



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

Office Use Only Application for enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.

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Application to AMEND a Planning Permit

If you need help to complete this form, read [How to Complete the Application to Amend a 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.
- ⚠ This form cannot be used to amend a permit issued at the direction of VCAT.
- ⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

The Land

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

Street Address *

Unit No.: QA	St. No.: 57-59	St. Name: HOWE STREET
Suburb/Locality: Sewbury		Postcode: 3429

Formal Land Description *

Complete either A or B.

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

A Lot No.: 9 Lodged Plan Title Plan Plan of Subdivision No.: 321508W

OR

B Crown Allotment No.: _____ Section No.: _____

Parish/Township Name: _____

Planning Permit Details

② What permit is being amended? *

Planning Permit No.: P22891

The Amended Proposal

⚠ You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

③ What is the amendment being applied for? *

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:

what the permit allows plans endorsed under the permit

current conditions of the permit other documents endorsed under the permit

Details: CHANGE OF OPERATING TIMES. OPERATING TIMES
 Mon - Fri SAT Sun
 Sun - 1:30pm Sun - 12pm Sun - 12pm

CONDITION 10 Renewed OR Updated FOR THE FOLLOWING TIMES
 Monday - Friday SAT Sun
 Sun - 8am Sun - 8pm Sun - 12pm Sun - 12pm

Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Development Cost

④ Estimate cost of development *

If the permit allows *development*, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development	Cost of the permitted development	Cost difference (+ or -):
\$ _____	\$ _____	\$ _____

Insert 'NA' if no development is proposed by the permit (eg. change of use, subdivision, removal of covenant)

⚠ You may be required to verify this estimate.

The copy must not be used for any other purpose. Please note that the plan may not be to scale. Yes No

Existing Conditions

5 Describe how the land is used and developed now *

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

Have the conditions of the land changed since the time of the original permit application? Yes No
If yes, please provide details of the existing conditions.



Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

6 Encumbrances on title *

If you need help about the title, read:

[How to Complete the Application to Amend a 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

7 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.

Name:

Contact person's details *

Same as applicant (if so, go to 'contact information')

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

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

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

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Declaration

8 This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant, that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amendment proposal at Question 3 of this form; and that the owner (if not myself) has been notified of the permit application.

Need help with the Application?

If you need help to complete this form, read [How to complete the Application to Amend a Planning Permit Form](#) or contact Council's planning department. General information about the planning process is available at <http://www.dpcd.vic.gov.au/planning>

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

9 Has there been a pre-application meeting with a council planning officer?

No Yes

If 'yes', with whom?:

Date:

dd / mm / yyyy

Checklist

10 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.

Attached all necessary supporting information and documents?

Completed the relevant council planning permit checklist?

Signed the declaration (section 8)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047
1079 Pascoe Vale Road, Broadmeadows VIC 3047

Contact Information:

Telephone: 03 9205 2200

Fax: 03 9309 0109

Email: email@hume.vic.gov.au

DX: 94718

Translation: (03) 9205 2200 for connection to Hume Link's multilingual telephone information service

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REGISTER SEARCH STATEMENT (Title Transfer of Land Act 1958)

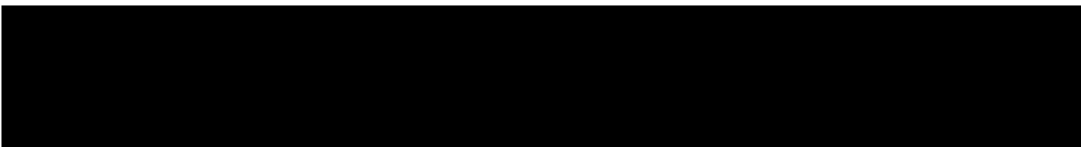
VOLUME 10101 FOLIO 846

Security no : 124112723437D
Produced 16/02/2024 03:58 PM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 321508W.
PARENT TITLE Volume 09839 Folio 276
Created by instrument PS321508W 18/02/1993

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW091842X 21/09/2022
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE PS321508W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 21/09/2022

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS321508W

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS321508W
Number of Pages (excluding this cover sheet)	4
Document Assembled	16/02/2024 15:58

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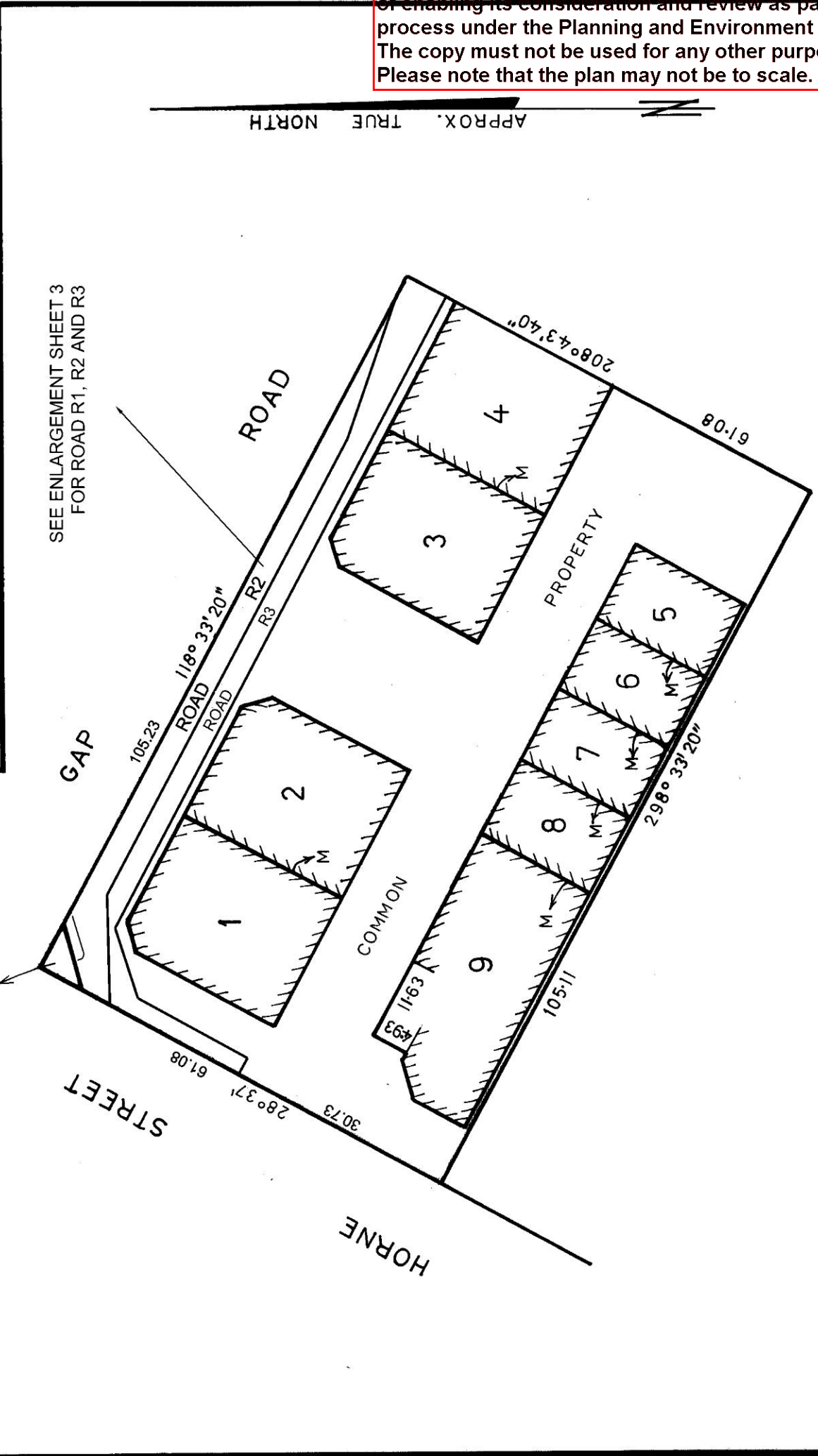
PLAN OF SUBDIVISION		STAGE No. 1 TO USE ONLY	PLAN NUMBER PS 3215 08 W
LOCATION OF LAND		This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. EDITION 4 COUNCIL CERTIFICATION AND ENDORSEMENT Please note that the plan may not be to scale.	
PARISH: BUTTLEJORRK TOWNSHIP: SUNBURY SECTION: 35 CROWN ALLOTMENTS 7 AND 8 CROWN PORTION: _____ LTO BASE RECORD: TOWNSHIP LITHO. (5744) TITLE REFERENCES: VOL 9736 FOL 495 VOL 9736 FOL 496 LAST PLAN REFERENCE/S: POSTAL ADDRESS: 57-59 HORNE STREET (At time of subdivision) SUNBURY 3429 AMG Co-ordinates E 299020 ZONE: 55 (of approx centre of land in plan) N 5838030		COUNCIL NAME: SHIRE OF BULLA REF: 28-3-2195 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 17 / 11 / 92 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /	
VESTING OF ROADS AND/OR RESERVES			
IDENTIFIER	COUNCIL/BODY/PERSON		
ROAD R1	SHIRE OF BULLA		
ROAD R2	ROADS CORPORATION		
ROAD R3	SECRETARY TO THE DEPARTMENT OF TRANSPORT		
NOTATIONS			
STAGING This is not a staged subdivision. Planning permit No.			
DEPTH LIMITATION 15 METRES BELOW THE SURFACE			
SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.			
LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES			
LOCATION OF BOUNDARIES DEFINED BY BUILDINGS MEDIAN — BOUNDARIES BETWEEN LOTS 1&2 3&4 AND 5,6,7,8&9 DESIGNATED M EXTERIOR — FACE ALL OTHER BOUNDARIES			
EASEMENT INFORMATION			LTO USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
SECTION 12 (2) OF THE SUBDIVISION ACT 1988 IS TO APPLY TO ALL LAND IN THIS PLAN			RECEIVED <input type="checkbox"/>
Easement Reference	Purpose	Width (Metres)	Origin
Land Benefited/In Favour Of	DATE: / /		
R2	WAY	SEE DIAG.	THIS PLAN
			LAND IN THIS PLAN
			LTO USE ONLY
			PLAN REGISTERED
			TIME 9.45 A.M.
			DATE 18 / 2 / 1993
			<i>W.P. Jones</i> Assistant Registrar of Titles
			SHEET 1 OF 3 SHEETS
JOHN M. PAUL PTY. LTD. LICENSED SURVEYORS 14 DIRKALA AVENUE HEATHMONT 3135 TEL & FAX 729 7107		LICENSED SURVEYOR (PRINT) JOHN M. PAUL SIGNATURE DATE 6 / 8 / 92 REF 2945 VERSION	
		DATE / /	
		COUNCIL DELEGATE SIGNATURE	
		ORIGINAL SHEET SIZE A3	

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PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER
PS 321508 W



SHEET 2 OF 3 SHEETS

LICENSED SURVEYOR (PRINT) JOHN M. PAUL

SIGNATURE DATE 6 / 8 / 92

REF 2945 VERSION

ORIGINAL SCALE 1:500 SHEET SIZE A3

SCALE

LENGTHS ARE IN METRES

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

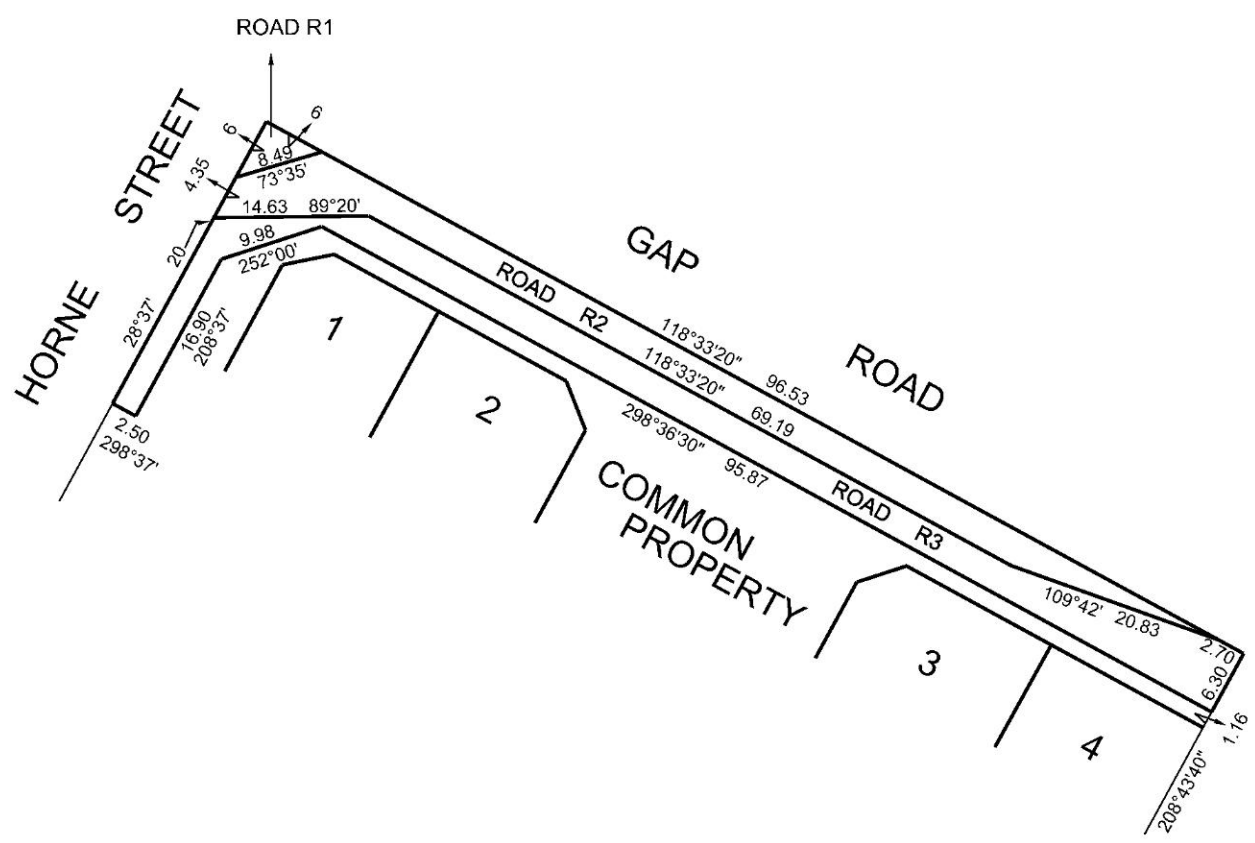
COUNCIL DELEGATE SIGNATURE

DATE / /

Creefields PS

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PS321508W



Vesting dates and transfer registration dates of acquired land							
Land affected	Land acquired by compulsory process				Land acquired by agreement		Assistant Registrar of Titles Signature
	Vesting date	Government Gazette		Date of recording of vesting date	Date of registration of transfer	LR reference	
		Page	Year				
ROAD R2	14-9-2017	2032	2017	31/01/18	-----	PS321508W/D1	R.BISSELL
ROAD R3	31-05-2023	1	2021	30/11/21	-----	PS321508W/D2	L.HAWKINS



Department of Environment, Land, Water & Planning

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Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. PS321508W**

The land in PS321508W is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property, Lots 1 - 9.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
MELBOURNE BODY CORPORATE MANAGEMENT SUNBURY SHOP 1 LINK ARCADE SUNBURY VIC 3429

AH526513E 29/09/2010

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	46	46
Lot 2	46	46
Lot 3	46	46
Lot 4	46	46
Lot 5	18	18
Lot 6	18	18



Department of Environment, Land, Water & Planning

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Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. PS321508W**

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 7	18	18
Lot 8	18	18
Lot 9	90	90
Total	346.00	346.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

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PARKING DEMAND ASSESSMENT RESTRICTED RECREATION FACILITY (GYM)

**9B/57-59 Horne Street
Sunbury VIC 3429**

**Prepared for Sunbury Body Fit Training
14 February 2024
File Reference: 17039PD**

**e
w**

**info@traffkd.com
www.traffkd.com**

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1.0 Introduction and Scope

Traffkd has been retained by Sunbury Body Fit Training to prepare a Parking Demand Assessment for amended operational hours proposed for an existing indoor recreation facility (gym) located at 9B of 57-59 Horne Street, Sunbury.

The following report addresses the adequacy of the on-site parking provision and the anticipated impacts of the proposal. The report concludes that there are no parking grounds that should warrant the refusal of the sought Planning Permit.

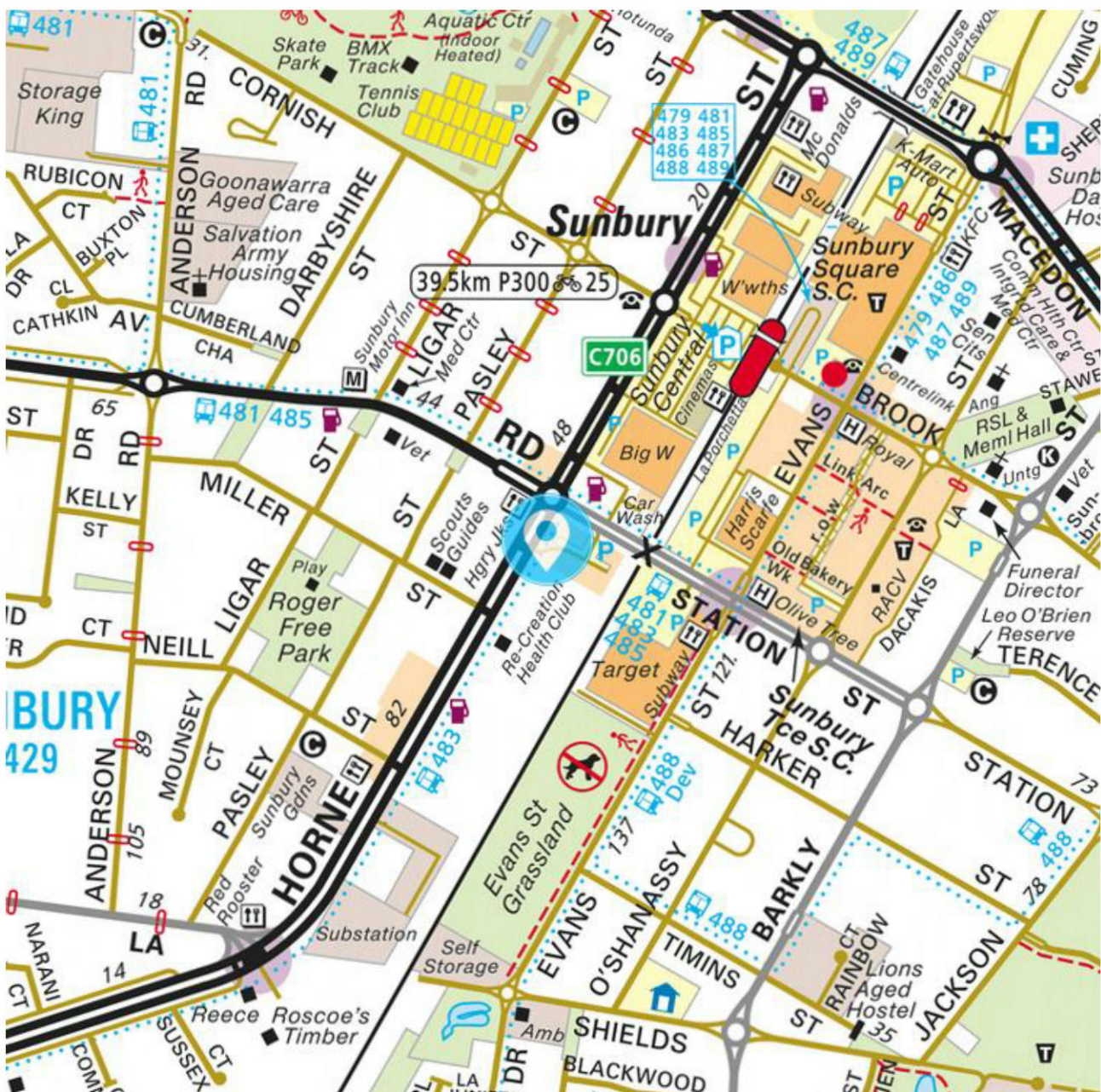
2.0 Current Conditions of Site and Surroundings

2.1. The site

The subject site is located at Unit 9B of 57-59 Horne Street, Sunbury. The site is located along the eastern side of Horne Street, approximately 50m south of Gap Road.

The site is located within a commercial complex comprising of 11 commercial shops. The internal building area of the site is approximately 259 sqm. At an Owners Corporation meeting in October 2023, it was resolved that of the 56 parking spaces available in the complex, a single car parking space will be reserved for each tenancy within the development. The remaining 45 parking spaces available will be shared between all 11 commercial tenancies on the property. A shared crossover on Horne Street provides access to the subject site and remaining commercial uses on the property.

Figure 1. Location of the site within the surrounding road network.



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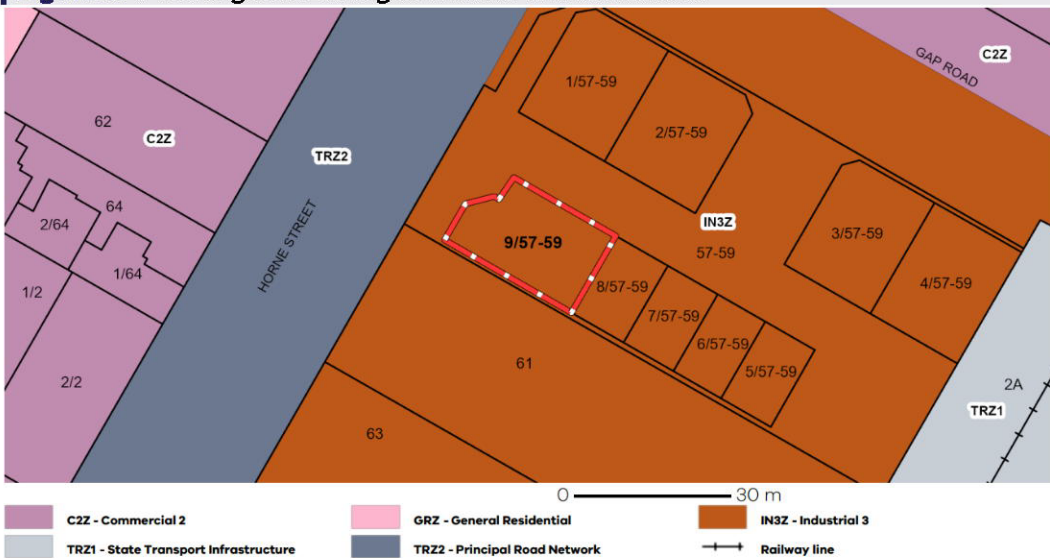


Figure 2. Indicative aerial image of subject site and off-street shared parking at 57-59 Horne Street, Sunbury



The site is located within an Industrial 3 Zone (IN3Z) as set out in the Hume Planning Scheme. Industrial and commercial uses immediately surround the site in all directions which are surrounded by residential uses.

Figure 3. Planning and Zoning of the site and surrounds.



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2.2. The Street Network and Site Access

The subject site is located in a large commercial strip off Horne Street, between Gap Road and Miller Street. Horne Street is a Primary State Arterial Road generally aligned north-south accommodating two traffic lanes in each direction separated by a painted median and on-road bike lanes in each direction in the subject section. No on-street parking is permitted to the general public. The posted speed limit is 60km/h.

Figure 4. Horne Street – facing North.



Figure 5. Horne Street – facing South.



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Figure 6. Subject Site – Aerial image



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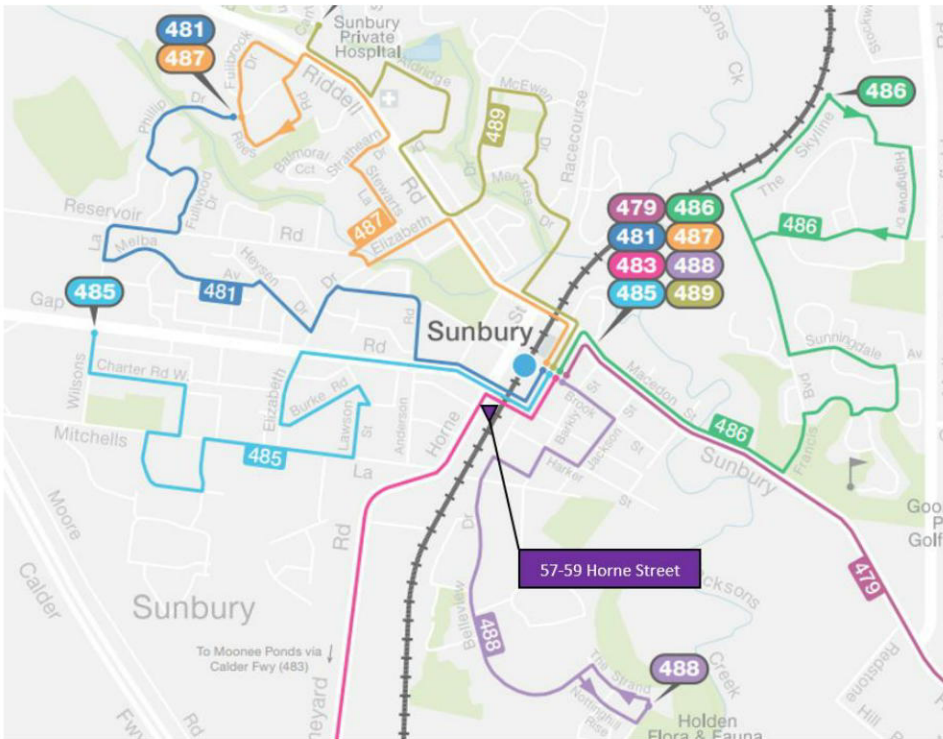
2.3. Existing Public Transport Facilities within Close Proximity of the Site

The site is well serviced by public transport facilities with eight bus services and three rail services operating 400 metres from the site that is a convenient six-minute walk from the site. The public transport within close proximity of the site is summarised in the table below.

Mode	Service	Distance of Terminus from Site
Bus	483 Sunbury – Moonee Ponds	100 metres south of the subject site along Horne Street.
	485 Sunbury – Wilsons Lane	200 metres west of the subject site along Gap Road.
	481 Sunbury – Mount Lion	200 metres west of the subject site along Gap Road.
	479 Airport West SC - Sunbury	400 metres north of the subject site at Sunbury Station
	486 Sunbury – Rolling Meadows	400 metres north of the subject site at Sunbury Station
	487 Sunbury – Killara Heights	400 metres north of the subject site at Sunbury Station
	488 Sunbury – Jacksons Hill	400 metres north of the subject site at Sunbury Station.
	489 Sunbury – Canterbury Hills	400 metres north of the subject site at Sunbury Station.
	Rail	Bendigo – Melbourne
Echuca / Moama - Melbourne		400 metres north of the subject site at Sunbury Station.
Sunbury City (Flinders Street) - Sunbury		400 metres north of the subject site at Sunbury Station.

Figure 7 shows on the following page shows PTV routes proximate to the subject site.

Figure 7. Public transport provision proximate to subject site



Public transport is a practical option for staff and patrons of the site given the proximity of eight bus services and three rail services that operate a short walking distance from the site.

The Principal Public Transport Network (PPTN) is a key component of Plan Melbourne, the framework for Melbourne's growth until 2050. The PPTN is a statutory land use planning tool, that aims to ensure Melbourne has an integrated transport system where land use development and public transport planning are coordinated. The Principal Public Transport Network provides certainty to land-use planners and the community about locations that are or will be, served by high-quality public transport. As indicated in the image below the subject site is located within the PPTN.

Figure 8. Principal Public Transport Network Area Map



2.4. Parking Occupancy Surveys

Traffkd has undertaken parking utilization surveys within close proximity of the site to determine the existing parking demand surrounding the site. The survey area is depicted below, in Figure 9. Parking occupancy surveys were conducted during the following times:

- Tuesday 6 February 2024 from 9:30 am – 12:30 pm
- Sunday 4 February 2024 from 8:30 am – 12:30 pm

Figure 9. Survey Area



The parking demand surveys undertaken by Traffkd indicate that there are at least 297 parking spaces available proximate to the site on the weekday and Sunday survey during the proposed hours of operation. It is noted that any loading zones, permit zones, staff parking or any parking controls that cannot cater for the development have been excluded from the survey data. The results of parking occupancy surveys undertaken are included in Appendix A of this report.

The Victorian Transport Policy Institute Paper on Shared Parking, updated on 21 December 2015, refers to a short walking distance of 1200 feet, equivalent to approximately 370 meters, as an acceptable walking distance for on-street parking users who visit restaurants. Visitors to restricted recreation facilities would be expected to be able to achieve a fitness level that exceeds this. Given this, a survey area considered parking spaces of no more than a 550 metre walk from the site. This would take patrons 7.5 minutes to walk to and from their vehicle.



3.0 The Proposal

3.1. The Proposed Use

The site currently operates as a restricted recreation facility (gym) and the proposal seeks to amend the operational hours. The applicant has provided the following information regarding the changes sought:

Use	Existing Conditions	Proposed Development
Restricted Recreation Facility	<ul style="list-style-type: none"> Maximum of 36 patrons Maximum of 3 staff 	No change proposed.
Operational Hours	<p>Monday – Friday:</p> <ul style="list-style-type: none"> 5:00 am – 8:30 am 4:30 pm – 8:00 pm <p>Saturday:</p> <ul style="list-style-type: none"> 5:00 am – 10:00 am <p>Sunday:</p> <ul style="list-style-type: none"> Closed 	<p>Monday – Friday:</p> <ul style="list-style-type: none"> 4:45 am – 1:30 pm 4:00 pm – 8:00 pm <p>Saturday:</p> <ul style="list-style-type: none"> 5:00 am – 12:00 pm <p>Sunday:</p> <ul style="list-style-type: none"> 5:00 am – 12:00 pm
Transport Provision	<p>Parking provision:</p> <ul style="list-style-type: none"> 1 parking bay to be exclusively used by the site. 45 parking bays shared between all 11 tenancies within the complex. <p>Bicycle parking provision:</p> <ul style="list-style-type: none"> Nil. 	<p>Parking provision:</p> <ul style="list-style-type: none"> No change proposed. <p>Bicycle parking provision:</p> <ul style="list-style-type: none"> Nil.

3.2. Operational Information

The applicant has provided the following information regarding the operation for the following aspects of the proposal:

Group Classes

The Applicant has provided the following information regarding the operation of the proposal:

- The indoor recreation facility will be used for various workout classes.
- Classes will operate for a maximum duration of 50 minutes.
- No more than one class will operate at the site at any one time.
- The maximum number of patrons at the site at any one time is 36.
- The maximum number of staff at the site at any one time is 3.
- Classes will be staggered and allow for a 10-minute interval between classes for parking turnover, cleanup and preparation for the next class.

4.0 Parking Demands, Requirement and Likely Impacts

4.1 Planning Scheme Parking Requirement

Clause 52.06 of the Planning Scheme stipulates the parking requirement for a variety of uses. Given that a restricted recreation facility is not a prescribed use in the Planning Scheme, therefore its parking requirement is to the satisfaction of the responsible authority.

The Planning Scheme allows the following 'decision guidelines' to be taken into account when determining an appropriate car parking rate:

- The car parking demand likely to be generated by the use; and
- Whether it is appropriate to allow fewer spaces to be provided than the number likely to be generated by the use.

An assessment of the car parking demand likely to be generated by the use must have regard to the following factors, as appropriate:

- Multi-purpose trips within an area;
- The variation of car parking demand over time;
- The short-stay and long-stay car parking demand;
- The availability of public transport in the locality;
- The convenience of pedestrian and cyclist access to the site;
- The provision of bicycle parking and end trip facilities for cyclists; and
- The anticipated car ownership rates of likely proposed occupants (residents or employees).

An assessment of the appropriateness of allowing fewer spaces to be provided than the number likely to be generated by the must have regard to the following as appropriate:

- *The Car Parking Demand Assessment;*
- *Any relevant local planning policy or incorporated plan;*
- *The availability of car parking including:*
 - *Efficiencies gained from the consolidation of shared car parking spaces.*
 - *Public car parks intended to serve the land.*
 - *On street parking in non-residential zones and streets in residential zones specifically managed for non-residential parking.*
 - *On street parking in residential zones for residential use;*
- *The practicality of providing car parking on the site, particularly for lots less than 300 square metres;*
- *Any adverse economic impact a shortfall of parking may have on the economic viability of an activity centre;*
- *The future growth and development of an activity centre;*
- *Any car parking deficiency associated with the existing use of the land;*
- *Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment;*
- *Local traffic management;*
- *The impact of fewer car parking spaces on local amenity including pedestrian amenity and the amenity of nearby residential areas;*
- *The need to create safe, functions and attractive parking areas;*
- *Access to or provision of alternative transport modes;*
- *The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses;*
- The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome; and
- Any other relevant consideration.

4.2. Parking Demand Considerations

4.2.1. Previous VCAT Decisions

At the VCAT hearing of Dekoma PTY LTD vs Moonee Valley CC & Ors [2010] VCAT, the Member considered the parking rate for a 'place of assembly' appropriate to determine the likely parking demand generated by a fitness centre proposal at 333 – 339 Keillor Road, Essendon.

The applicable rate as per the Planning Scheme for a 'place of assembly' is 0.3 spaces to each patron. The maximum number of patrons for the proposed site is 36. Subsequently, the applicable parking requirement when assessed as a place of assembly is 10 spaces during the times the site is operational. It is noted the site has one parking space allocated specifically to the site and access to an additional 45 parking spaces that are shared between 11 tenancies, this equates to each tenancy on average having access to 4 of the shared parking bays if the shared parking bays were distributed equally between all tenancies.

If the site was to be assessed as per the VCAT hearing specified above, the proposal's off-street parking provision of 5 parking would seek a reduction 5 parking bays when assessed as a place of assembly against the requirements of Clause 52.06 of the Planning Scheme.

4.2.2. The short-stay and long-stay car parking demand;

The site will generate a mixture of short-term and long-term parking demand between patrons attending classes and the instructors.

No more than 3 staff are to be employed at the site at any one time during the proposed amended operational hours. If all 3 employees attend the site using their private vehicle, the use will generate a long-term parking demand of 3 parking spaces. As the site has access to 1 exclusive parking space, the site will generate 2 parking spaces for staff outside of the site's onsite allocation. It is noted however, this is conservative statement as staff who are not allocated a dedicated parking bay are likely to commute to and from work via public transport.

No more than 36 patrons are permitted onsite at any one time. The applicable parking rate for a 'place of assembly' under the Planning Scheme is 0.3 spaces to each patron. Application of this rate for the maximum number of patrons permitted onsite generates a parking demand of 10 parking spaces. With at least 32 parking spaces available for customers within the complex on the weekday survey and at least 18 parking spaces available within the complex on the Sunday survey, the existing demand of 10 parking spaces can be accommodated within the complex without negatively impacting the overall parking supply.

4.2.3. 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 restricted recreation facility will form part of the commercial uses that operate along Horne Street. People who work within the wider area or one of the adjacent uses are also likely to attend the site before / after work or possibly even during a lunchtime break. Further, a proportion of the site's demand is likely to attract existing visitors to the strip such as before / after visiting the shopping complex at Sunbury Central. Thus, such visitors are likely to have already arrived in the locality not generating an additional parking demand when visiting the subject site.

4.2.4. Use of existing off-street parking spaces

Parking occupancy surveys indicated a parking occupancy ranging between:

- 23% - 27% within the complex on Tuesday 6 February 2024 with no less than 32 vacant parking spaces available at any one time between 9:30am-12:30pm. Parking occupancy surveys for the wider survey area indicated parking occupancies ranging from 57% - 71%. While there is a medium - moderate demand for public parking, parking occupancy surveys indicated that there are no less than 225 parking spaces available which can comfortably cater for any parking demand generated by the site outside of the complex.

- 39% - 59% within the complex on Sunday 4 February 2024 with no less than 18 vacant parking spaces available at any one time between 8:30am-12:30pm. Parking occupancy surveys for the wider survey area indicated parking occupancies ranging from 30% - 39% with no less than 539 spaces available at any one time. The parking availability captured within the complex indicated slightly higher occupancies compared to the weekday survey, however lower occupancies were observed in the wider survey area compared to the weekday survey.

The parking occupancy recorded on both on the weekday and weekend day survey are considered low in a traffic engineering context. The parking occupancy observed within the subject property and wider survey area indicates ample capacity to accommodate parking generated by the proposed amended operational hours of the restricted recreation facility.

4.2.5. The site's proximity to Public Transport Infrastructure.

The site is well serviced by public transport facilities with eight bus services and three train services operating within a convenient six-minute walk from the site. Three of the bus services are located 200m or less from the site which reduces walking time to four-minutes or less.

The roads between the site and all available public transport options are relatively flat, with no steep hills that would discourage staff and patrons of the site walking to the location of the bus and rail services. As such, public transport is a practical and likely option for both staff and patrons of the site.

4.2.6. The provision of bicycle parking and end of trip facilities for cyclists.

As the proposal is to amend the operational hours of the existing facility and no new floor area is proposed, the requirements of Clause 52.34 do not apply to this proposal.

Whilst the applicant does not propose any formal bicycle parking racks within the site, there is ample storage area within the building to accommodate the storage of bicycles without any impacts to the use. If Council traffic engineers require the provision of formal bike storage facilities for cyclists within the site this can be implemented by way of permit condition.

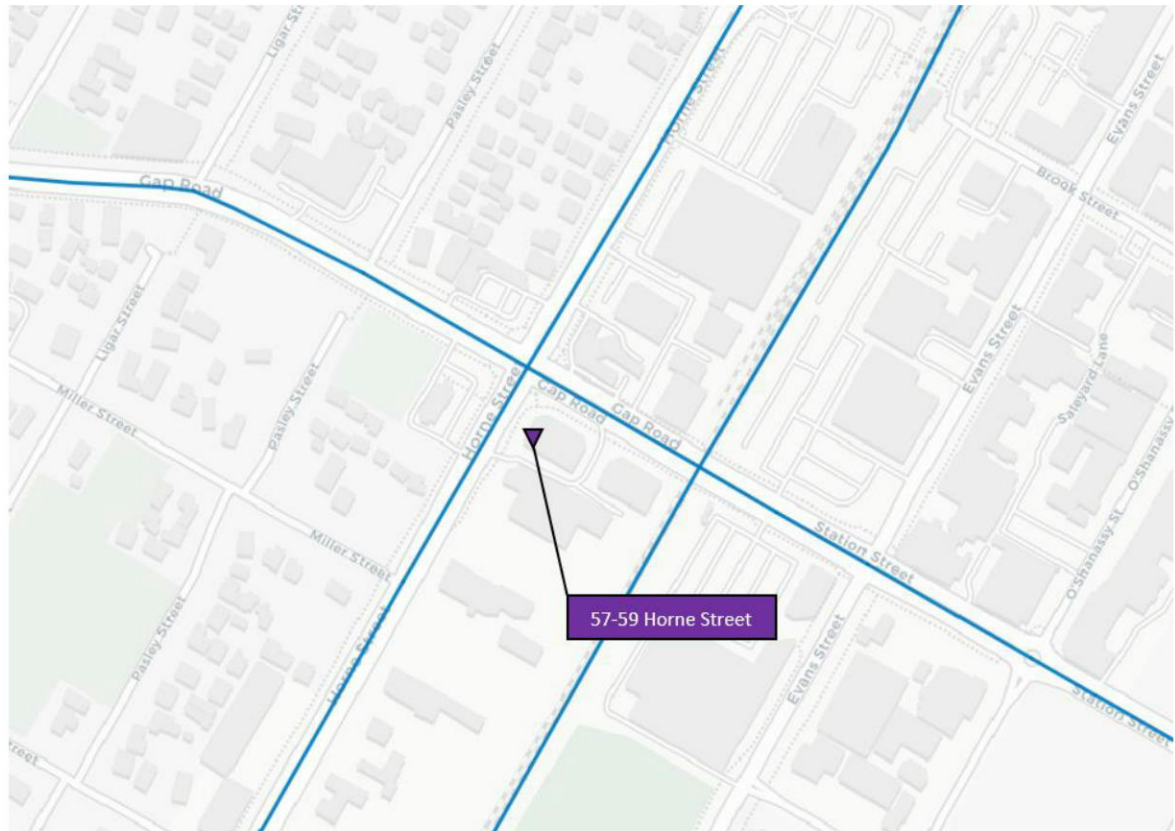
4.2.7. The convenience of pedestrian and cyclist access to the site.

The site is easily accessible by staff and patrons who choose riding a bike as a means of transport to the site. The site is located off Horne Street which has an on-road bike lane on either approach to the site. There is also bike facilities providing connection to the east and west via a mixture of off-road and on-road bike lanes along Gap Road and Station Street. The bicycle facilities available in the vicinity of the subject site are ideal for less confident bike riders that do not feel comfortable using traffic lanes where bike riders are required to share road space with vehicles.

Figure 10 below shows the site's location within the strategic cycling corridors which form part of the PBN.

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Figure 10. *Bicycle Routes Proximate to the site*



6. Loading Demand and Refuse Requirements

6.0 Loading/Deliveries

As the proposal is to amend the operational hours of the existing facility, there will be no change in the loading arrangement for the site. It is anticipated that traffic generated associated to loading will occur outside of peak times, most commonly during the late morning or early afternoon.

6.1 Refuse Collection

As the proposal is to amend the operational hours of the existing facility, there will be no change in the waste collection arrangement for the site. Waste generated by the proposal will be managed by the operator of the site.

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7. Summary and Conclusion

The Applicant has proposed to alter the operational hours of the existing restricted recreation facility at 9B of 57-59 Horne Street, Sunbury. Upon the review of the likely parking demand generated by the proposed use during the new operational hours, I believe the proposed on-site parking provision is satisfactory.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Chris Tsiafidis".

Chris Tsiafidis
Traffic Engineer
B. Eng Civil (Hons)
Traffkd Pty Ltd

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APPENDIX A

Parking Occupancy

Surveys

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Parking Occupancy Survey

tramcsurvey.com.au

Date:	Tuesday, 6 February 2024
Location:	57-59 Home Street, Sunbury
GPS:	-37.579871, 144.727904
Weather:	Fine

Public Parking (1/0)	Map Ref	Street	Section (GPS/Street Address if Off-Street Car Park)	Side	Restriction	Capacity	Parking Occupancy			
							9:30	10:30	11:30	12:30
1	A				Unrestricted	44	10	12	12	11
1	B				2P Area 1 Exempt	93	43	51	53	54
1					2P	175	41	54	55	56
1	C				Unrestricted	12	2	3	4	4
1					4P 8am-6pm Mon-Fri	8	0	2	2	2
1					Unrestricted	4	0	1	1	1
1	D				2P 9am-5pm Mon-Fri 9am-12noon Sat	47	40	45	46	46
1	E				Unrestricted	377	263	302	304	306
1					3P 6am-6pm Mon-Fri	164	111	144	150	156
PUBLIC CAPACITY							924	924	924	924
PUBLIC OCCUPANCIES							510	614	627	636
PUBLIC VACANCIES							414	310	297	288
PUBLIC % OCCUPANCIES							55%	66%	68%	69%

Parking Occupancy Survey

Date:	Sunday, 4 February 2024
Location:	57-59 Home Street, Sunbury
GPS:	-37.579871, 144.727904
Weather:	Fine

Public Parking (1/0)	Map Ref	Street	Section (GPS/Street Address if Off-Street Car Park)	Side	Restriction	Capacity	Parking Occupancy				
							8:30	9:30	10:30	11:30	12:30
1	A				Unrestricted	44	17	23	26	26	26
1	B				2P Area 1 Exempt	93	25	32	35	39	42
1					2P	175	26	36	38	37	36
1	C				Unrestricted	12	0	1	1	2	2
1					4P 8am-6pm Mon-Fri	8	3	0	0	0	0
1					Unrestricted	4	0	0	0	0	0
1	D				2P 9am-5pm Mon-Fri 9am-12noon Sat	47	18	23	27	28	29
1	E				Unrestricted	377	118	149	155	148	140
1					3P 6am-6pm Mon-Fri	164	70	78	81	87	92
PUBLIC CAPACITY							924	924	924	924	924
PUBLIC OCCUPANCIES							277	342	363	367	367
PUBLIC VACANCIES							647	582	561	557	557
PUBLIC % OCCUPANCIES							30%	37%	39%	40%	40%

CURRENT PLANNING PERMIT

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PLANNING PERMIT



Permit No.: P22891
Planning scheme: Hume Planning Scheme
Responsible authority: Hume City Council

ADDRESS OF THE LAND:
(Part Lot 9 PS 321508W Vol 10101 Fol 846),
OFFICE 9A/57-59 HORNE ST
SUNBURY VIC 3429

THE PERMIT ALLOWS:
USE OF THE LAND AS A RESTRICTED RECREATION FACILITY (GYM) IN
ACCORDANCE WITH THE ENDORSED PLANS

NOTE: THIS IS A PLANNING PERMIT - NOT A BUILDING APPROVAL. IF THIS PROPOSAL INCLUDES ANY BUILDING WORK A BUILDING APPROVAL UNDER THE BUILDING ACT 1993 ('The Act') WILL ALSO BE REQUIRED. IF ANY SUCH PLAN ENDORSED WITH THIS PERMIT NEEDS TO BE MODIFIED TO MEET ANY REQUIREMENTS FOR BUILDING APPROVAL OR FOR ANY OTHER REASON YOU MUST SUBMIT ANY SUCH MODIFIED PLAN TO THE COUNCIL'S PLANNING DEPARTMENT FOR ENDORSEMENT.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The use and/or development as shown on the endorsed plans or described in the endorsed documents must not be altered or modified except with the written consent of the Responsible Authority.
2. The use of the land or of any buildings on the subject land shall not be altered or changed to some other use except with the written consent of the Responsible Authority.
3. Except with the prior written consent of the Responsible Authority, the maximum number of persons on the premises at any one time must not exceed:

Patrons/members: 36

Staff: 3

4. Except with the prior written consent of the Responsible Authority, the use permitted by this permit may only operate between the following times:

Monday - Friday: 5am – 8:30am and 4:30pm –

8:00pm. Saturday: 5am – 10:00am.

Sundays : Closed

Date issued: 14 October 2020

**Signature for the
responsible authority:**

A handwritten signature in blue ink, appearing to read 'D. King', written over a horizontal line.

CURRENT PLANNING PERMIT

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PERMIT NO: P22891

5. The use or development permitted by this permit must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.
 6. The subject land must be maintained in an orderly and neat manner at all times and its appearance must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.
 7. Goods, equipment, packaging material or machinery must not be stored or left exposed outside a building so as to be visible from any public road or thoroughfare.
 8. Except with the further consent of the Responsible Authority no form of public address system shall be used on the premises so as to be audible outside the building.
 9. Noise levels emanating from the land must not exceed the requirements of State Environment Protection Policy (Control of Music Noise from Public Premises), No. N-2.
 10. No public address or sound system shall be used on the subject land except one which is audible only within the building on the land.
 11. No external sound amplification equipment or loud speakers may be used for the purpose of announcements, broadcasts, playing of music or similar purposes.
 12. The use or development must not adversely affect the amenity of the area.
 13. Any alarm or security system installed on the land must:
 - Be silent in accordance with any relevant Australian Standard;
 - Be connected to registered security firm.
- All to the satisfaction of the Responsible Authority.
14. The use and occupation of the development must be managed so that the amenity of the area is not detrimentally affected, including through the:
 - a) transportation of materials, goods or commodities to or from the subject land;
 - b) appearance of any building, works or materials;
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d) presence of vermin; or
 - e) in any other way.
 15. Areas set aside for the parking and movement of vehicles as shown on the endorsed plan(s) must be made available for such use and must not be used for any other purpose.
 16. This permit shall expire if the use permitted by this permit is not commenced within two years of the date of this permit, or if the use is discontinued for a period of two years.

Date issued: 14 October 2020

**Signature for the
responsible authority:**



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PERMIT NO: P22891

The responsible authority may extend the periods referred to if a request is made in writing before or within six months after the permit expiry date, where the use allowed by the permit has not yet started.

Note: If a request for an extension of commencement date is made out of time allowed by the expiry condition, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

Date issued: 14 October 2020

**Signature for the
responsible authority:**



CURRENT PLANNING PERMIT

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PERMIT NO: P22891

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- (a) from the date specified in the permit, or
- (b) if no date is specified, from –
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if –
 - (a) the development or any stage of it does not start within the time specified in the permit; or
 - (b) the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - (c) the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if –
 - (a) the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - (b) the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if –
 - (a) the development or any stage of it does not start within the time specified in the permit, or;
 - (b) the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - (c) the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
 - (d) the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision –
 - (a) the use or development of any stage is to be taken to have started when the plan is certified; and
 - (b) the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- (a) The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- (b) An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- (c) An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- (d) An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- (e) An application for review must state the grounds upon which it is based.
- (f) A copy of an application for review must also be served on the responsible authority.
- (g) Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Date issued: 14 October 2020

Signature for the
responsible authority:

