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ADVERTISED PLAN  
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02.01.19

# CONTEMPORARY DESIGN CONSULTANTS

## 13/19-25 SOMERTON ROAD CAMPBELLFIELD

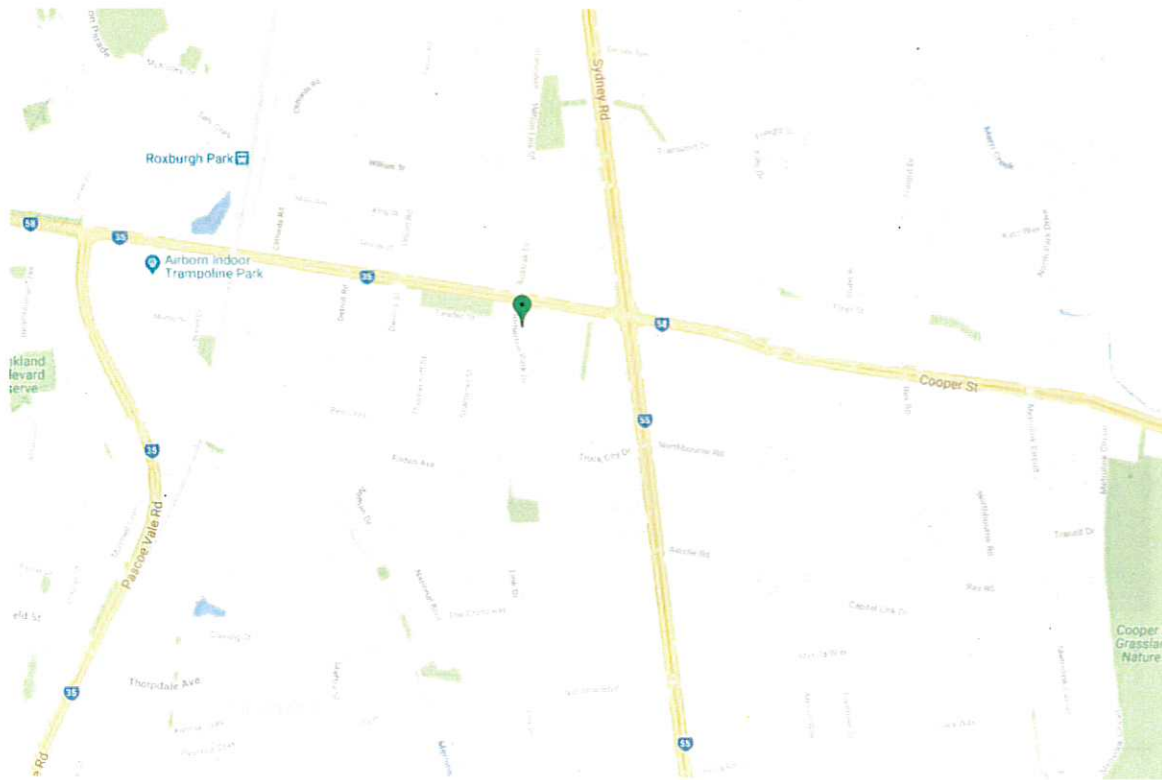
### Introduction

We have been requested by our client Somerton Kebab, to assess and lodge this submission in support of the change of use from a cafe to a restaurant, change conditions 29 to allow 50 patrons & remove condition 30 on the previous planning permit No: P12154.01

### Subject Site and Surrounding Locale

LOCATION: The subject site is located in a industrial area of Campbellfield. Various businesses, uses and offices are located in the nearby surrounding locale.

The owner(s) intend to use the facilities for a restaurant with the allowance for 50 patrons



Source: Nearnmap



Source: Nearmap

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## PLANNING CONTROLS AND POLICIES

The following planning policies and controls are relevant to the current application. The planning scheme triggers the requirement for the development to be assessed under the Hume Planning Scheme

### INDUSTRIAL 1 ZONE

Shown on the planning scheme map as IN1Z. Purpose To implement the Municipal Planning Strategy and the Planning Policy Framework. To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

### Car Parking Assessment – Clause 52.06:

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Restaurant	0.4		To each patron permitted
		3.5	To each 100 sq m of leasable floor area

The method of calculation rate used is the use of a restaurant at 3.5 spaces per 100m<sup>2</sup> of tenancy area per the PPTN network

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<b>CARPARKING ANALYSIS</b>	
TOTAL ALLOCATED CARPARK ON SITE	= 14 SPACES
TOTAL CARPARKS REQUIRED 3.5 SPACES PER 100m <sup>2</sup>	
TOTAL TENANCY AREA: 222.83m <sup>2</sup>	
TOTAL CARSPACES REQUIRED - 7.79 (8 SPACES REQUIRED)	
<b>CARPARKING DISPENSATION REQUESTED</b>	<b>= NIL</b>

CALCULATION METHOD USED CLAUSE 52.06 / TABLE B / 3.5 SPACES PER 100m<sup>2</sup>

### Car Parking Considerations:

The existing restaurant is served by a total number of 14 allocated car spaces which are currently reserved and marked on site for the proposed tenancy, ample off street car parking is also available in the immediate area. The current number of site carparking means the tenancy complies

The local public transport network also provided benefit to the site with the availability of bus and train networks to serve the local area and the subject site. The subject site is located within an Industrial 1 Zone which benefits from surrounding uses of warehousing, manufacturing, various restricted retail outlets that are served by their own car parking and are within walking distance to the subject site. The business currently operates mainly on a foot traffic basis serving the local area with peak trading hours being between 11am and 1pm for lunch purposes to local workers which will either dine in or "take away". The surrounding local business generally operate between the hours of 8am and 5pm including those within the factory complex of the subject site, this increases the amount of parking availability after 5pm as most employees have ceased operation for the day.

### Restaurant Operating Hours:

<b>Monday</b>	<b>8am–9pm</b>
<b>Tuesday</b>	<b>8am–9pm</b>
<b>Wednesday</b>	<b>8am–9pm</b>
<b>Thursday</b>	<b>8am–9pm</b>
<b>Friday</b>	<b>8am–9pm</b>
<b>Saturday</b>	<b>8am–9pm</b>
<b>Sunday</b>	<b>Closed</b>

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## SUMMARY AND CONCLUSION

The proposed location of the restaurant respects adjoining / surrounding network and provides a service that is required to the immediate area.

Importantly, there will result in no detriment by means of excessive traffic generation and noise for the proposed use

The proposed development responds to and respects the opportunities/constraints provided by the subject site, adjoining developments and uses to the immediate.

Taking the above into consideration, it is considered the proposed should be supported and a planning permit issued.

Kind regards,



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