

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

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

⚠ 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.

The Land

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

Street Address *

Unit No.:	St. No.:	St. Name:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Suburb/Locality:		Postcode:
<input type="text"/>		<input type="text"/>

Formal Land Description *

Complete either A or B.

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

A Lot No.:

Lodged Plan Title Plan Plan of Subdivision No.:

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.

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:

Select the focus of this application and describe below:

✍ 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 \$

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

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

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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.

Vacant two story factory.

Please see attached pictures and reports.

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

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.

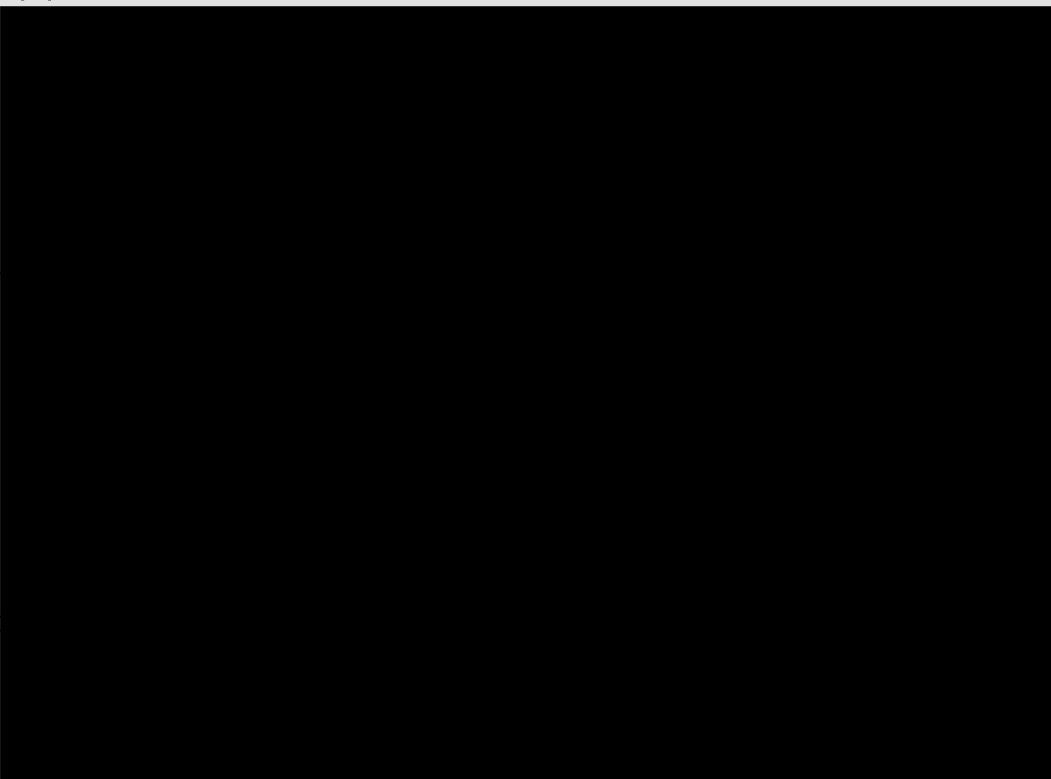
Applicant *

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 **

Name:

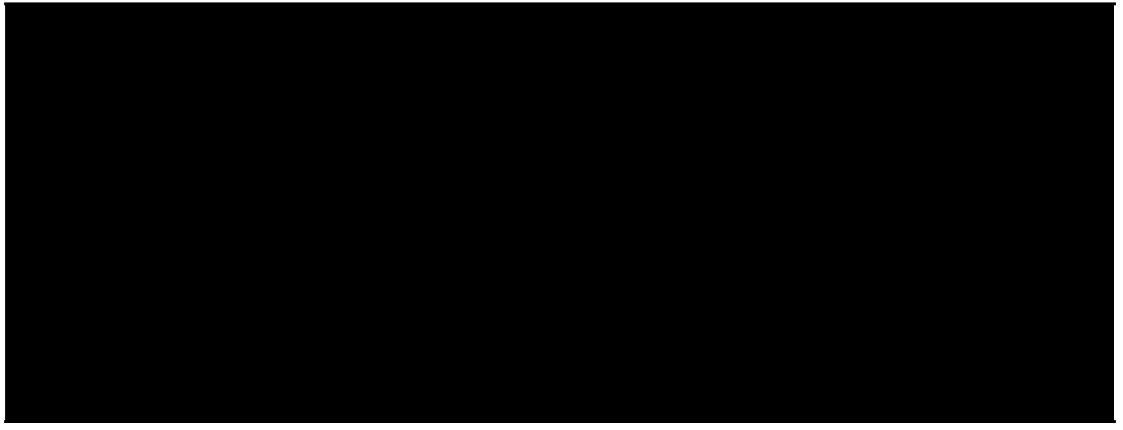


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Owner *

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.

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: 09/02/2024

day / month / year

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Need help with the Application?

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

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

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

No Yes

If 'yes', with whom?:

Date:

day / month / year

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

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:

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:

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**

Page 1 of 1

VOLUME 10935 FOLIO 606

Security no : 124111530349N
Produced 24/12/2023 01:40 PM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 539693J.
PARENT TITLE Volume 10803 Folio 750
Created by instrument PS539693J 08/04/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NAWZIR SYSTEMS PTY LTD of 64 DUNBARRIM AVENUE CAIRNLEA VIC 3023
AN175060S 13/10/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU602989Q 21/07/2021
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 PS539693J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: UNIT 10 52-60 GARDEN DRIVE TULLAMARINE VIC 3043

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 21/07/2021

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS539693J

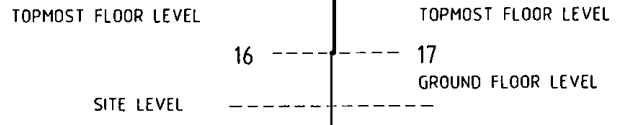
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

DOCUMENT END

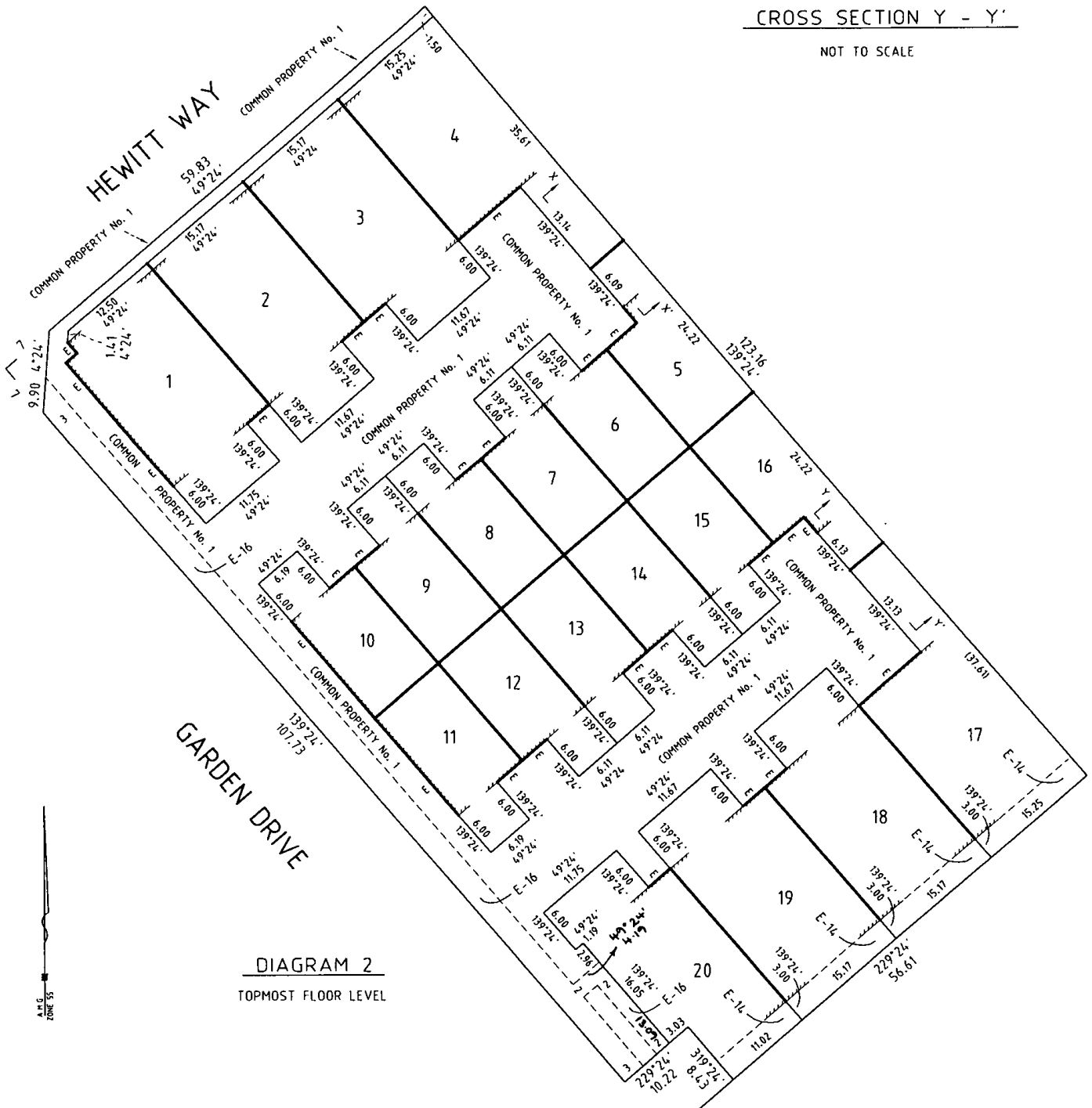
PLAN OF SUBDIVISION	STAGE No.	LR USE ONLY EDITION 1	PLAN NUMBER PS 539693 J				
LOCATION OF LAND PARISH TULLAMARINE TOWNSHIP - SECTION - CROWN ALLOTMENT 6 (PART) CROWN PORTION - TITLE REFERENCES VOL 10803 FOL 750 LAST PLAN REFERENCE/S LOT 8 PS 514283 U POSTAL ADDRESS (At time of subdivision) 52 - 60 GARDEN DRIVE TULLAMARINE 3043 AMG Co-ordinates (of approx centre of land in plan) E 312 630 ZONE 55 N 5 826 420		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME. CITY OF HUME REF: S4627 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 21/3/06 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /					
		VESTING OF ROADS AND/OR RESERVES <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>		IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL
IDENTIFIER	COUNCIL/BODY/PERSON						
NIL	NIL						
BOUNDARIES DEFINED BY CONTINUOUS THICK LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS Exterior Face of Concrete Wall: Boundaries marked 'E' Median of Walls, Floors & Ceilings All other Boundaries ADDITIONAL PURPOSE OF PLAN TO REMOVE PART OF THE TELECOMMUNICATIONS EASEMENT E-16 CREATED IN PS 518281 Y BY PLANNING PERMIT No. P10261 SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.							
EASEMENT INFORMATION LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road) EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE WHOLE OF THE LAND IN THIS PLAN			LR USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 21/3/2006				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LR USE ONLY PLAN REGISTERED TIME 8:59 DATE 8/4/2006 		
E-16	TELECOMMUNICATIONS	SEE DIAGRAM	PS 514281 Y	Lots ON PS 514281 Y			
E-14	SEWERAGE	3.00	PS 514281 Y	YARRA VALLEY WATER LIMITED			
E-14	DRAINAGE	3.00	PS 514281 Y	HUME CITY COUNCIL			
E-14	TELECOMMUNICATIONS	3.00	THIS PLAN	LOTS IN THIS PLAN.			
PETER RICKARD & ASSOCIATES PTY LTD CONSULTING SURVEYORS 63 Kooyongkoot Road Hawthorn 3122 Tel: 9819 1400 041 888 1400 Fax: 9819 2400			LICENSED SURVEYOR SIGNATURE _____ REF 04 - 282 (DWG 04 282 s2)	DATE _____ VERSION B ORIGINAL SHEET SIZE A3	DATE 21/3/06 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3		

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PLAN OF SUBDIVISION	STAGE No. /	PLAN NUMBER PS 539693 J
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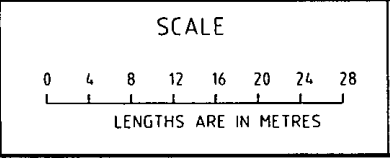


CROSS SECTION Y - Y'
NOT TO SCALE



PETER RICKARD & ASSOCIATES PTY LTD
CONSULTING SURVEYORS
63 Kooyongkool Road Hawthorn 3122
Tel: 03 9819 1400 0418 881 400 Fax: 03 9819 2400

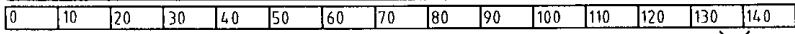
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ORIGINAL SCALE SHEET SIZE
1 500 A3

LICENSED SURVEYOR PETER RICKARD
SIGNATURE
REF 04 282 (DWG 04 282 s 2) VERSION B

DATE 2/13/06
COUNCIL DELEGATE SIGNATURE



DOOD

10/52-60 Garden Drive, Tullamarine, Victoria 3043

Site Plan



Source: Google Maps

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Planning Report

10/52-60 Garden Drive, Tullamarine, Victoria 3043



Source: Good Maps

Site Location: 10/52-60 Garden Drive, Tullamarine, Victoria 3043

Site Area: 215m²

Municipality: Hume City Council

Planning Zone: Commercial 2 Zone

Planning Overlays: MAEO Melbourne Airport Environments Overlay
MAEO2 Melbourne Airport Environments Overlay – Schedule 2

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Proposal:

The proposal seeks to obtain a permit for the use of the subject property as a Leisure and Recreation Facility to be used as a dance studio trading as Encore School of Performing Arts. The property is zoned Commercial 2 and has a Melbourne Airport Environments Overlay.

Encore School of Performing Arts proposes to primarily operate from 4:15pm onwards Monday to Friday and some weekends (no scheduled classes happen on the weekends however might be used as a rehearsal space) and this report assesses the development against the relevant provisions of the Hume Planning Scheme.

Existing Conditions:

The subject property presents as a commercial property with a floor area of 200sqm's and is on a land area of 215sqm's. The property comprises a warehouse, kitchen and WC on the ground floor and offices on the first and second floors and is completed by two car spaces.

The most recent tenants of the subject property were a Pilates studio on the first floor and a Plumbing and Gas company on the ground floor.

The subject property forms part of an industrial estate comprising 20 units with a range of uses including plumbing, data storage, freight, logistics, curtain rod supplier, document scanning, construction, accounting and is surrounded by larger commercial properties with uses including an Aviation Training Facility, Data Centre, indoor soccer facility, salvage yard, freight and logistics etc.

Garden Drive comprises substantial onsite parking which is explored in further detail in the accompanying Traffic Report prepared by Traffix.

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Existing Photos:



Image 1 – Exterior of Premises - Source: Real Commercial



Image 2 – Internal of Premises - Source: Real Commercial

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Floorplan:



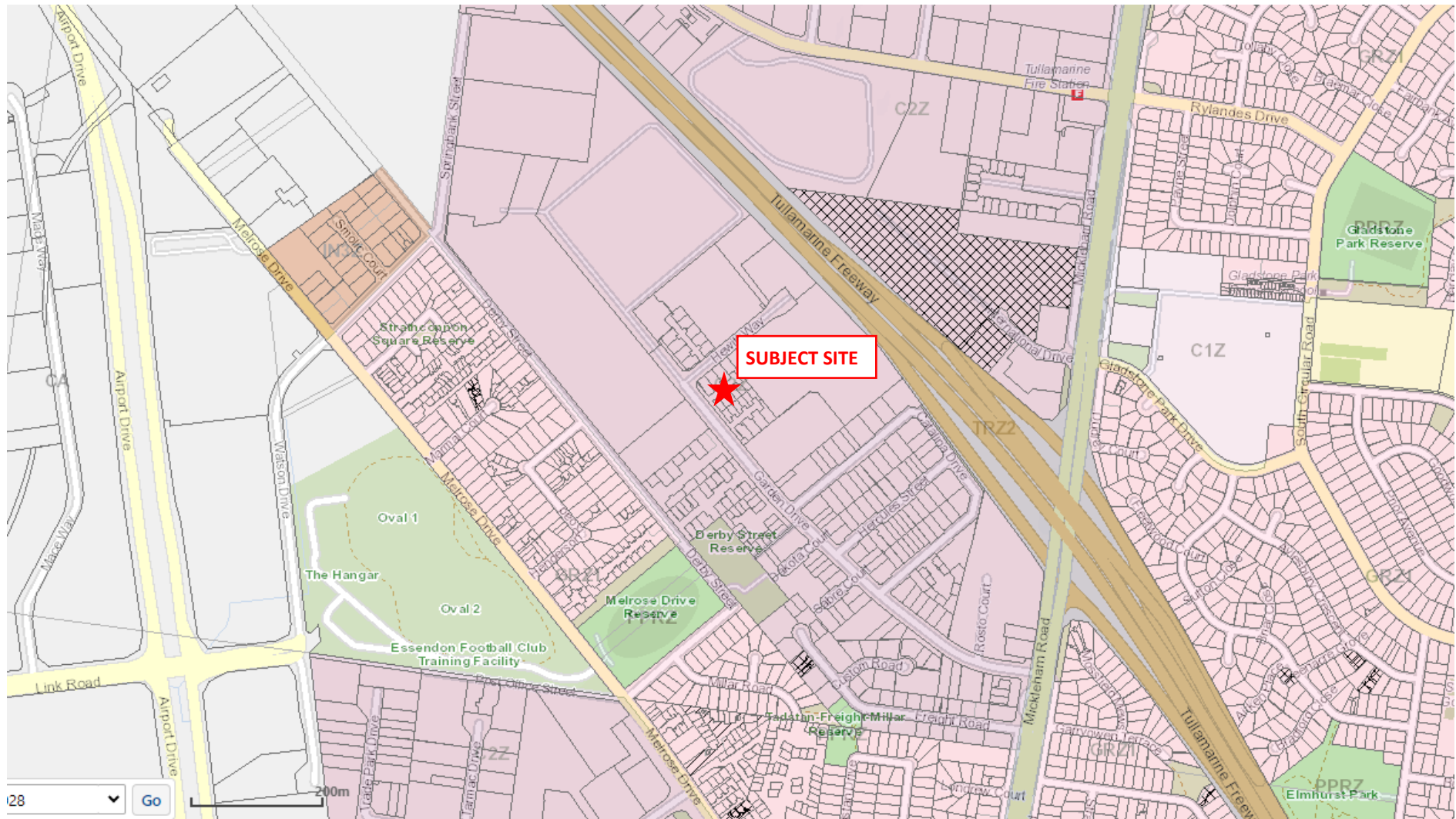
Disclaimer. Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers view the property in person.

10/52-60 Garden Drive Tullamarine

Source: Real Commercial

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Surrounding Zones:



Source: Department of Transport and Planning, Victorian Government

Planning Report – 10/52-60 Garden Drive, Tullamarine

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Surrounding Properties & Uses:



	Subject Property
	Indoor Soccer World
	Ansett Aviation Training Facility
	Pickles - Salvage
	Data Centre

Source: Google Maps

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Surrounding Properties Photos:



52-60 Garden Drive, Tullamarine - Source: Dood Studio



77-81 Garden Drive, Tullamarine & street parking - Opposite Subject Property - Source: Dood Studio

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Ansett Aviation Training, 50Garden Drive, Tullamarine – Source: Dood Studio



View South East of Garden Drive, Tullamarine
 Studio

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Pickles, 89 Garden Drive, Tullamarine – Source: Dood Studio



Airport Document Express, 67-73 Garden Drive, Tullamarine

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Provisions of the Hume Planning Scheme

1. Commercial 2 Zone

Purpose

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

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Buildings and works

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

Application requirements

Use

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods or materials, hours of operation and light spill, solar access and glare.
- The means of maintaining areas not required for immediate use.
- If an industry or warehouse:
 - The type and quantity of goods to be stored, processed or produced.
 - Whether a Development Licence, Operating Licence, Permit or Registration is required from the Environment Protection Authority.
 - Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1995* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.

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- The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Building and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

General

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The interface with adjoining zones, especially the relationship with residential areas.

Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- If an industry or warehouse, the effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

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Applicant Response

- The subject property is proposed to be used as Dance Studio trading as Encore School of Performing Arts and will facilitate varying styles of dance classes for a range of ages. Encore School of Performing Arts proposes to primarily operate from 4:15pm onwards Monday to Friday and some weekends (no scheduled classes happen on the weekends however might be used as a rehearsal space) and this report assesses the development against the relevant provisions of the Hume Planning Scheme.
- Likely effects on adjoining land will be minimal as classes will primarily be held outside of school hours i.e. 4:15PM which is also outside of operating hours for most neighbouring commercial uses. Noise from music will be played at a reasonable level and will be controlled by keeping doors closed. Impact of traffic and parking has been explored in the accompanying Traffic Report prepared by Traffix.
- There will be no areas of the subject property not required for immediate use and therefore maintenance of unused areas is not required
- There will be no goods to stored, processed or produced at the subject property as part of the proposed use
- No Development Licence, Operating Licence, Permit or Registration is required from the Environment Protection Authority as part of the proposed use
- No notification under the Occupational Health and Safety Regulations 2017 is required, no licence under the *Dangerous Goods Act 1995* is required, and no fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded as part of the proposed use
- There are no likely effects on adjoining land, including air-borne emissions and emissions to land and water
- No materials, goods or commodities will be transported to or from the land
- No building works are proposed
- There will be no emission of artificial light, vibration, smell, fumes, smoke, vapour, steam soot, ash, dust, waster water, waste products, grit or oil from the premises. As a dance studio reasonable levels of noise in the way of music will be emitted within the premises however doors will be kept closed to avoid the emission of noise.
- The premises is zoned Commercial 2 and is immediately surrounded by properties which are also zoned Commercial 2. Indoor Soccer World is located 250 metres North West at 5/62 Garden Drive, Tullamarine and is a comparable use as an indoor soccer facility which runs competition games, birthday parties and clinics and operates during comparable hours. The nearest residential area is 200 metres South West on Derby Street, Tullamarine however there is no direct access between the subject property and Derby Street. Access to the Derby Street is available via the major arterial Mickleham Road and Melrose Drive.

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Source: Google Maps

- Immediately prior to this application the subject property was being used as plumbing and gas business on the ground floor and a Pilates studio on the first floor. A Pilates studio use is very similar to a Dance Studio and therefore the previous/existing use is the same as the proposed use.
- The drainage of the land will not be affected by the proposed use.
- The availability of and connection to services will not be affected by the proposed use.
- Please refer to the accompanying Traffic Report prepared by Traffix for the effect of traffic to be generated on roads.
- There are no parts of the subject property which will not be used for the interim use.

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2. Melbourne Airport Environments Overlay

Applicant Response

As per Schedule 2 of the Melbourne Airport Environments Overlay the proposed use as a Leisure and Recreation Facility is not required to obtain a permit for use under this overlay.

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Loading and delivery area and waste bin storage locations



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**ENCORE DANCE STUDIO - 20231
WALL GRAPHIC**

03.

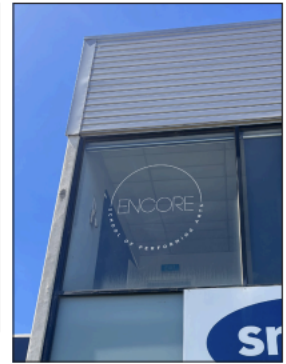
White CCV

Kiss cut/weed/app tape

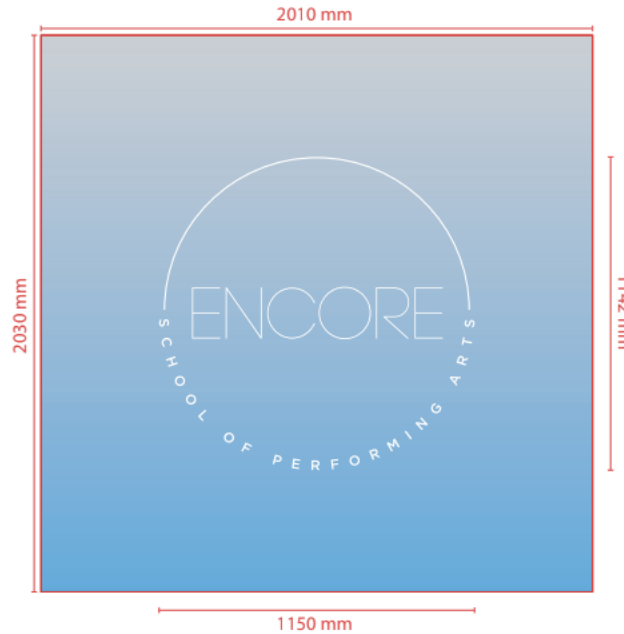
1150x1142mmH



Existing



Mockup



20231_03_2010x2030_WhiteCCV.ai

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**ENCORE DANCE STUDIO - 20231
FRONT FASCIA**

01.

3mm ACM with matt laminate.

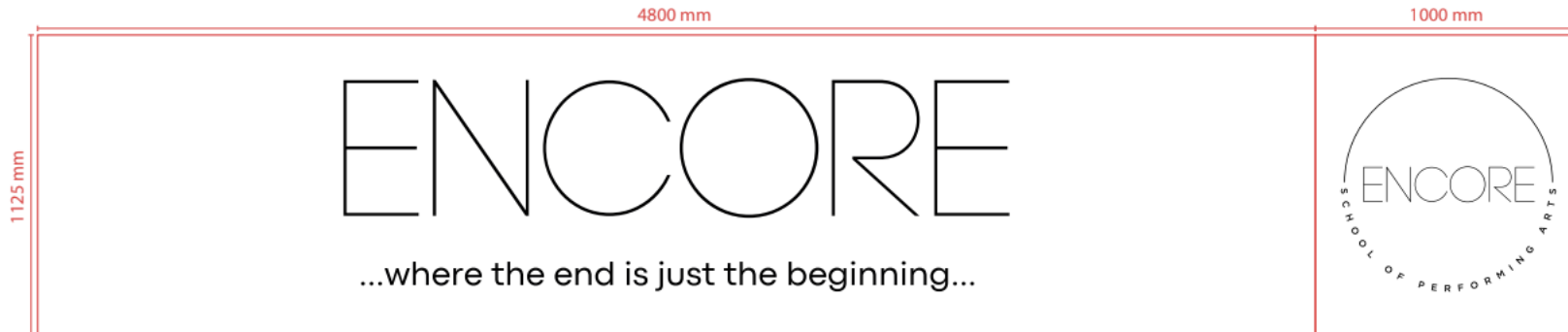
Front - 4800x1125mmH
Return - 1000x1125mmH



Existing

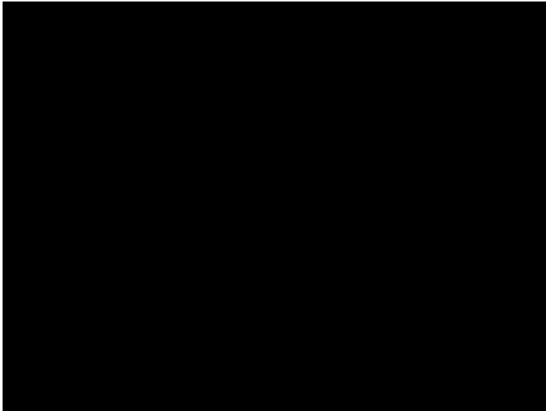


Mockup



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10/52-60 Garden Drive, Tullamarine – Proposed Indoor Recreation Facility (Dance Studio) Traffic Engineering Assessment

We refer to the proposed dance studio at 10/52-60 Garden Drive, Tullamarine and provide an assessment of the traffic and parking impacts of the proposal.

Existing Conditions

Subject site

The subject site is located on the northeast side of Garden Drive in Tullamarine, as shown in the locality plan at Figure 1.

The subject site comprises a single parcel of land shared by 20 tenancies, noting that one tenancy (Tenancy 7) appeared to be unoccupied at the time of our inspection and parking surveys as discussed later. The overall parcel of land has two dual-width crossovers with Garden Drive. Tenancy 10 is the subject of this assessment, noting that it is currently permitted to be used as a warehouse and we understand that two of the on-site car spaces provided on the overall subject site are specifically allocated to Tenancy 10.

An aerial photograph of the subject site and its surrounds is provided at Figure 2.

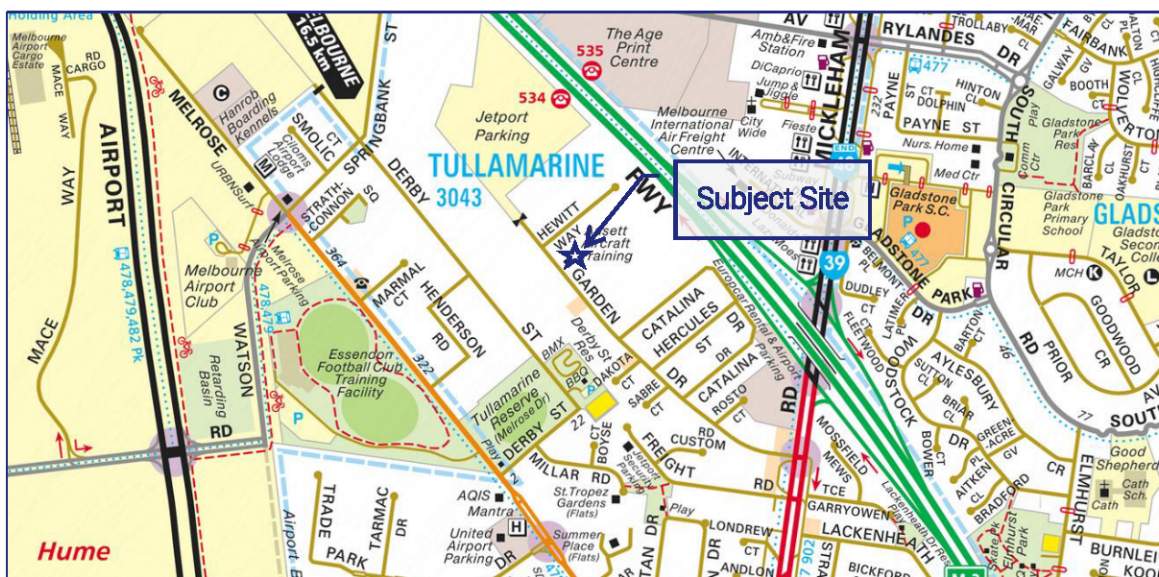


Figure 1: Locality Plan

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Figure 2: Aerial Photograph

Source: NearMap (December 2023)

Road Network

Garden Drive is classified as an 'Access Street' under the Hume City Council's Road Register and is aligned in a general northwest-southeast direction along the southwest boundary of the site.

In the vicinity of the site, Garden Drive accommodates an approximately 10.5m wide carriageway which allows for two-way simultaneous traffic. In addition, Garden Drive accommodates either formally linemarked 90-degree car parking spaces or informal kerbside parallel parking in the vicinity of the subject site. On-street car parking is generally unrestricted.

A default urban speed limit of 50km/h applies to Garden Drive past the subject site.

Garden Drive, adjacent to the subject site, is shown at Figure 3 and Figure 4.

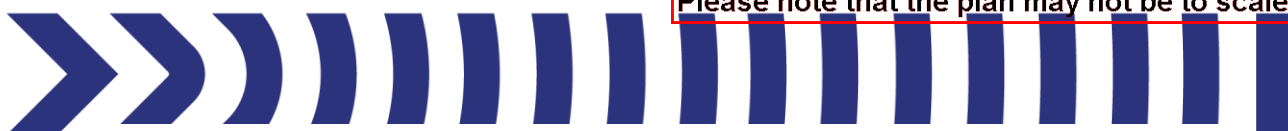


Figure 3: Garden Drive - View East



Figure 4: Garden Drive - View West

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Existing Car Parking Conditions

Traffix Group conducted car parking occupancy surveys of the on-street car parking in the vicinity of the subject site and of the existing on-site car parking on the following days and times:

- Thursday 1st February 2024 between 4pm-6pm (inclusive), and
- Saturday 3rd February 2024 between 10am-12pm (inclusive).

The parking survey included 169 suitable¹ on-street car parking spaces that are located within approximately 250m walking distance of the subject site.

A map of the parking survey is shown at Figure 5.

The surveys of the on-street car parking identified the following within the vicinity of the subject site:

- The minimum number of unoccupied car spaces identified during the survey periods was 98 car spaces (71 cars parked, 42% occupancy) which occurred at 4pm.
- The minimum number of unoccupied car spaces identified within approximately 50m walking distance was 35 car spaces (11 cars parked, 24% occupancy) which also occurred at 4pm.

It is also noted that no fewer than 31 unoccupied car spaces were identified on the site at any time throughout the surveys, including 12 unoccupied car parking spaces on the part of the site that vacant Tenancy 7 is located.

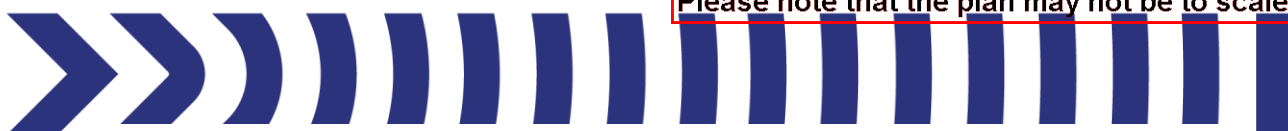
Full output of the parking survey results is attached at Appendix A.



Figure 5: Parking Survey Area

¹ Suitable public parking includes spaces that are available for use in 'Permitted Parking Zones', and 'No Parking' areas, etc., during relevant enforcement periods.

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Proposal

The proposal is for an indoor recreation facility, more specifically a dance studio, at 10/52-60 Garden Drive, Tullamarine.

There is to be no change to existing on-site parking arrangements as a result of the proposal.

The proposed dance studio will allow for 10 students and 2 staff/teachers at any one time.

The proposed use will primarily operate for classes from 4:15pm onwards Monday to Friday and on some weekends between 10am and 4pm when it might be used as a rehearsal space rather than for scheduled classes.

Vehicle access for the site is to be via the existing dual-width crossover with Garden Drive.

Car Parking Considerations

Statutory Car Parking Requirement

The statutory car parking requirements for the proposal are outlined under Clause 52.06 of the Planning Scheme.

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the planning policy framework.*
- *To ensure the provisions 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.*

The statutory car parking requirement for the proposal is summarised in Table 1.

Table 1: Statutory Car Parking Requirement (Clause 52.06)

Use	No.	Statutory Parking Rate (Column A)	Requirement
Indoor Recreation Facility	N/A	N/A	To the satisfaction of the responsible authority

Based on the above, the proposed indoor recreation facility (dance studio) must provide car spaces to the satisfaction of the responsible authority.

A total of two (2) on-site car spaces are specifically allocated to the tenancy and we believe that they would be best allocated to staff of the proposed

An assessment of the suitability of the car parking provision is presented following.

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Car Parking Demand Assessment

As mentioned previously, the proposed dance studio will accommodate up to 10 students and two (2) staff at any one time. Conservatively assuming that there are no multi-purpose trips and that every single student is driven separately, the car parking demand for the proposal is 12 car spaces for each session. Furthermore, there will likely be a short period between consecutive sessions when a higher parking demand is generated. In particular, under a worst case conservative assessment there could be a demand for up to 22 vehicles as follows:

- 2 staff vehicles,
- 10 vehicles associated with students being picked-up from a session, and
- 10 vehicles associated with students being dropped-off for a subsequent session.

Given our recommendation for the two (2) on-site spaces that are specifically allocated to Tenancy 10 to be allocated staff, we are satisfied that the longer car parking demand generated by staff for the proposed use is met.

The remaining demand, typically up to 10 vehicles but up to 20 vehicles for a short period between sessions, will need to be accommodated by other parking in the vicinity of the site. As detailed previously, there were no fewer than 98 unoccupied on-street car spaces during the peak time (i.e. 4pm) across the two days/periods surveyed within approximately 250m walking distance of the subject site. This significantly exceeds the conservatively predicted short-term car parking demands generated by the use for a short period even during the drop-off and pick-periods.

Notably, the car parking surveys demonstrated a minimum of 35 unoccupied car spaces (11 cars parked, 24% occupancy) within approximately 50m walking distance of the subject site which is more than enough to readily accommodate the abovementioned car parking demand.

Based on the above, we are satisfied that there are ample vacancies within the public parking resources in the vicinity of the site to meet the conservatively predicted car parking demands the proposed use and see no reason why the responsible authority should not be satisfied with the same.

It is also noted that the existing warehouse has a floor area of approximately 200m², which means that it has a statutory requirement to provide 5 on-site car spaces which is 3 spaces more than our understanding of what is actually allocated. Accordingly, there is likely an existing demand for some long-term parking to be accommodated on the surrounding road network during the busiest periods of the overall area, i.e. during the day on weekdays and the proposed use will eliminate any such demand.

Bicycle Parking Considerations

Clause 52.34 of the Planning Scheme outlines the statutory bicycle parking requirements for various land uses.

The land use term 'indoor recreation facility' is nested under the broader land use term 'minor sports and recreation facility' under Clause 73.03 of the Planning Scheme.

The following statutory bicycle parking requirements for the is provided at Table 2.

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Table 2: Statutory Bicycle Parking Requirements (Clause 52.34)

Use	Measure	Bicycle Parking Rate	Parking Requirement
Minor Sports and Recreation Facility	2 employees	1 staff bicycle space per 4 employees	1 bicycle space
	~201m ²	1 visitor bicycle space to each 200m ² of net floor area	1 bicycle space
Total:			2 bicycle spaces

Given the nature of the proposed use, we are of the opinion that it appropriate for no formal bicycle parking to be provided, noting that this is consistent with the existing arrangements at the site and that bicycles could be informally accommodated outside and/or within the tenancy if desired.

Traffic Considerations

The majority of traffic generated by the proposed use will be well outside of the peak periods for the surrounding area. The critical period is anticipated to be as a result of the first session that is proposed to commence at 4.15pm on weekdays. Notwithstanding, the level of traffic is to be relatively low (no more than 12 vehicles arriving for the first session) and it is expected that it will be readily accommodated by the surrounding road network and intersections without any material impact to the safety and operation of the same.

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Conclusions

Having undertaken a detailed traffic engineering assessment of the proposed indoor recreation facility (dance studio) at 10/52-60 Garden Drive, Tullamarine, we are of the opinion that:

- a) The proposal does not have a statutory car parking requirement and therefore car spaces must be provided to the satisfaction of the responsible authority,
- b) The two (2) on-site car spaces that are specifically allocated to Tenancy 10 should be allocated to staff of the proposed use,
- c) We are satisfied that the car parking provision is appropriate, and that there is no reason why the responsible authority should not be satisfied with the proposed outcome when having regard to the following:
 - All long-term demands associated with staff can be accommodated on the site.
 - Nearby on-street car parking is in low demand during the proposed operating periods of the proposed use. In particular, even during the recorded peak period, there were still:
 - o 35 unoccupied car spaces within approximately 50m walking distance of the subject site.
 - o 98 unoccupied car spaces within approximately 250m walking distance of the subject site.
- d) The provision of no bicycle parking spaces is appropriate given the nature of the proposed use.
- e) The level off traffic that is likely to be generated by the proposed use is relatively low and is not expected to have any material impact on the operation of the surrounding road network and intersections.
- f) There are no traffic engineering reasons why a planning permit should not be issued for the proposed use.

Please contact Bryan I or Nathan Woolcock at Traffix Group if you require any further information.

Yours faithfully,

TRAFFIX GROUP PTY LTD



NATHAN WOOLCOCK (RPE6892)

Director

www.traffixgroup.com.au

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Appendix A

Car Parking Survey Results

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Supervised By:
Surveyed By: Bryan I

Survey Dates & Times: See below

Location	Restriction	Capacity Min - Max	Thursday 1st February 2023					Saturday 3rd February 2023					
			4pm	4:30pm	5pm	5:30pm	6pm	10am	10:30am	11am	11:30am	12noon	
ON-STREET CARPARKING													
Map Ref. Hewitt Way West Side													
Garden Drive to Gravel Accessway	Unrestricted	8	5	5	5	5	5	7	7	7	7	7	
	No Stopping	-	0	0	0	0	0	0	0	0	0	0	
Gravel Accessway to Courtbowl	Unrestricted	16	7	6	4	3	3	2	2	2	2	2	
East Side													
Courtbowl to C/O #20	Unrestricted	19	9	9	6	5	2	2	2	2	2	2	
	No Stopping	-	0	0	0	0	0	0	0	0	0	0	
C/O #20 to Garden Drive	Unrestricted	10	11	11	11	11	10	10	10	10	10	10	
Hewitt Way	Capacity	53 - 53	53	53	53	53	53	53	53	53	53	53	
	Total Number of Cars Parked		32	31	26	24	20	21	21	21	21	21	
	Total Number of Vacant Spaces		21	22	27	29	33	32	32	32	32	32	
	Percentage Occupancy		60%	58%	49%	45%	38%	40%	40%	40%	40%	40%	
Map Ref. Garden Drive North Side													
End of Street to Hewitt Way	Unrestricted	7	2	2	2	1	1	5	5	5	5	4	
Hewitt Drive to Site Access	Unrestricted	3	1	1	1	1	1	0	0	0	0	0	
Site Access to C/O #11-20/52-60	Unrestricted	15	5	5	5	4	4	6	3	4	5	5	
C/O #11-20/52-60 to C/O #50	Unrestricted	10	6	6	6	5	5	3	3	3	3	3	
C/O #50 to Catalina Drive	No Stopping	-	0	0	0	0	0	0	0	0	0	0	
	No Parking	1	0	0	0	0	0	0	0	0	0	0	
	Unrestricted	7	4	3	3	3	3	3	3	3	3	3	
Catalina Drive to Opposite Dakota Court	Visitor Guest Car Parking	5	4	4	4	4	4	0	0	0	0	0	
South Side													
Dakota Court to C/O #53-55	Café Car Parking Only	3	0	0	0	0	0	3	3	3	3	3	
	Unrestricted	9	2	1	0	0	0	4	4	6	4	4	
C/O #53-55 to C/O #67-75	Unrestricted	16	3	1	1	1	0	0	0	0	0		
C/O #67-73 to SB C/O #75-81	Unrestricted	9	1	1	0	0	0	1	1	1	1	1	
SB C/O #75-81 to NB C/O #75-81	Unrestricted	11	2	1	1	1	0	0	0	0	0	0	
NB C/O #75 to Airport Car Parking Access	Unrestricted	8	2	2	2	0	0	1	1	1	1	1	
Airport Car Parking Access to End of Street	Unrestricted	3	1	1	1	0	0	1	1	1	1	1	
Garden Drive	Capacity	98 - 98	98	98	98	98	98	98	98	98	98	98	
	Total Number of Cars Parked		29	24	22	16	14	24	21	24	23	22	
	Total Number of Vacant Spaces		69	74	76	82	84	74	77	74	75	76	
	Percentage Occupancy		30%	24%	22%	16%	14%	24%	21%	24%	23%	22%	

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Supervised By:
Surveyed By: Bryan I

Survey Dates & Times: See below

Map Ref.	Location	Restriction	Capacity Min - Max	Thursday 1st February 2023					Saturday 3rd February 2023				
				4pm	4:30pm	5pm	5:30pm	6pm	10am	10:30am	11am	11:30am	12noon
	Dakota Court												
	West Side												
	Courtbowl to Garden Drive	Unrestricted	10	5	5	5	3	6	4	2	2	2	2
	East Side												
	Garden Drive to Courtbowl	Unrestricted	8	5	5	4	3	4	5	5	6	5	5
	Dakota Court	Capacity	18 - 18	18	18	18	18	18	18	18	18	18	18
		Total Number of Cars Parked		10	10	9	6	10	9	7	8	7	7
		Total Number of Vacant Spaces		8	8	9	12	8	9	11	10	11	11
		Percentage Occupancy		56%	56%	50%	33%	56%	50%	39%	44%	39%	39%
	OFF-STREET CARPARKING (52-60 Garden Drive, Tullamarine)												
	Property 1	Staff (unrestricted)	4	3	3	3	3	1	1	1	1	1	1
	Property 2	Staff (unrestricted)	4	2	2	1	1	1	1	1	1	1	1
	Property 3	Staff (unrestricted)	4	3	3	3	3	3	2	2	2	2	2
	Property 4	Staff (unrestricted)	4	4	4	4	4	3	3	3	3	3	3
	Property 5	Staff (unrestricted)	4	2	1	0	0	0	0	0	0	0	0
	Property 6	Staff (unrestricted)	2	1	1	0	0	0	0	0	0	0	0
	Property 7	Staff (unrestricted)	2	0	0	0	0	0	0	0	0	0	0
	Property 8	Staff (unrestricted)	2	2	2	2	2	2	2	2	2	2	2
	Property 9	Staff (unrestricted)	2	0	0	0	0	0	0	0	0	0	0
	Property 10	Staff (unrestricted)	2	1	1	0	0	0	2	2	2	2	2
	Property 11	Staff (unrestricted)	2	1	1	1	1	0	0	0	0	0	0
	Property 12	Staff (unrestricted)	2	0	0	0	0	0	1	1	1	1	1
	Property 13	Staff (unrestricted)	2	1	1	1	1	0	1	1	1	1	1
	Property 14	Staff (unrestricted)	2	2	2	2	2	1	1	1	1	1	1
	Property 15	Staff (unrestricted)	2	0	0	2	2	2	3	3	3	2	2
	Property 16	Staff (unrestricted)	4	4	4	4	3	4	1	1	1	1	1
	Property 17	Staff (unrestricted)	4	3	3	3	1	1	0	0	0	0	0
	Property 18	Staff (unrestricted)	4	0	0	0	0	0	0	0	0	0	0
	Property 19	Staff (unrestricted)	4	0	0	0	0	0	0	0	0	0	0
	Property 20	Staff (unrestricted)	4	0	0	0	0	0	0	0	0	0	0

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Supervised By:
Surveyed By: Bryan I

Survey Dates & Times: See below

Location	Restriction	Capacity Min - Max	Thursday 1st February 2023					Saturday 3rd February 2023				
			4pm	4:30pm	5pm	5:30pm	6pm	10am	10:30am	11am	11:30am	12noon
SUMMARY => ON-SITE CARPARKING (TENANCIES 1-10)												
Car Parking Supply		30 - 30	30	30	30	30	30	30	30	30	30	30
Total Number of Cars Parked			18	18	18	18	18	18	18	18	18	18
Total Number of Vacant Spaces			12	12	12	12	12	12	12	12	12	12
Percentage Occupancy			60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
SUMMARY => ON-SITE CARPARKING (OVERALL PARCEL OF LAND)												
Car Parking Supply		60 - 60	60	60	60	60	60	60	60	60	60	60
Total Number of Cars Parked			29	28	26	23	18	18	18	18	17	17
Total Number of Vacant Spaces			31	32	34	37	42	42	42	42	43	43
Percentage Occupancy			48%	47%	43%	38%	30%	30%	30%	30%	28%	28%
SUMMARY => ON-STREET CARPARKING WITHIN APPROXIMATELY 50M WALKING DISTANCE												
Car Parking Supply		46 - 46	46	46	46	46	46	46	46	46	46	46
Total Number of Cars Parked			11	10	9	6	5	8	5	6	7	7
Total Number of Vacant Spaces			35	36	37	40	41	38	41	40	39	39
Percentage Occupancy			24%	22%	20%	13%	11%	17%	11%	13%	15%	15%
SUMMARY => ON-STREET CARPARKING (OVERALL SURVEY AREA)												
Car Parking Supply		169 - 169	169	169	169	169	169	169	169	169	169	169
Total Number of Cars Parked			71	65	57	46	44	54	49	53	51	50
Total Number of Vacant Spaces			98	104	112	123	125	115	120	116	118	119
Percentage Occupancy			42%	38%	34%	27%	26%	32%	29%	31%	30%	30%

Note: Public parking includes spaces that are available to the general public and excludes 'No Stopping', 'Loading Zones' and 'No Parking' areas, etc., during the relevant enforcement periods

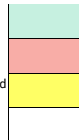
LEGEND: Public Parking

Not available to the general public

Not Available, illegally parked cars included
in analysis

No Stopping/

Other No Parking



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