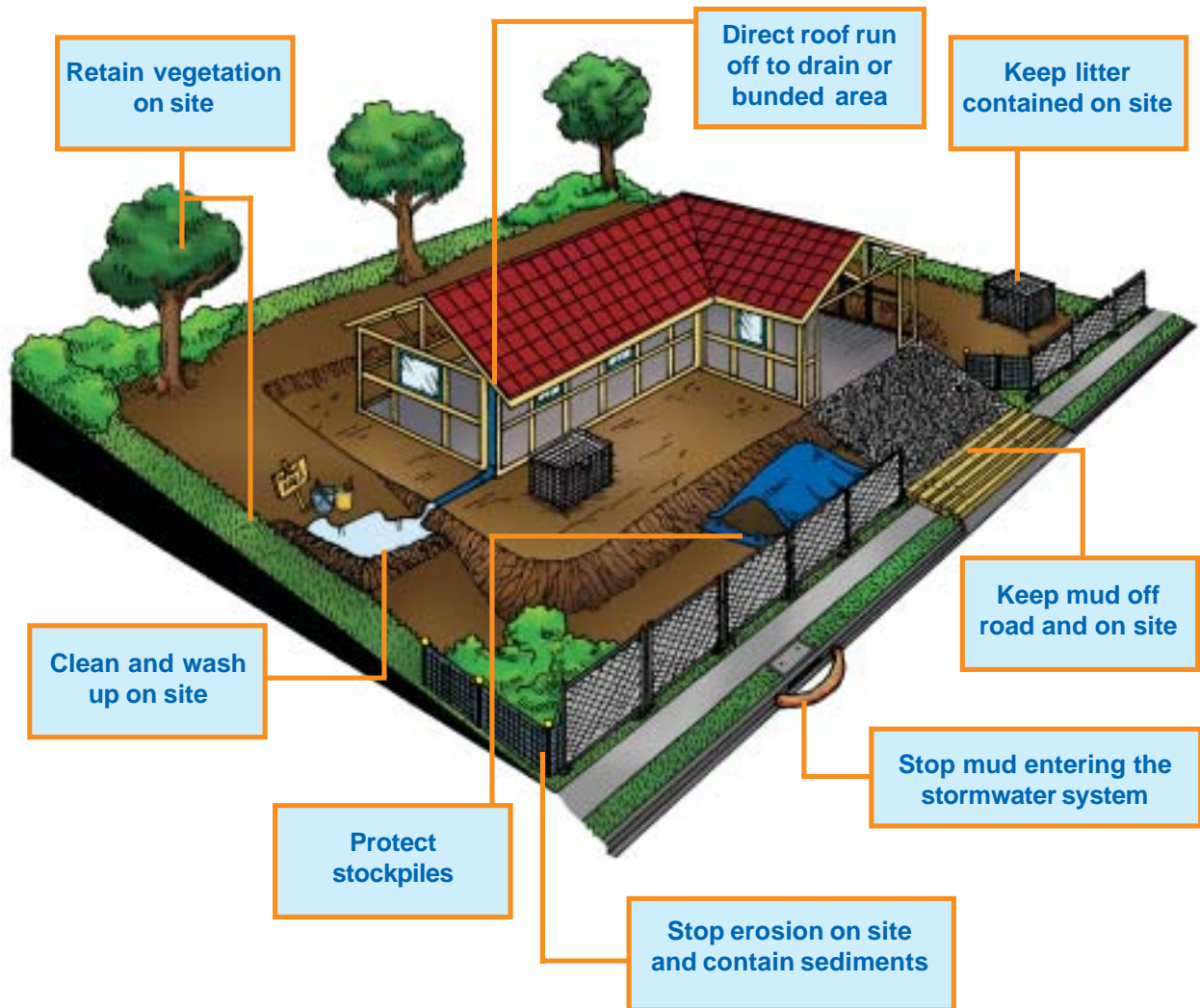
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## ACKNOWLEDGEMENTS

This revised booklet was originally produced with the support of the Victorian EPA, Melbourne Water, Cities of Kingston, Casey, Hume, Melbourne, Moreland and Moonee Valley.

### Check Council requirements and plan before you start work on site



## Supplier information for sediment & erosion

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## 6 SITE RULES TO KEEP STORMWATER CLEAN



### SITE RULE 1

Check Council requirements and plan before you start work on site.

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### SITE RULE 2

Stop erosion onsite and contain sediments.

..... Page 6



### SITE RULE 3

Protect stockpiles.

..... Page 12



### SITE RULE 4

Keep mud off road and on site.

..... Page 16



### SITE RULE 5

Keep litter contained on site.

..... Page 18



### SITE RULE 6

Clean and wash up on site.

..... Page 21

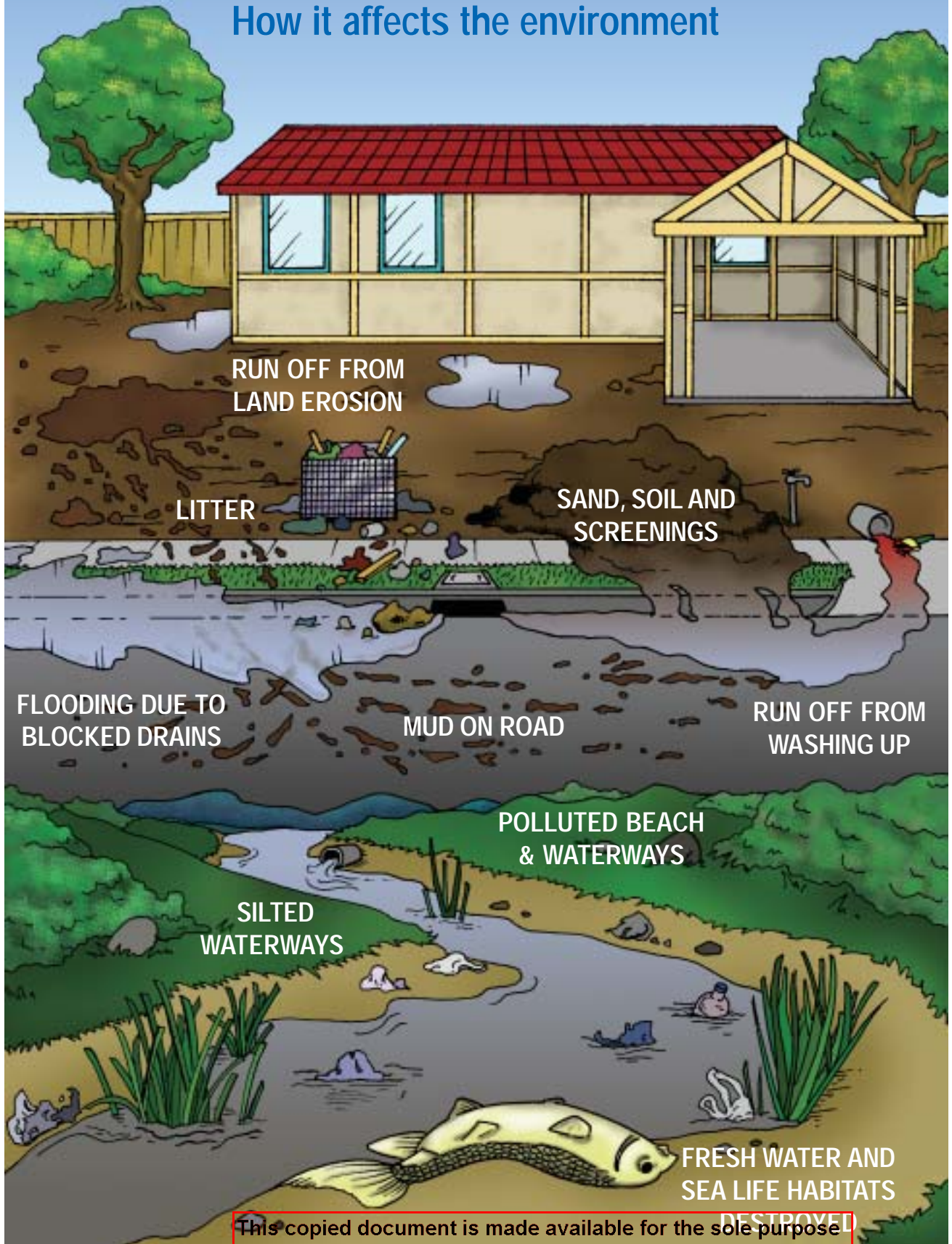
Use the Site Management Plan

Page 23

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# PROBLEMS ON OUR BUILDING SITES

How it affects the environment



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# WHY DO I NEED TO PROTECT OUR ENVIRONMENT?

## It's the law!

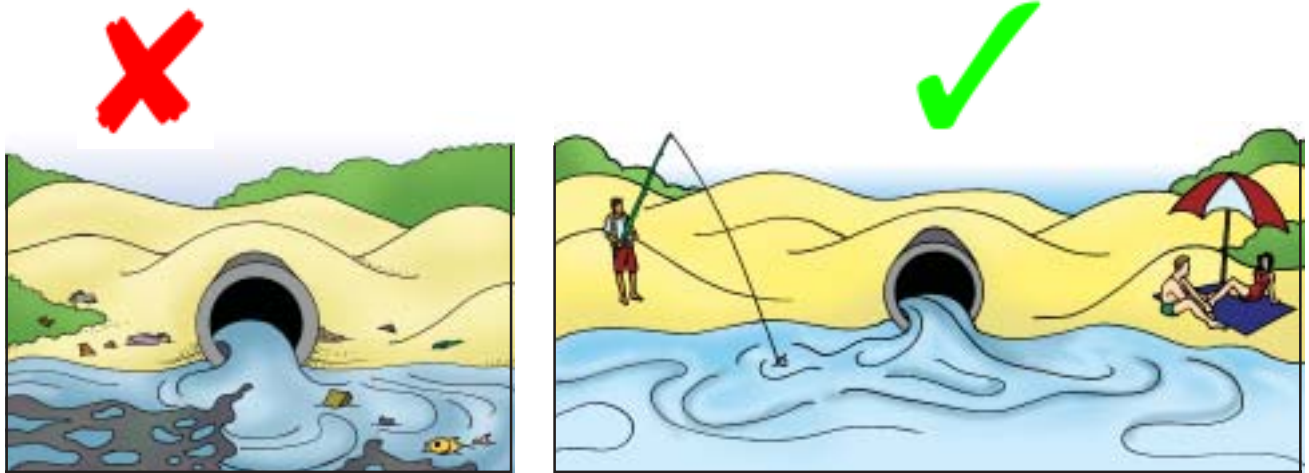
Sediment from building sites can pollute stormwater. There are State and local council laws which make this an offence.

The developer or person managing the building site has the responsibility of making sure that the stormwater is not polluted.

**Penalties apply for polluting stormwater.**



To enjoy using our environment - now and in the future



**Stormwater is not treated and carries pollution to local waterways and bays. Pollution in our stormwater can lead to short and long term damage to our environment.**

## To benefit builders

**The site looks good** (which is good for attracting new customers) **and you'll be helping to protect our environment.**

**The site has fewer hazards.** A well organised site has less loose material lying around causing a hazard. This reduces health and safety issues on a building site.

**Downtime is reduced.** A well managed and organised site is more efficient. This saves time and money.



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# USEFUL SUPPLIER INFORMATION



This information is provided for helpful contact details only. The companies are not listed in any particular order and are not necessarily recommended over others that may provide similar services.

## SEDIMENT CONTROL

Approximate Price:  
Geofabric fencing  
100 m roll from \$55 to \$130  
stakes \$12 for 10  
Filter socks unfilled: 2 m \$4.50 filled \$8 - \$25

**Geofabrics Australasia**  
03 8586 9111 [www.geofabrics.com.au](http://www.geofabrics.com.au)  
Products: silt fencing

**Southern Geosynthetics Supplies**  
0419 478 238 [www.geosynthetics.com.au](http://www.geosynthetics.com.au)  
Products: Silt fences, Silt Sausages

**Statewide River & Stream Management**  
03 9702 9757 [www.stateplanthire.com](http://www.stateplanthire.com)  
Products: silt fence, stakes, silt logs  
Installation service and site kits  
Approx cost: \$220 for 20 m frontage installed, \$88 self installation

**Treemax**  
03 98787 4111 [www.treemax.com.au](http://www.treemax.com.au)  
Products: filter fence, silt worm, silt sock

**Zerosion**  
0408 351 566 [www.zerosion.com.au](http://www.zerosion.com.au)  
Products: silt fence installation  
Approx cost: \$215 for up to 20 m frontage

## STABILISED DRIVEWAYS

For aggregate look under sand, soil and gravel in the Yellow Pages  
Recycled aggregate available from major suppliers.

## TEMPORARY DOWNPIPE

Available from major plumbing suppliers  
**Art Plastic** 25 m rolls of temporary plastic downpipe  
approx: \$25  
**Temporary Flexible Downpipe**  
03 9786 3711 [www.tfd.com.au](http://www.tfd.com.au)  
\$135 per kit - does 2-3 16 sq houses

## OTHER EQUIPMENT

**Coates Shorco Sykes** 131994  
Supply: silt fence \$125 100 m  
Hire: Rumble Grids \$180 p/week for 2 panels  
Hire: Environmental settlement tanks 4 m tank \$542 p/week

## PORTABLE TOILETS

See Toilets – Portable in the Yellow Pages

## TEMPORARY FENCING

See Fencing Contractors in the Yellow Pages  
**Australian Temporary Fencing** 131716  
**Victorian Temporary Fencing** 03 9484 4000

## BRICK AND TILE CUTTING

**Slop Mop Recycling Products**  
[www.slopmop.com.au](http://www.slopmop.com.au) 0418 825 301 **Brikasaurus**:  
capture and recycle waste water for brick and tile cutting operations.  
**Slopmop**: water delivery & waste clean up system for use behind concrete saws and grinders.

## Useful information is available from:

**Master Builders Green Living Builders**  
[www.mbav.com.au](http://www.mbav.com.au)  
**HIA GreenSmart Program**  
[www.greensmart.com.au](http://www.greensmart.com.au)  
**Keep Australia Beautiful Victoria – CleanSites Program**  
<http://www.kabv.org.au/>  
**Victorian Litter Action Alliance**  
<http://www.litter.vic.gov.au>  
**Environment Protection Agency Victoria**  
[www.epa.vic.gov.au](http://www.epa.vic.gov.au)  
See Publication 981 – Reducing stormwater pollution from construction sites  
Melbourne Water  
[www.melbournwater.com.au](http://www.melbournwater.com.au)

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# SITE RULE 1

Check Council requirements and plan before you start work on site.



## Questions to ask BEFORE you start

**Planning, BEFORE you start a job, will make a big difference to how well you manage your site. Check Council requirements for site management. Complete a site management plan (one can be found at the back of this booklet).**

### Where is the lowest point on the site?

Water always runs to the lowest point. It is important to know where this point is when planning your site. It will affect where you put your crossover, stockpile materials and sediment fence. Leave a buffer of vegetation along the lowest boundary.

### Where will I put the crossover?

Try to put the crossover as far away from the lowest point as possible. As water runs to the lowest point it is more likely to be wet and muddy. [See Page 16.]

### Where will I keep my stockpile?

Stockpiles are best kept on site, as far away from the lowest point as practical. [See Page 12.]

### Where will I build my sediment control fence?

Sediment control fences should be built on the lowest side/s of a site prior to erecting a temporary fence. A flat site may not need sediment control fences. [See Page 9.] These are a primary management measure to keep sediment on site.

### Which trees and vegetation will be kept on site?

Rope or fence off the areas you are going to keep. Keeping vegetation such as grassed areas will help to prevent damage to the surface of the site later on and may trap sediment. [See Page 7.]

### Why fence my site?

Many councils require sites to be fenced. Site fencing helps to keep building activities to the site, helps stop movement of litter, and helps to keep a site safe by stopping members of the public wandering on site. [See Page 20.]

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# SITE READY TO START JOB

### SITE MANAGEMENT PLAN

Building Company: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Site Address: \_\_\_\_\_  
 Client Name: \_\_\_\_\_ Contact Number: ( ) \_\_\_\_\_

Site Management Plan 23

### CLEAN SITE CHECKLIST

Please photocopy to use on site

**SITE DETAILS:**  
 Building Company: \_\_\_\_\_  
 Site Supervisor: \_\_\_\_\_  
 Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Site Address: \_\_\_\_\_  
 Client Name: \_\_\_\_\_  
 Contact Number: ( ) \_\_\_\_\_

SITE RULE	TASK	CHECK
SITE RULE 1 - Check Council requirements and plan before you start work on site.	Crossover away from lowest point	<input type="checkbox"/>
	Sediment control fence on lowest side	<input type="checkbox"/>
	Stockpiles away from lowest point	<input type="checkbox"/>
SITE RULE 2 - Stop erosion on site and contain sediments.	Marked trees and vegetation to keep on site	<input type="checkbox"/>
	Sediment control fence in place	<input type="checkbox"/>
SITE RULE 3 - Protect stockpiles.	Catch drains on high side of site	<input type="checkbox"/>
	Vegetation areas kept at boundary	<input type="checkbox"/>
SITE RULE 4 - Keep mud off road and on site.	Downpipes set up as early as possible	<input type="checkbox"/>
	Base and cover for stockpiles	<input type="checkbox"/>
SITE RULE 5 - Keep litter contained on site.	Gravel savings at stormwater pit	<input type="checkbox"/>
	Crushed rock access point	<input type="checkbox"/>
	Vehicles kept to crushed rock areas	<input type="checkbox"/>
SITE RULE 6 - Clean and wash up on site.	Mud removed from tyres before leaving site	<input type="checkbox"/>
	Clean road if muddy	<input type="checkbox"/>
SITE RULE 7 - Clean and wash up on site.	Litter bins in place with lid closed	<input type="checkbox"/>
	Site fencing in place	<input type="checkbox"/>
SITE RULE 8 - Clean and wash up on site.	Cutting and stain up area on site	<input type="checkbox"/>
	Clean equipment off before washing	<input type="checkbox"/>
	Sediment filters downslope	<input type="checkbox"/>
	Contain all washings on site	<input type="checkbox"/>

Site Management Plan 24

For copy of plan & checklist photocopy pages 23 & 24.



Site Rule 1 - Plan before you start work on site.

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# SITE RULE 2

Stop erosion and keep sediment on site

## Why is erosion a problem?

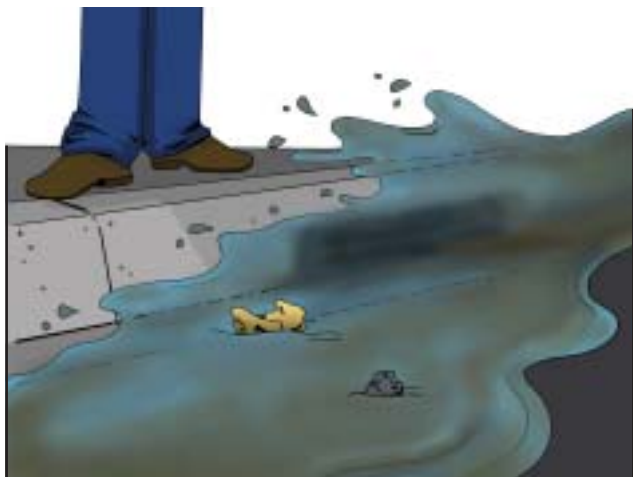
Sediment escaping from building sites can:



1. Make roads and footpaths slippery for vehicles and pedestrians, increasing public liability risk.



2. Enter the stormwater system and make stream and river water cloudy which can kill plants and animals in creeks and the bay.



3. Cause blockages to the stormwater system including the side entry pit and pipes, increasing the chance of flooding and requiring regular cleaning.



4. Overload and clog local stormwater filtration systems such as rain gardens and swales.

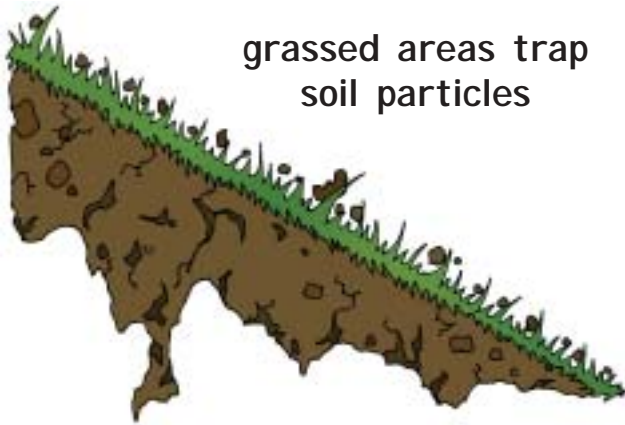
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# METHODS TO CONTROL EROSION

Control Method 1 - Keep areas of vegetation as a buffer strip at the site boundary.

To prevent sediment leaving site use existing grassed areas and a sediment control fence.



grassed areas trap soil particles

Vegetation helps protect the soil from the effects of rain and surface water by:

- Slowing the flow of water across the ground. Fast water is able to carry more soil particles off site
- Holding the soil together and minimising erosion
- Acting as a filter to trap soil particles.

Decide what areas of vegetation you are going to keep on site. Mark and protect trees, shrubs and grassed areas that you are keeping. Then apply for the relevant permits to remove vegetation.



Protect areas close to the boundary, drains and gutters, and where surface water flows may carry sediment off site.

Site Rule 2 - Stop erosion and keep sediment on site.

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## Control Method 2 - Early downpipe connection



Connecting downpipes to the stormwater or onsite detention system has a number of benefits:

- Less drainage problems on site
- Less mud on site after rain
- A safer site
- Reduce damage to building foundations
- Less downtime after storms
- Projects get finished sooner.

**Aim to have the downpipes connected as soon as the roof is installed (temporary or permanent).**

## Control Method 3 - Pipe roof water onto a grassed or banded area.

If you cannot connect to the stormwater system, pipe the water away from the building onto a vegetated area where there is good ground cover or to a banded area.



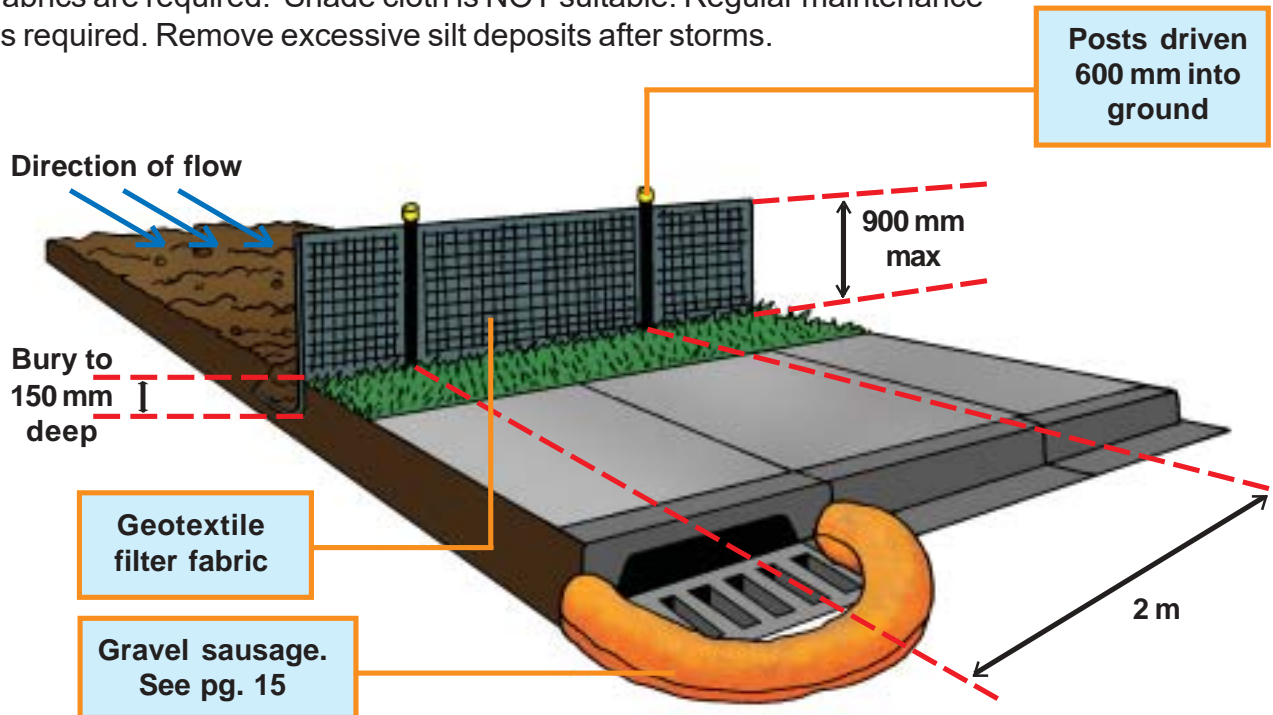
This lets water seep into the ground with less damage to the surface of the soil.

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# METHODS TO CONTAIN SEDIMENT ON SITE

## Method 1 - Sediment Control Fences

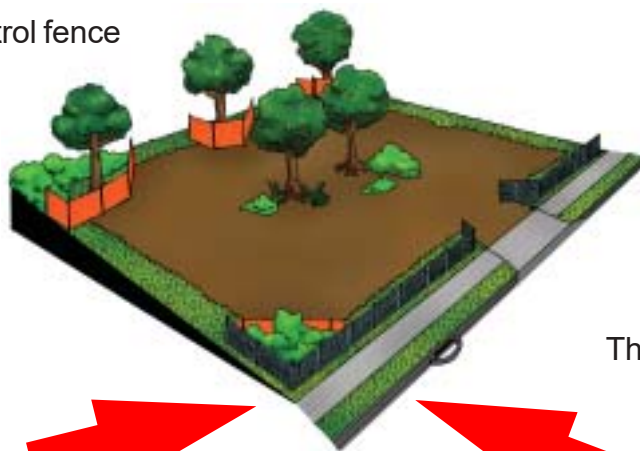
Sediment control fences stop sediment from being washed off site. The fence allows muddy water to pond behind it and for sediment to settle as the water slowly filters through. Geotextile fabrics are required. Shade cloth is NOT suitable. Regular maintenance is required. Remove excessive silt deposits after storms.



## TO BUILD A SEDIMENT CONTROL FENCE:

### a) Identify the low point of site.

Place sediment control fence along boundaries where the low point is.



This is the point where the land will allow water to carry sediment off the building site.



**b) Dig a trench along the fence line before temporary site fencing is installed.**

The trench will be used to bury the base of the sediment control fabric.

The trench should be 150 mm deep.



**c) Put in 1500 mm wooden posts (38 mm) or star pickets.**

Put 1.5 m star pickets at a maximum of 2 m apart and 600 mm deep.

Put 1.5 m wooden posts (38 mm) at 1.2 m intervals (max 2 m) and 600 mm deep.



**d) Fix geotextile to posts**

Geotextile material allows water to pass through but traps sediments.

Use cable ties or staples to attach the geotextile to the upslope side of the fence posts.

Only join fabric at the pickets with a 150 mm overlap (wrap around post).



**e) Spread volume of water.**

Put a star picket 1.5 m upslope of the others every 20 m (if the fence is longer than 20 m). This spreads the volume of water that flows through each section of fence.

Turn ends up slope to allow for ponding.

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## Method 2 - Control dust and slurry from cutting

A large amount of dust can be made from cutting materials such as concrete, bricks and tiles. When mixed with water this material can be turned into slurry and washed into waterways. Cement changes the acidity of water which may then kill water plants and animals. The following methods will help keep this waste on site and out of the waterways:



### a) Cut materials on site

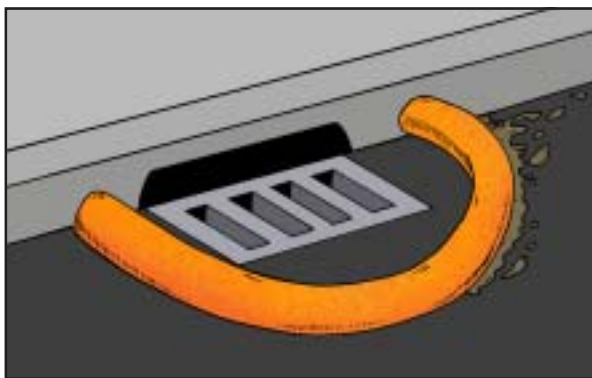
Choose a set area to do all your cutting. This area should be on the building site and away from all stormwater drains.

Equipment is available that captures water used in the cutting process (see page 3).



### b) Put sediment control filters downslope

Sediment logs should be placed downslope to catch cutting slurry. A back-up sediment fence may also be used.



### c) Use a gravel sausage or sediment log

When cutting must take place near stormwater drains, use gravel sausages or sediment logs.

Alternatively, you can buy sleeves from geotextile companies and fill these with sand.

Always clean up and correctly dispose of captured sediment.



### d) Clean up when finished

When you have finished cutting, clean up your equipment in the cutting area.

Use a broom to clean up and get rid of the slurry where it can't get into the stormwater system. Dispose of in waste container

**DO NOT HOSE THE SLURRY AWAY**



# SITE RULE 3

## Contain stockpiles on site

### Why are sand, soil and screenings a problem?

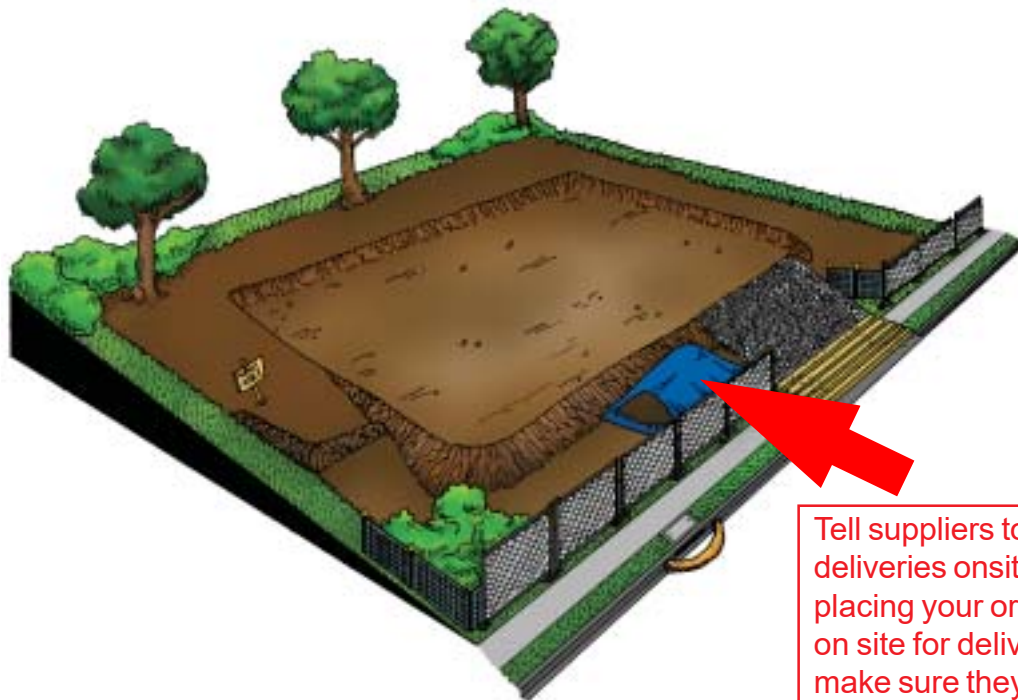


Sand, soil, screenings, dust or sludge from concrete and brick cutting, and other materials escaping from building sites can cause many problems.

Putting stockpiles such as sand, gravel, topsoil and mulch across footpaths and roads will cause a hazard to both vehicles and pedestrians.

Sediment can smother stormwater filtering systems including swales and raingardens.

Stockpiles should be stored on site, not on footpaths or roads.



Tell suppliers to place deliveries onsite when placing your order or be on site for deliveries to make sure they are put in

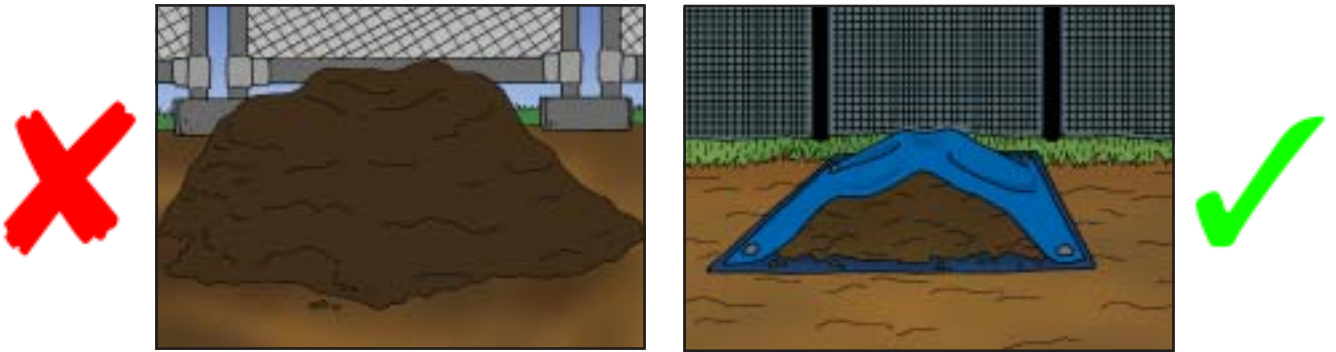
the right place

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## Stockpiles not stored properly can get washed or blown away and pollute the stormwater.

This is particularly true of stockpiles that:

- Are high
- Have steep sides
- Are put on hard surfaces where they can be blown or washed away.



## KEEPING STOCKPILES ON SITE

Place the stockpile in a designated area on site, and upslope of the sediment control fence.

If exposed for some time, stockpiles should be covered with a tarp.



In some cases it may be impossible to store stockpiles on site. In this case, a different set of control methods will be used.

Site Rule 3 - Contain stockpiles on site

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# WHEN UNABLE TO STORE STOCKPILES ON SITE

You may have to store a stockpile off site (although never on the footpath, gutter or road). Contact the council to make sure that you have the appropriate council permits.

The council will tell you how stockpiles stored off site are to be managed. Materials may be stored on tarps or on pallets. Containers such as rubbish skips with opening sides that you can get into easily are a good idea.



**Material must not get into drains, gutters or the stormwater system**

The following control methods can be used when storing materials or working off site.

## Method 1 - Cover Stockpile

- a) Place a tarp, plastic or banded pallet under the area where the stockpile will be placed.
- b) Place a secured covering over the stockpile.
- c) Then place sediment control logs around the downslope base of the stockpile.

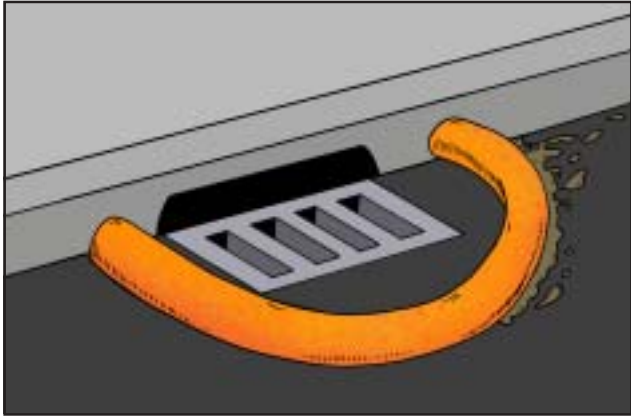


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## Method 2 - Protect Downstream Stormwater Pit with a Gravel Sausage or Sediment Log

A gravel sausage or sediment log is a temporary collection device that can be used when stockpiles are stored or cutting is done off site. It is also a useful precautionary measure at all sites.

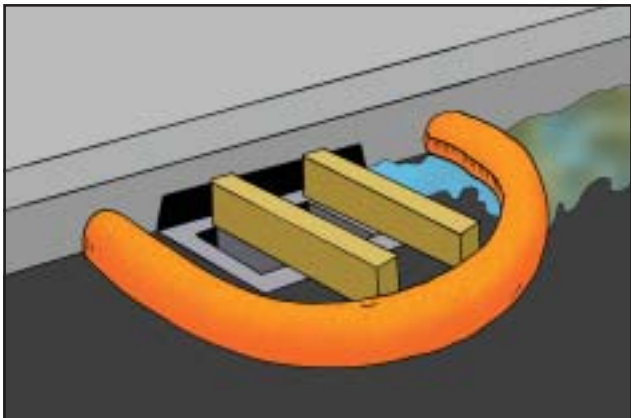


### TO BUILD A GRAVEL SAUSAGE:

#### a) Make the sausage sleeve

A gravel sausage is made from a geotextile sleeve filled with 25 - 50 mm gravel.

The gravel sausage should be 150 mm high.



#### b) Put the gravel sausage across the opening of the inlet pit

Make sure that the sausage is tight with the kerbing on the upslope side of the inlet pit and extends beyond the grate.

There should be a 100 mm gap between the front of the pit and sausage. Use wooden blocks to keep the 100 mm gap.



#### c) Clean out gravel sausage regularly

When soil and sand builds up around the gravel sausage, this should be collected and disposed of on site.

**Regular maintenance is required.**

**DO NOT HOSE SEDIMENT DOWN THE GUTTER**



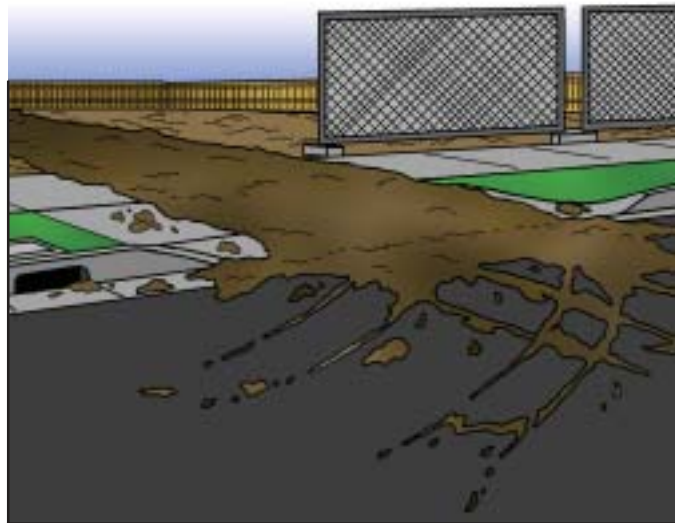
# SITE RULE 4

Keep mud off road and on site

## Why is mud a problem?

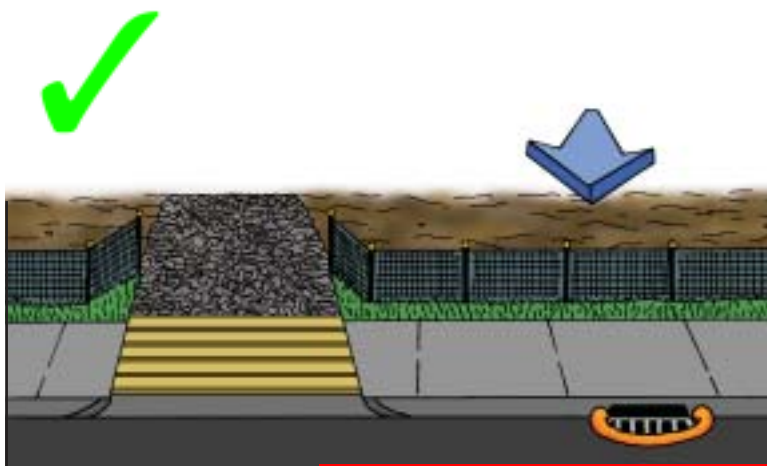
Two things happen when vehicles go on and off the site:

1. The surface area of the site is damaged making it dangerous.
2. Mud is carried back onto the roads and footpaths, and washes into the stormwater system.



## METHODS TO CONTROL MUD

The following simple methods will help you to protect the surface of your site and help stop vehicles from dropping mud on the road from their wheels. The best way to do this is to put crushed rock on the crossover or access point of your building site.



Putting crushed rock on the access point of your site is a good way to prevent damage and provide a dry access point for vehicles. Where possible park vehicles off site.

**Make sure gravel does not collect in the gutter or on the footpath.**

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### Control Method 1: Build a crushed rock crossover



Remove a 3m or greater strip of soil from road (or where concrete crossover ends) to nearest building point or a minimum of 5 m.

Use road base or 40 mm aggregate or crushed rock to a depth of 200 mm.

Restrict vehicle access to this point.

### Control Method 2: Keep to crushed rock path



Only drive where you need to. Keep to a set path (preferably on crushed rock).

### Control Method 3: Remove mud from tyres



Use a shovel to remove mud from truck tyres before leaving site.

### Control Method 4: Clean road



If mud goes on road, remove as much as possible and put it back on site.

**Use a broom or a shovel.  
DO NOT USE A HOSE.**



# SITE RULE 5

## Keep litter contained on site

### Why is litter a problem?

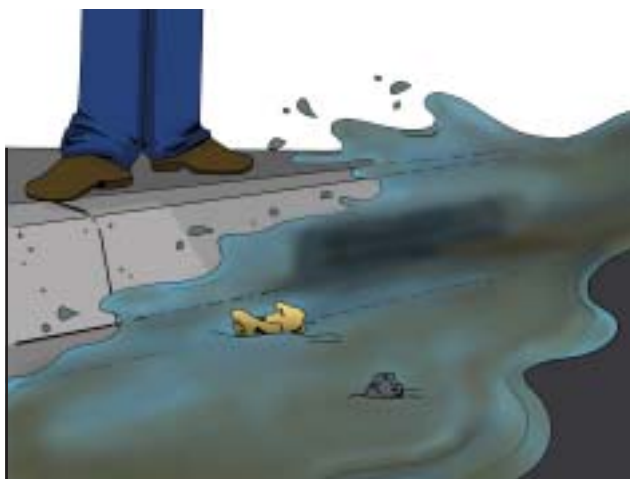


Many building sites have both building rubble and other rubbish spread across them.



### This causes many problems:

You may now have an **UNSAFE WORK ENVIRONMENT!**  
This could increase the chance of legal and public liability problems



Litter blowing off site can block stormwater drains.



Litter may spoil local creeks and eventually find its way to the coast

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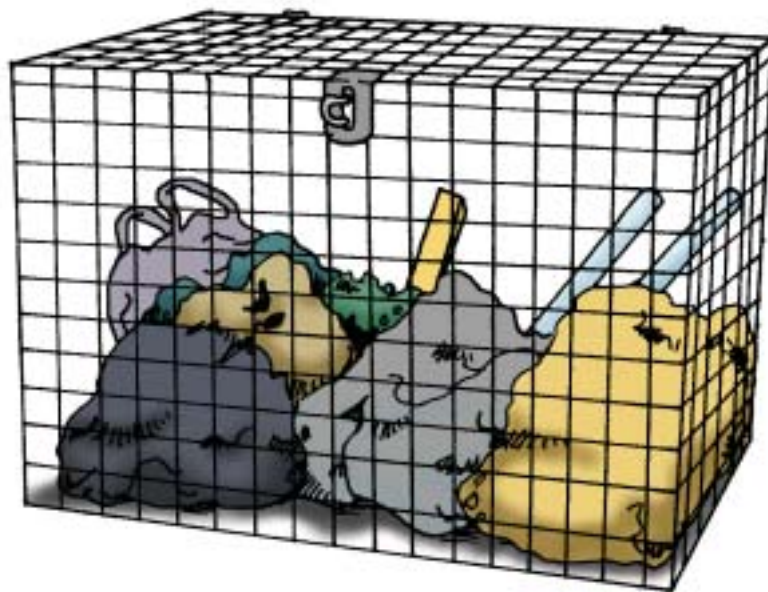
# METHODS TO CONTROL LITTER

The following simple methods will help you to stop litter leaving your site or being a hazard on site.

## Control Method 1: Litter bins or covered skips

A mesh bin with a closeable lid is suitable for larger items like cardboard boxes, plastic wrapping and polystyrene.

Mesh to be 50 mm or smaller



A smaller bin is okay for smaller rubbish like paper, food wrapping and drink containers that may be blown off site. Council bins may be restricted from building sites.



Empty the litter bin regularly. Don't allow overflow. Where possible, collect the materials from the litter bin for recycling and /or keep different materials in separate bins.

**CONSIDER A RECYCLING BIN**

## Control Method 2: Site fencing

Site fencing will help to keep litter from being carried off site by wind or water and provide security.

**A FENCE DOES NOT NEGATE THE NEED FOR A BIN.**



Check council requirements for temporary fencing and avoid trip hazards on footpath.



Remember to install a sediment control fence prior to installation of the temporary fence.

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# SITE RULE 6

Clean and wash up on site

## Why is washing up a problem?



**When cleaning up after painting, plastering or concreting it's most important to keep the wash water out of the stormwater system.**

Problems to the environment include:

1. Oil based paints form a thin film over the surface of the water. This starves water plants and animals of oxygen
2. Paints and petrol chemicals can contain toxic compounds
3. Concrete changes the acidity of waterways which can kill water plants and animals. Concrete washings can harden and block drains
4. Roads around a building site can become dirty, slippery and dangerous.



# METHODS TO CONTROL WASHING UP

The following simple methods will help you to stop the contamination of stormwater from paint, plaster or concrete washings.



## Control Method 1: Have a set washing up area

Choose a set area to do all your washing up. This area should be on the building site and away from all stormwater drains. It should be bunded and contain wash out barrels.

You could use the same area you have chosen for tile and brick cutting.

Contain chemicals and slurry onsite.

Put sediment control fences downslope.

**NOTE: SEDIMENT CONTROL FENCES WILL NOT STOP CHEMICALS**

## Control Method 2: Get rid of concrete slurry on site

Collect wash water from concrete mixers and pumps in a wheel barrow and get rid of it in your wash area. You can also safely get rid of

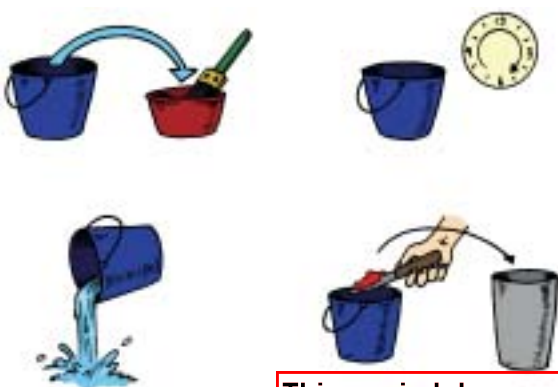
concrete slurry by tipping small amounts in a ditch lined with plastic or geotextile liners. When the water evaporates or soaks into the surface the solids can then be put into a skip bin or recycled in construction or as road base.



## Control Method 3: Clean equipment off before washing

Brush dirt and mud off equipment before you wash it. Spin rollers and brushes to remove paint before you wash them in a wash out bin.

You will then need less water to clean this equipment.



## Control Method 4: Clean painting tools carefully

Use one container to wash the brush and another to rinse it. Let the first container stand overnight to let solids settle. Then pour out the water on to the ground if it is not too dirty and put settled solids in a bin.

Wash oil based paints in solvent baths until clean. **DO NOT PUT THE SOLVENT ON THE GROUND.** Contact a waste disposal company

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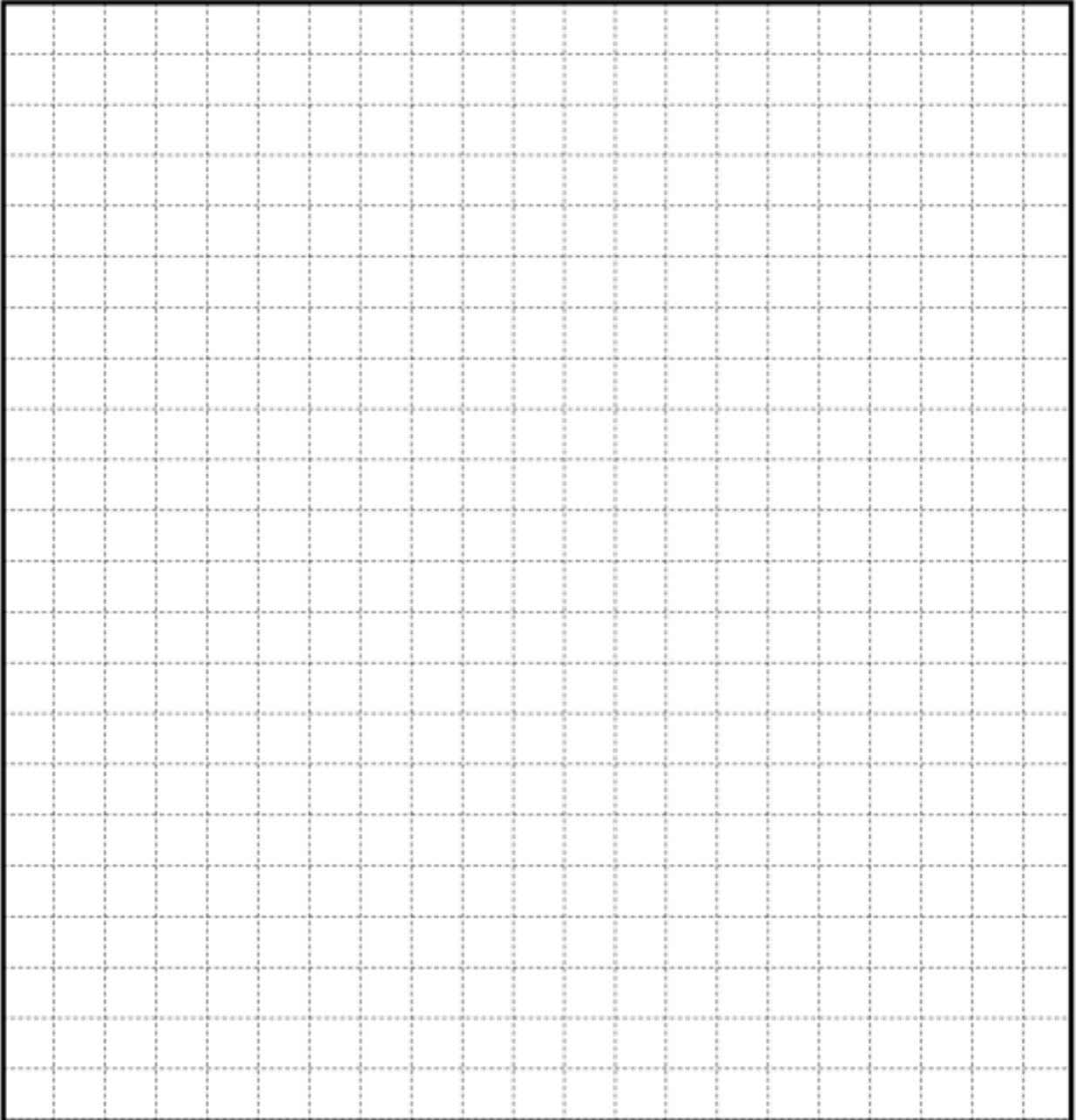


# SITE MANAGEMENT PLAN

Building Company: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Site Address: \_\_\_\_\_

Client Name: \_\_\_\_\_ Contact Number: ( ) \_\_\_\_\_



**LEGEND:**

Scale:

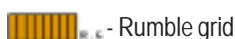
— = 1 m



- Nth



- Bin



- Rumble grid



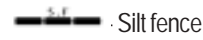
- Stabilised access point



- Vegetation to be retained



- Grass filter strip



- Silt fence



- Stockpile



- Gravel sausage



- Skip



- Temporary Fencing



- Wash up area

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# CLEAN SITE CHECKLIST

Please photocopy to use on site

## SITE DETAILS:

Building Company: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Site Supervisor: \_\_\_\_\_

Site Address: \_\_\_\_\_

Client Name: \_\_\_\_\_ Contact Number: (    ) \_\_\_\_\_

SITE RULE	TASK	CHECK
<b>SITE RULE 1 -</b> <b>Check Council requirements</b> <b>and plan before you start</b> <b>work on site.</b>	Crossover away from lowest point	<input type="checkbox"/>
	Sediment control fence on lowest side	<input type="checkbox"/>
	Stockpiles away from lowest point	<input type="checkbox"/>
	Marked trees and vegetation to keep on site	<input type="checkbox"/>
<b>SITE RULE 2 -</b> <b>Stop erosion on site and</b> <b>contain sediments.</b>	Sediment control fence in place	<input type="checkbox"/>
	Catch drains on high side of site	<input type="checkbox"/>
	Vegetation areas kept at boundary	<input type="checkbox"/>
	Gravel sausage at storm water pit	<input type="checkbox"/>
	Downpipes set up as early as possible	<input type="checkbox"/>
<b>SITE RULE 3 -</b> <b>Protect stockpiles.</b>	Base and cover for stockpiles	<input type="checkbox"/>
	Gravel sausage at stormwater pit	<input type="checkbox"/>
<b>SITE RULE 4 -</b> <b>Keep mud off road and</b> <b>on site.</b>	Crushed rock access point	<input type="checkbox"/>
	Vehicles keep to crushed rock areas	<input type="checkbox"/>
	Mud removed from tyres before leaving site	<input type="checkbox"/>
	Clean road if muddy	<input type="checkbox"/>
	Clean stormwater pit and maintain gravel sausage	<input type="checkbox"/>
<b>SITE RULE 5 -</b> <b>Keep litter contained on site.</b>	Litter bins in place with lid closed	<input type="checkbox"/>
	Site fencing in place	<input type="checkbox"/>
<b>SITE RULE 6 -</b> <b>Clean and wash up on site.</b>	Cutting and clean up area on site	<input type="checkbox"/>
	Clean equipment off before washing	<input type="checkbox"/>
	Sediment filters downslope	<input type="checkbox"/>
	Contain all washings on site	<input type="checkbox"/>

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# 6 RULES FOR A CLEAN WORKSITE

SITE RULE 1 -

**Check Council requirements and plan before you start work on site.**

SITE RULE 2 -

**Stop erosion on site and contain sediments.**

SITE RULE 3 -

**Protect stockpiles.**

SITE RULE 4 -

**Keep mud off road and on site.**

SITE RULE 5 -

**Keep litter contained on site.**

SITE RULE 6 -

**Clean and wash up on site.**

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