

This form is only to be used for changes made to a current planning permit application

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION



PLANNING PERMIT NO:

Office Use Only:

DATE RECEIVED:

FEE PAID: \$

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Who is making this amendment

Name:	[REDACTED] VicPlan Consulting
Tel.:	[REDACTED]
Address:	1510 Pascoe Vale Road, Coolaroo

THE LAND: Give the address and title particulars of the land.

Unit 1/1497-1501 Sydney Road, Campbellfield

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

Provision of Traffic Report, amended plans showing proposed changes to use.

THE OWNER: The owner must be notified of these proposed changes

Name:	Olympic Martial Arts Centre	Tel. Bus. hours:
Address:	As above	

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS

This form must be signed. Please complete A, B or C

A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature: Date:
B	I am the Owner of the land. I have seen this application	Owner Signature: Date:
	I/We the Applicant declare that all information given is true and correct	Applicant Signature: Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	[REDACTED]

This form is only to be used for changes made to a current planning permit application

HOW TO AMEND AN APPLICATION FOR A PLANNING PERMIT

Section 50. Amendment to application at request of applicant before notice

- (1) An applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) A request under this section must—
 - (a) be accompanied by the prescribed fee (if any); and
 - (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
 - (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant, that the applicant has notified the owner about the request.
- (4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
- (5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
- (6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (7) On the amendment of an application under this section, the amended application is to be taken—
 - (a) to be the application for the purposes of this Act; and
 - (b) to have been received on the day that the request for amendment was received by the responsible authority.

50A. Amendment of application by responsible authority before notice

- (1) With the agreement of the applicant and after giving notice to the owner, the responsible authority may make any amendments to an application that it thinks necessary before notice of the application is first given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) The responsible authority may require the applicant—
 - (a) to notify the owner under subsection (1); and
 - (b) to make a declaration that that notice has been given.
- (4) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (5) On the amendment of an application under this section, the amended application is to be taken—
 - (a) to be the application for the purposes of this Act; and
 - (b) to have been received on the day that the applicant agreed to the amendment.

57A. Amendments to application after notice of application is given

- (1) An applicant may ask the responsible authority to amend an application after notice of the application is given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) A request under this section must—
 - (a) be accompanied by the prescribed fee (if any); and
 - (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
 - (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant that the applicant has notified the owner about the request.
- (4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
- (5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
- (6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (7) On the amendment of an application under this section—
 - (a) the amended application is to be taken—
 - (i) to be the application for the purposes of this Act; and
 - (ii) to have been received on the day that the request for amendment was received by the responsible authority; and
 - (b) all objections made in relation to the original application are to be taken to be objections to the amended application.
- (8) Nothing in this section affects any right a person may have to make a request under section 87 or 89 in respect of anything done or not done in relation to the original application.
- (9) Sections 52 and 55 do not apply to an amended application.

Send your completed form and all documents to the Responsible Authority:

HUME CITY COUNCIL – STATUTORY PLANNING

P O Box 119, DALLAS 3047

1079 PASCOE VALE RD. BROADMEADOWS

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.

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

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:
1	1497	Sydney Road
Suburb/Locality: Campbellfield		Postcode: 3061

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:

Planning Permit Details

② What permit is being amended? *

Planning Permit No.: P19577

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: Seeking to amend operating hours and patron numbers.

📎 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 -):
\$ NA	\$ NA	\$ NA

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.

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:

Title: Mrs

Organisation (if applicable): VicPlan Consulting

Postal Address:

Unit No.: 115

St. No.: 1510

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

St. Name: Pascoe Vale Road

Suburb/Locality: Coolaroo

State: 3048

Postcode:

Contact person's details *

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

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

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

St. Name:

Suburb/Locality:

State:

Postcode:

Contact Information

Business Phone: 9969 7167

Email:

Mobile Phone:

Fax:

Postal Address:

Unit No.:

St. No.:

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

St. Name:

Suburb/Locality:

State:

Postcode:


Owner's Signature (Optional):

Date:

dd / mm / yyyy

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



1/1497-1501 Sydney Road

Campbellfield

Section 72 – Planning Permit Amendment

Prepared by VicPlan

n^o116 | Sept 2024

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RE: SECTION 72 APPLICATION TO AMEND PLANNING PERMIT P19577 – 1/1497-1501 SYDNEY ROAD, CAMPBELLFIELD

1 | INTRODUCTION

VicPlan Consulting, on behalf of Olympic Martial Arts Centre, submits this Section 72 application to amend planning permit P19577.

2 | BACKGROUND

VicPlan have been approached by Olympic Martial Arts Centre to address Planning Compliance Notice P100/1412 received on 29 August 2024. The notice pertained to Olympic Martial Arts Centre was operating outside of its permitted hours, and in excess of the permitted patron numbers.

It should be noted that the current Permit allows the use of a Children’s Play Centre which is currently not in operation and has not been operating for some time.

The notification of the breach has prompted a Section 72 application to amend the current Planning Permit.

3 | PROPOSAL

This application seeks to amend Permit P19577 in the following manner:

Proposed Change	P19577 Currently Reads	Amendment
Permit Preamble	Buildings and works associated with change of use of an existing building for an Indoor Recreation Facility (Tae Kwon Do Centre and Children’s Play Centre) and reduction of car parking requirement in accordance with the endorsed plans.	Buildings and works associated with change of use of an existing building for an indoor recreation facility (Tae Kwon Do Centre and Children’s Play Centre Martial Arts Centre) and reduction of car parking requirement in accordance with the endorsed plans.
Condition 3	<p>Except with the prior written consent of the Responsible Authority the use permitted by this permit may operate only between the following times:</p> <p><u>Children’s Play Centre:</u> Monday to Friday: 9:00am to 4:00pm</p> <p><u>Tae Kwon Do Centre:</u> Monday to Friday: 6:00pm to 10:00pm Saturday and Sunday: 8:00am to 6:00pm</p>	<p>Except with the prior written consent of the Responsible Authority the use permitted by this permit may operate only between the following times:</p> <p><u>Children’s Play Centre:</u> Monday to Friday: 9:00am to 4:00pm</p> <p><u>Tae Kwon Do Centre:</u> <u>Martial Arts Centre:</u> Monday to Friday: 6:00pm to 10:00pm 10:00am to 9:00pm Saturday and Sunday: 8:00am to 6:00pm</p>

Condition 4	<p>The maximum number of patrons permitted at any given time are as follows:</p> <p><u>Children’s Play Centre: 50 patrons</u> (including parents/guardians and children)</p> <p><u>Tae Kwon Do Centre: 70 patrons</u></p>	<p>The maximum number of patrons permitted at any given time are as follows:</p> <p><u>Children’s Play Centre: 50 patrons</u> (including parents/guardians and children)</p> <p><u>Tae Kwon Do Centre: 70 patrons</u> Martial Arts Centre: 80 patrons</p>
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4 | PURPOSE OF CHANGES

Olympic Martial Arts Centre originally sought the permit to have a Children’s Play Centre to operate during the day with Tae Kwon Do lessons occurring in the evening. This was to address the need for a recreation centre for children aged pre-school (Play Centre) and school-aged and senior children after work hours (Tae Kwon Do Centre). The play centre was under-utilised and has not operated for some time.

The proposed changes to the Permit aims to remove the redundant play centre use and solely focus on the martial arts component of the business. The proposed change of extending the martial arts centre’s operating hours and removing the play centre use entirely, will have no effects on neighbouring businesses as careful consideration was given to operating hours and traffic related issues in the form of car parking on site.

It should be noted that Olympic Martial Arts Centre, as required by Condition 5, had been in communication with neighbouring properties and had obtained written consent regarding the operation of the martial arts centre use. This was then withdrawn for reasons undisclosed. Olympic Martial Arts Centre aims to operate with no adverse effects on the amenity of the locality.

Car Parking:

In accordance with Clause 52.06: Car parking, the required car parking has been assessed at 0.3 spaces per patron and the original permit for the reduction of car parking requirements – shortfall of 5 car parking spaces. Previous written consent had also been obtained from neighbouring businesses pertaining to the use of available car parking. It should also be noted that the body corporate has confirmed that all car parking on site (89 spaces) are available to all tenants on the land irrespective of ownership. The signed consent forms have been attached in addition to this report. Factory 5 still gives consent for the use of their assigned car park spaces (20 spaces).

The overarching land use occurring on site is “Indoor Recreation Facility”, whether that’s for the play centre or the martial arts centre, in effect the use remains unchanged. It is put forth that the martial arts centre will have less of an effect (on car parking) than the currently permitted children’s play centre.

The hours proposed (Monday to Friday 10:00am to 9:00pm) have carefully considered the strategy of staggering martial arts lessons throughout the day, therefore dispersing the

amount of users of the car parking on site with consideration to minimise effects on local amenity. It is also noted that after 4-5:00pm, businesses on neighbouring tenancies do not operate.

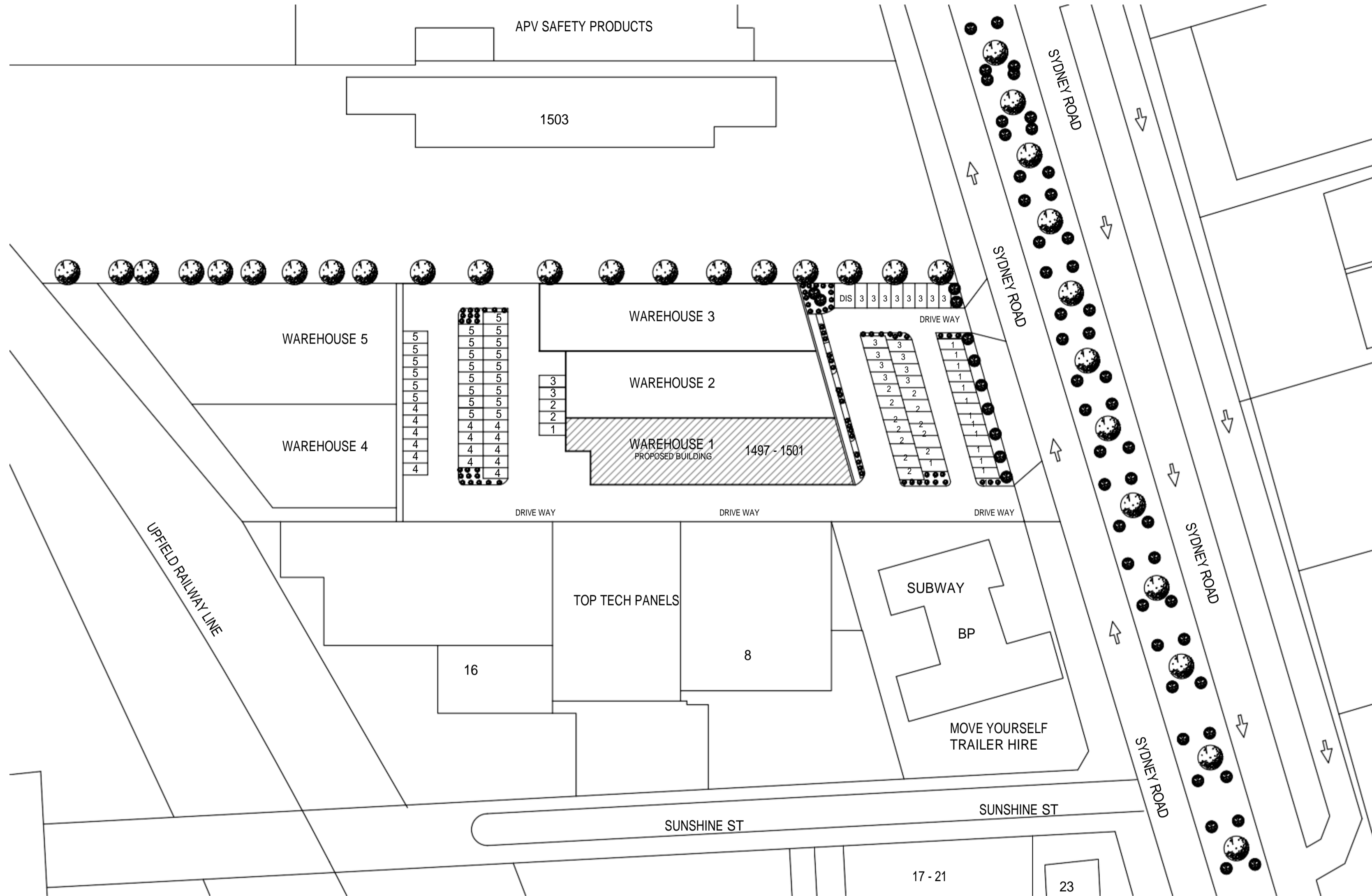
5 | WHY IT SHOULD BE SUPPORTED

Olympic Martial Arts Centre is an established business, operating since 1977, previously known as Jemal Hasan's Academy and Olympic Taekwondo Centre. It is owned by Grand Master Jemal Hasan (9th degree Black Belt), who has trained Olympic medallists, Victorian and Australian champions in martial arts.

Having worked with the community for over 4 decades, the centre prides itself in meeting the demands of all ages, skills and fitness levels. Their mission is to teach martial arts skills as well as develop the crucial life skills of respect, discipline and confidence. Each program is designed in order to maximise the growth and learning of members. The design of the programs also considers the timing of lessons. Those centred to younger students are designed to operate at the convenient hours of after school (4:00pm-6:00pm) and senior aged children and members later in the evening.

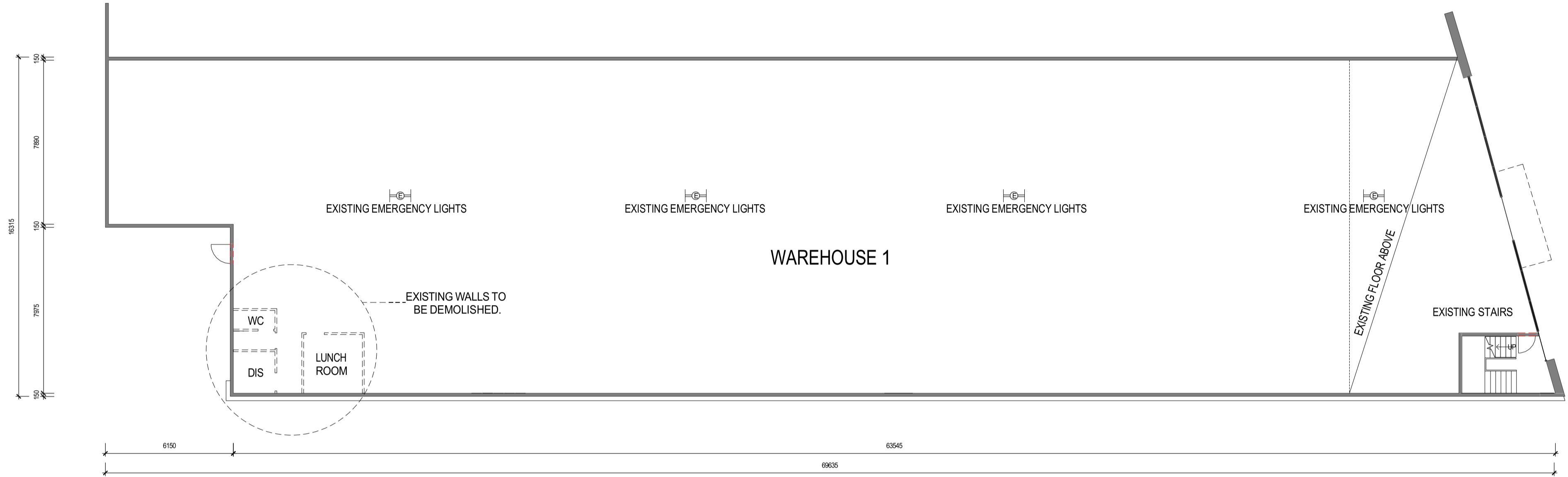
The Centre previously operated at 25 Augusta Avenue, Campbellfield, where buildings were owned. However, due to persistent complaints from neighbours regarding noise levels and parking issues, Council was constantly in correspondence regarding these complaints. To resolve these concerns, the Centre relocated to an industrial area (current location), investing \$4 million into the new facility to ensure it was well-suited for operations.

Olympic Martial Arts Centre aims to expand lessons to even younger children (such as pre-school children) that will occur earlier in the day to maximise the positive impact on the community. They are also looking to expand into school programs that can potentially have excursions to the Centre during school hours. The Centre values its position in the community and strives to continue to grow and positively contribute to the needs of Hume.

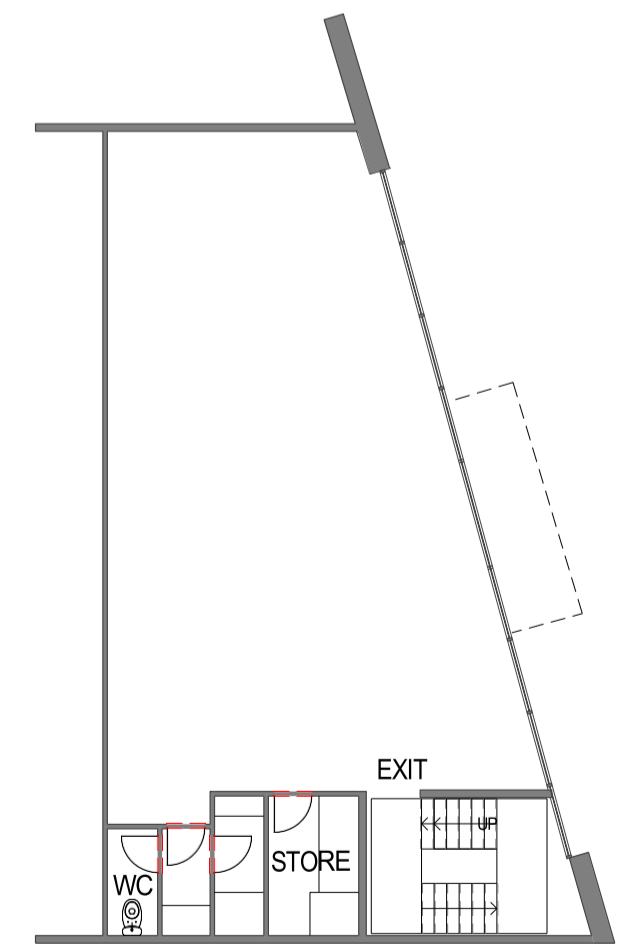


No.	Description	Date

ADJOINING WAREHOUSE 2



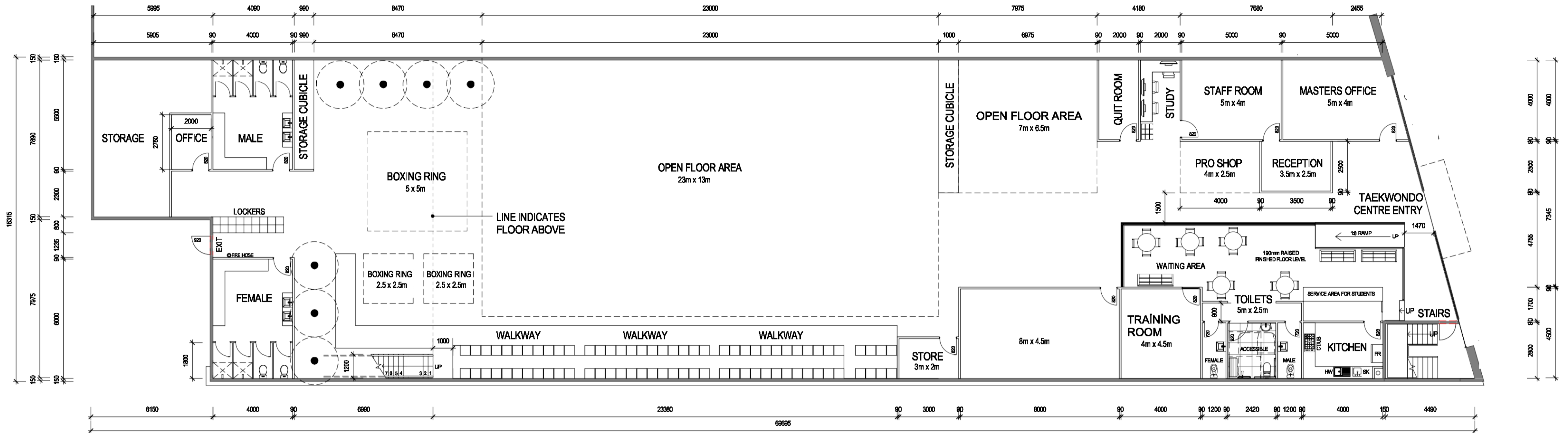
EXISTING GROUND FLOOR PLAN



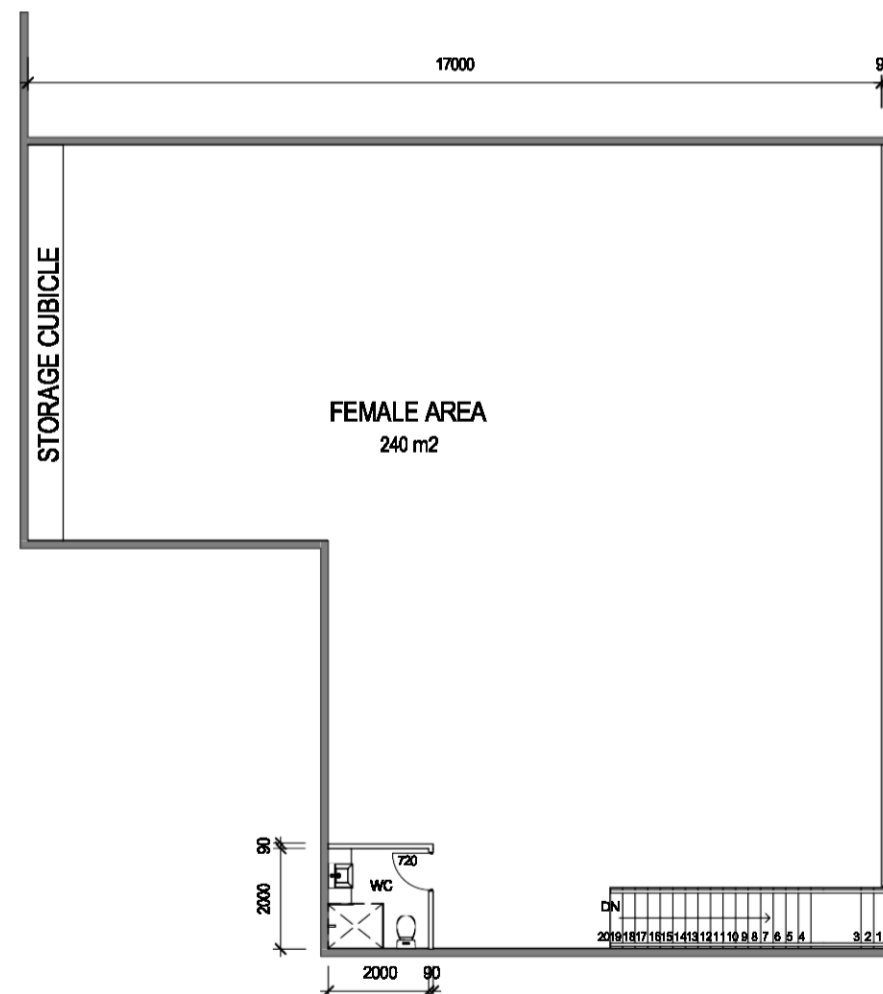
EXISTING FRONT MEZZANINE FLOOR PLAN

No.	Description	Date

ADJOINING WAREHOUSE 2



GROUND FLOOR PLAN

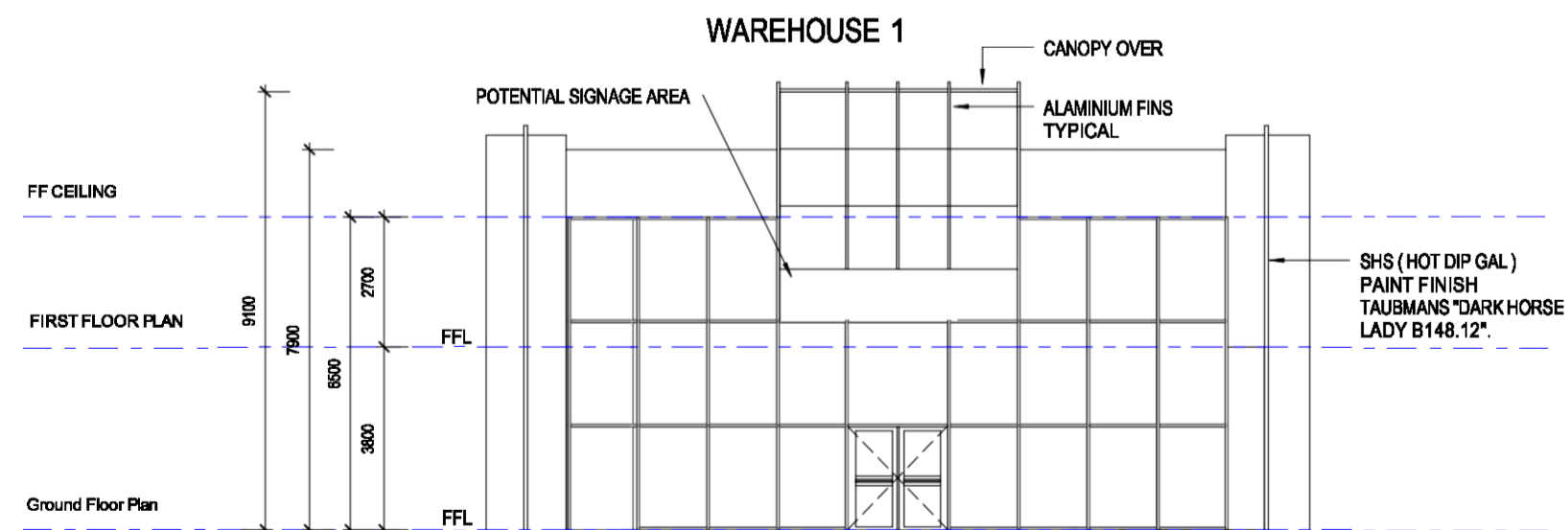


REAR MEZZANINE FLOOR PLAN

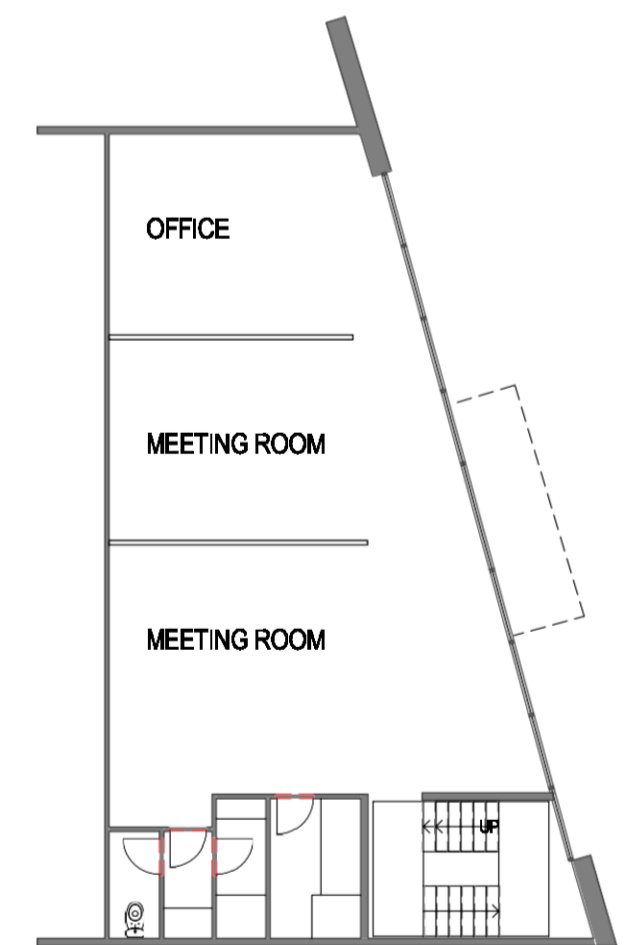
AREA SCHEDULE: (WAREHOUSE 1) Total Site Area: 1044 m2			
Storage Area:	36 sqm	Play Area:	18 sqm
Male Change:	23 sqm	Playground:	47 sqm
Female Change :	25 sqm	Masters Office:	23 sqm
Boxing Area:	136 sqm	Kitchen:	10 sqm
Open Floor Area:	299 sqm	Reception:	10 sqm
Mini Tigers Area:	36 sqm	Pro Shop:	10 sqm
Female Area FFL:	220 sqm	Office / Meeting Rooms FFL:	89 sqm

Total Floor Area Existing (Including Mezzanine Floor): 1170 m2

Total Floor Area Proposed (Including Mezzanine Floor): 1410 m2

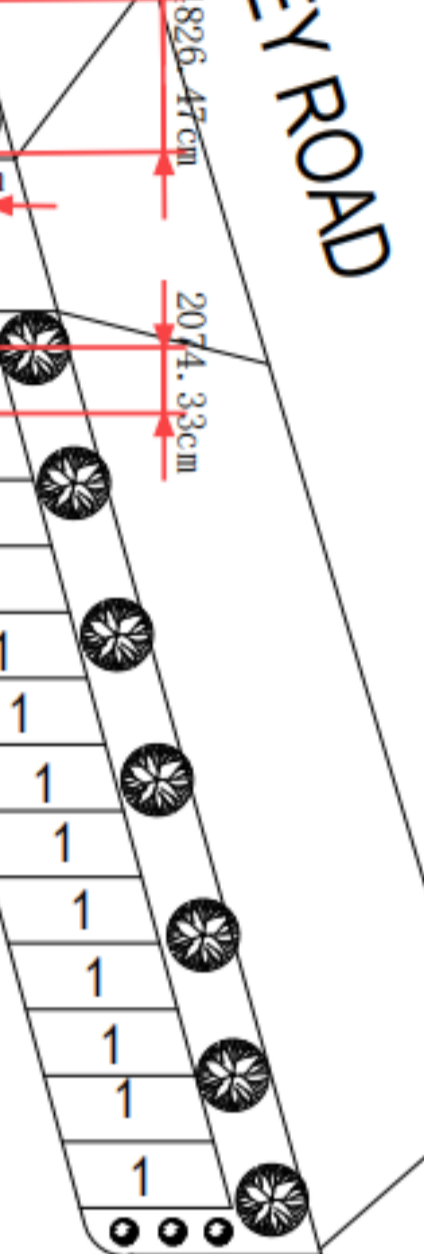
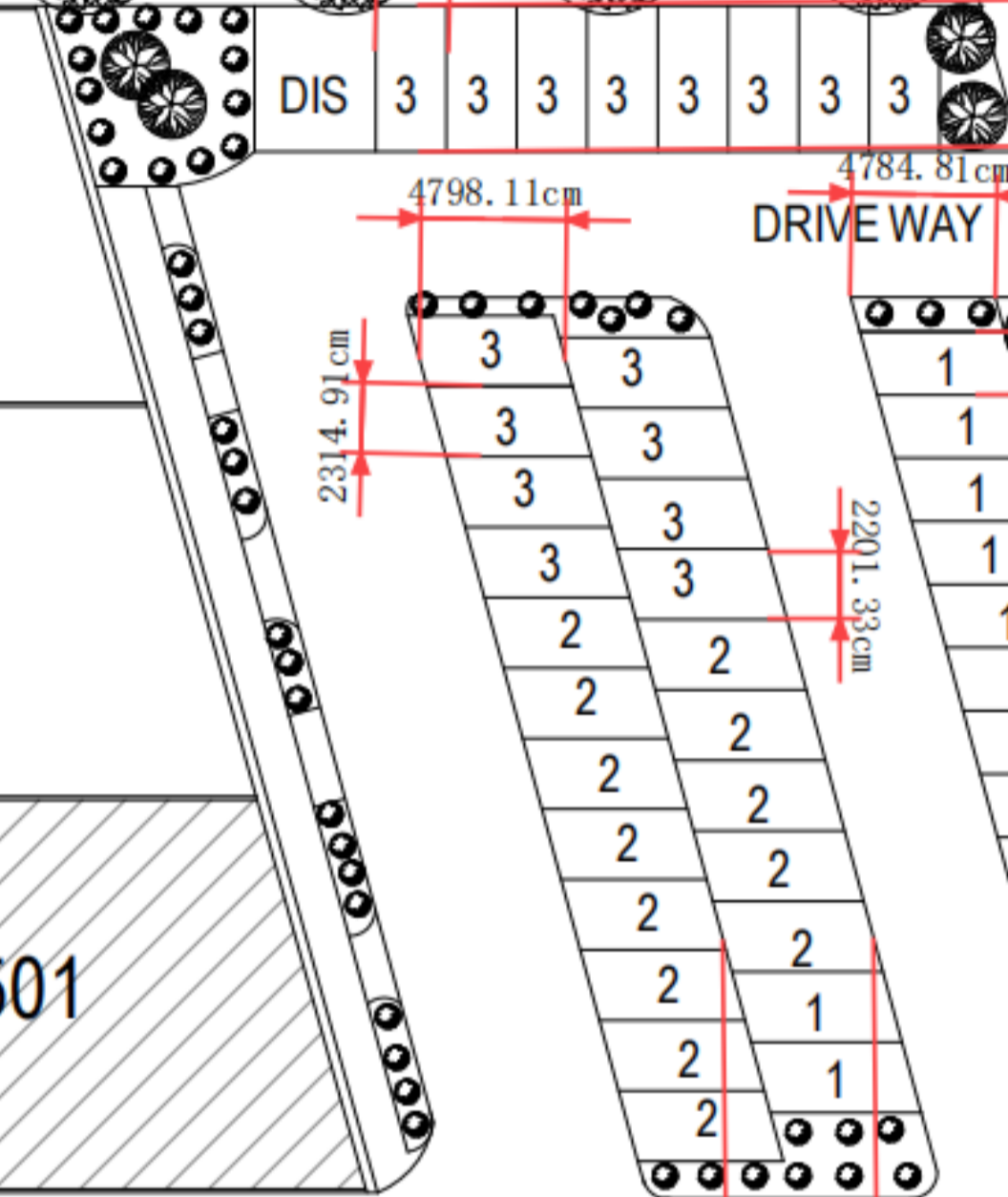
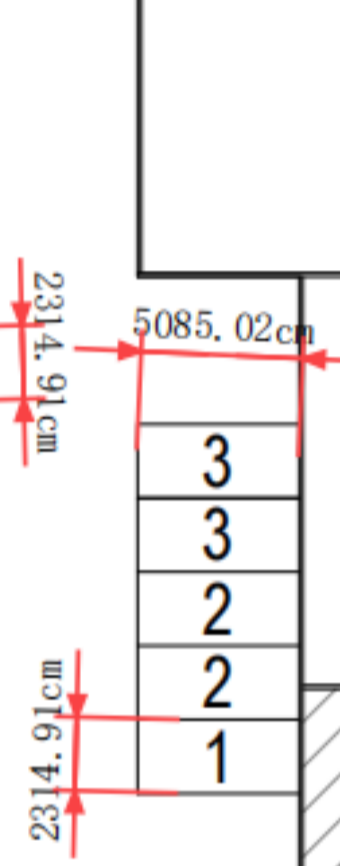
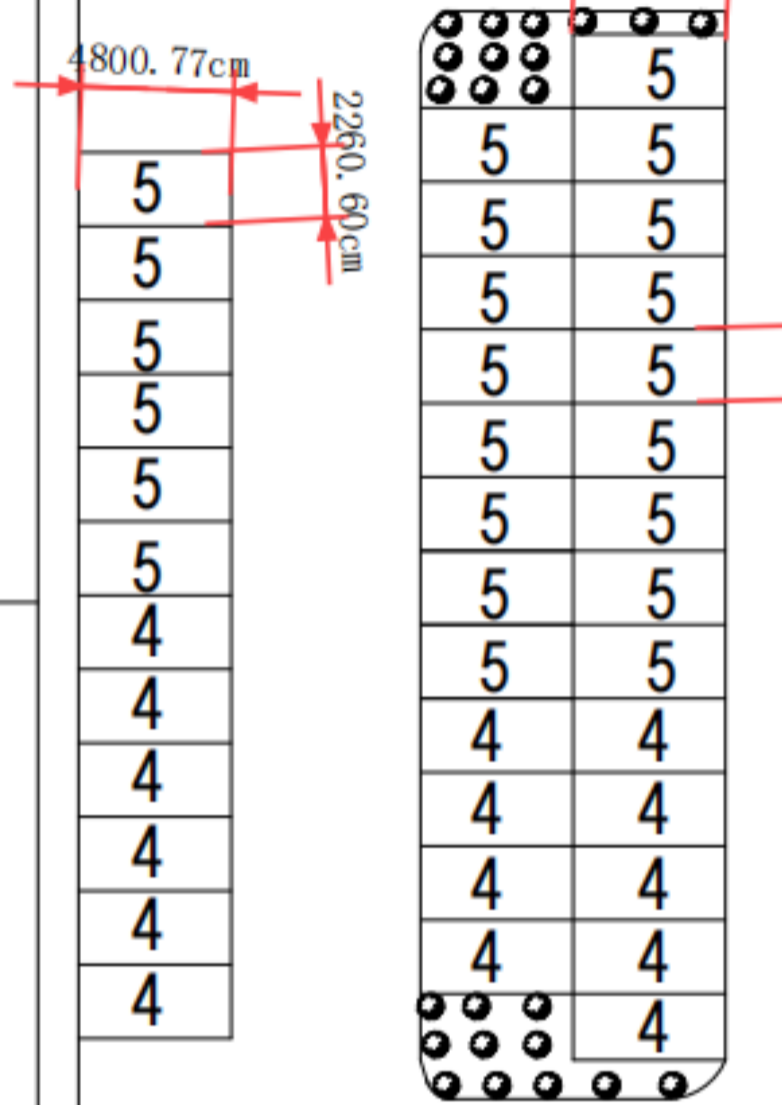
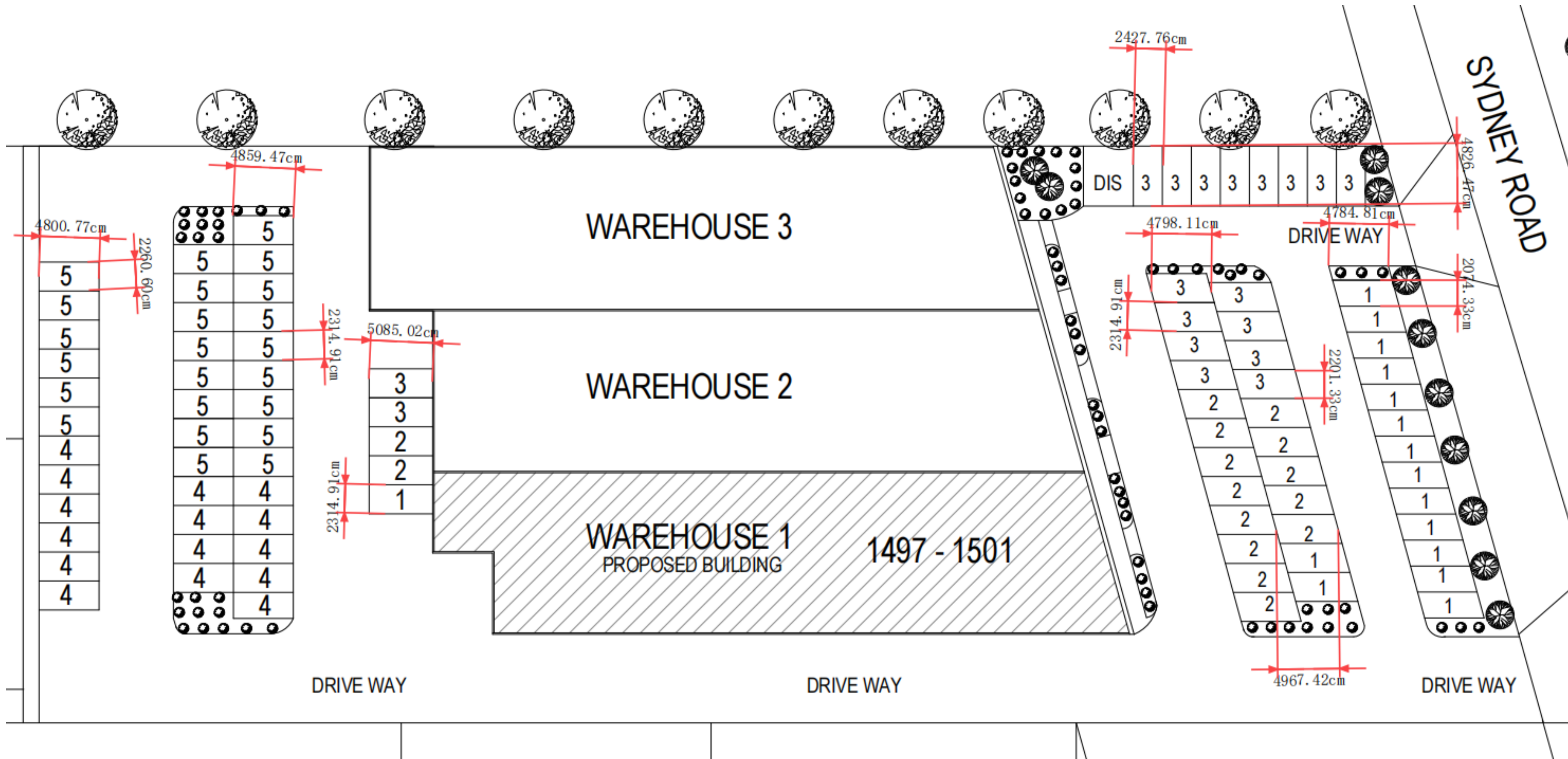


FRONT ELEVATION (WAREHOUSE 1)



FRONT MEZZANINE FLOOR PLAN

No.	Description	Date





RedSquare
Traffic

Creativity in Transport Engineering

U1, 1497 – 1501 Sydney Road, Campbellfield Traffic Impact Assessment



Prepared for VicPlan Consulting

14 August 2025

Reference J765RT1012-1124

REVISION HISTORY

REVISION NO.	DATE	PREPARED BY	REVIEWED BY	APPROVED FOR ISSUE BY
2.0	14/08/2025	Claudia R.	Dane W.	Dane W.

REDSQUARE TRAFFIC

PLATFORM	CONTACT DETAILS
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Instagram	http://www.instagram.com/redsquaretraffic
Twitter	http://www.twitter.com/redsquaret
Blog	https://www.redsquaretraffic.com.au/redsquareblog
ABN	70 656 924 757
ACN	656 924 757

DISTRIBUTION LIST

CLIENT	DATE ISSUED
VicPlan Consulting	14 August 2025

The information presented in this document shall remain the property of: **VicPlan Consulting** only.

REDSQUARE TRAFFIC

mail@redsquaretraffic.com.au

03 7036 6734 | Suite 36/11 Wilson Street, South Yarra

www.redsquaretraffic.com.au



IMPORTANT NOTICE

Unless explicitly stated otherwise in writing, RedSquare Traffic does not accept a duty of care or any other legal responsibility whatsoever in relation to this report, or any related enquiries, advice, or other work, nor does RedSquare Traffic make any representation in connection with this report, to any person other than VicPlan Consulting. Any other person who receives a draft or a copy of this report (or any part of it) or discusses it (or any part of it) or any related matter with RedSquare Traffic, does so on the basis that he or she acknowledges and accepts that he or she may not rely on this report nor on any related information or advice given by RedSquare Traffic for any purpose whatsoever.

REDSQUARE TRAFFIC

mail@redsquaretraffic.com.au

03 7036 6734 | Suite 36/11 Wilson Street, South Yarra

www.redsquaretraffic.com.au



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1 INTRODUCTION

1.1 BACKGROUND

RedSquare Traffic has been commissioned by [VicPlan Consulting](#) (“the Client”) to prepare a Traffic Impact Assessment (TIA) accompanying the planning application to amend Planning Permit P19577 for Unit 1, 1497–1501 Sydney Road, Campbellfield. The amendment seeks to replace the approved “Children’s Play Centre” with a Martial Arts Centre, extend operating hours, and increase the maximum permitted patron numbers.

Hume City Council has issued a Request for Further Information (RFI) requiring an updated or new traffic and parking demand assessment prepared by a suitably qualified traffic engineer to address the proposed amendment. The assessment is necessary to evaluate the implications of the extended operating hours, increased patronage, and reliance on shared parking.

This package of work includes the preparation of a Traffic Impact Assessment report to investigate traffic, parking, and road safety related implications, to consider parking layouts, access, loading and waste collection arrangements, to analyse car/bicycle parking demands together with the adequacy of proposed provisions and to provide transport engineering solutions to mitigate any adverse outcomes on the surrounding road network.

This document has been prepared in accordance with the requirements specified in [Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments](#) and applicable Department of Transport Guidelines.

1.2 REFERENCES

The following documents have been reviewed and referred to in this report:

- [Austroads Guide to Traffic Management \(AGTM\) Part 3: Transport Studies and Analysis Methods.](#)
- [Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments.](#)
- [NSW Roads and Traffic Authority Guide to Traffic Generating Developments.](#)
- [VicRoads Traffic Volumes – Open Data Hub.](#)
- [VicRoads Map of Declared Road – Open Data Hub.](#)
- [Hume Planning Scheme – Clause 52.06.](#)
- [Hume Planning Scheme – Clause 52.34.](#)



- Traffic Engineering and Management, K W Ogden and S Y Taylor, 2017, Section 34.6.
- Australian Standard Parking Facilities Part 1: Off-Street Parking Facilities AS2890.1-2004.
- Australian Standard Parking Facilities Part 3: Bicycle Parking AS2890.3-2015.
- Australian Standard Parking Facilities Part 5: On-Street Parking AS2890.5-2020.
- Australian Standard Parking Facilities Part 6: Off-street Parking for People with Disabilities AS2890.6-2009.



2 EXISTING CONDITIONS

2.1 SUBJECT SITE

The subject site, Unit 1 at 1497–1501 Sydney Road, Campbellfield, is located within the municipality of Hume City Council on the western side of Sydney Road, between Sunshine Street to the south and Decco Drive to the north, as shown in Figure 1. It forms part of a larger multi-warehouse complex containing five separate tenancies.

Although originally constructed as a warehouse, the premises are currently occupied by a Taekwondo facility and a children’s play centre.

Vehicle access is provided via two shared crossovers to Sydney Road, which connect to an internal accessway serving all warehouses within the development. While sixteen car parking spaces are formally allocated to Warehouse 1, the body corporate has confirmed that all 89 on-site spaces, including the allocated spaces, are available for shared use by all tenants.

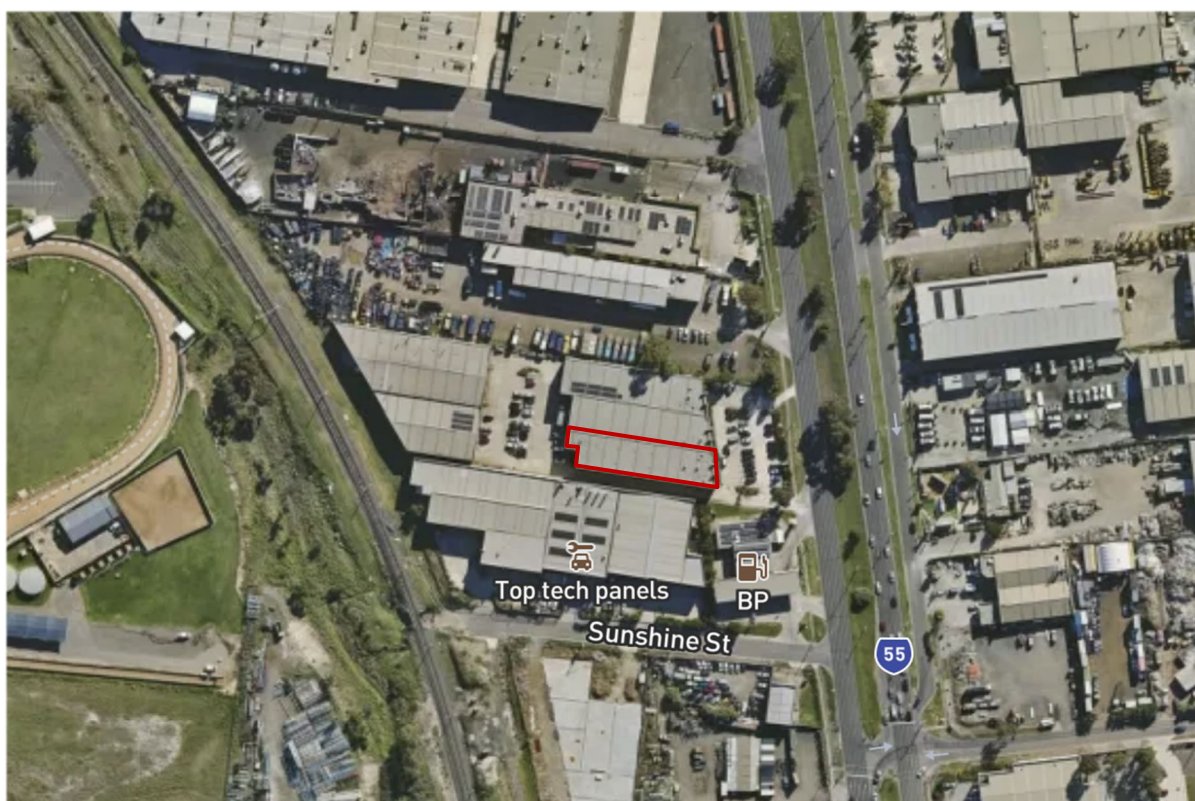


FIGURE 1: AERIAL VIEW OF SUBJECT SITE (SOURCE: METROMAP)



Figures 2 to 5 provide photographic evidence from recent site inspections and aerials from realcommercial.com.au.



FIGURE 2: SUBJECT SITE (SOURCE: SITE INSPECTION)





FIGURE 3: SURROUNDINGS (SOURCE: SITE INSPECTION)



FIGURE 4: AERIAL VIEW OF SUBJECT SITE (SOURCE: REALCOMMERCIAL.COM.AU)





FIGURE 5: AERIAL VIEW OF WAREHOUSE DEVELOPMENT (SOURCE: REALCOMMERCIAL.COM.AU)

2.2 LAND USE

The subject site and parts of the surrounding area are located within an Industrial 1 Zone (IN1Z), as shown in Figure 6. The site also directly abuts a Transport Zone 2 (TRZ2) along its eastern boundary. The site is not affected by any planning overlays related to traffic, access, or parking considerations.



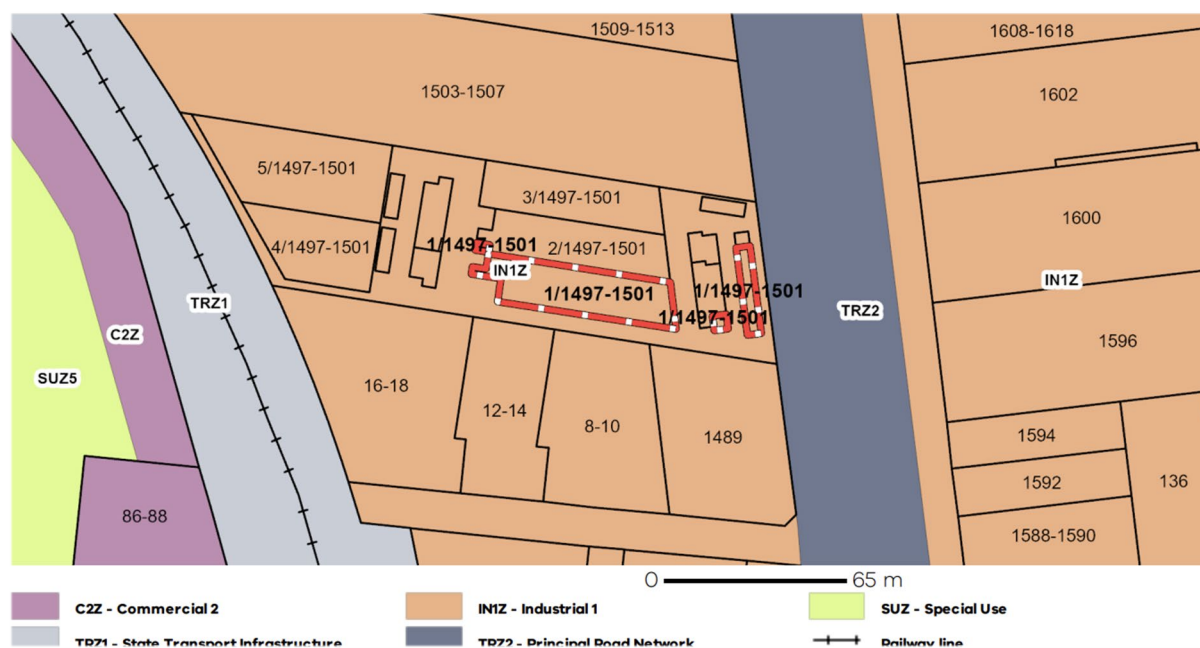


FIGURE 6: PLANNING ZONES (SOURCE: VICPLAN)

The subject site at Unit 1, 1497–1501 Sydney Road, Campbellfield is located within an established industrial and commercial precinct. Notable surrounding businesses include:

- Kokoda Caravans
 - Address: 1600 Sydney Road, Campbellfield VIC 3061
 - Hours: Monday to Friday, 9:30 am – 4:30 pm; Saturday, 10:00 am – 3:00 pm; Sunday, closed
 - Type: Campervan and caravan dealer
- Al's Gym
 - Address: 2/1447 Sydney Road, Campbellfield VIC 3061
 - Hours: Monday to Sunday, 5:00 am – 11:00 pm
 - Type: Gym
- IODA Brands
 - Address: Unit 3, 1497–1501 Sydney Road, Campbellfield VIC 3061
 - Hours: Monday to Thursday, 8:30 am – 5:30 pm; Friday, 8:30 am – 5:00 pm; weekend, closed
 - Type: Beauty supply store
- Speedie Waste & Recycle
 - Address: 1505 Hume Highway, Campbellfield VIC 3061
 - Hours: Monday to Friday, 8:00 am – 4:30 pm; weekend, closed



- Type: Waste management service

In addition, Campbellfield Plaza is located approximately 750 metres from the subject site, within a 10-minute walking distance, providing access to a range of retail and convenience amenities.

2.3 ROAD NETWORK

2.3.1 Sydney Road

Sydney Road is classified as a Primary State Arterial Road and runs in a north–south direction. It forms part of the Hume Highway, extending from Cooper Street/Somerton Road in the north to Brunswick Road in the south.

In the vicinity of the site, the road has a total trafficable width of approximately 20.16 metres and operates as a dual carriageway accommodating bi-directional vehicle movements. A southbound service road runs parallel to the main carriageway, with a width of approximately 6.84 metres, providing unrestricted kerbside parking.

Kerbside parking is not available along the main carriageway. A pedestrian footpath is provided along the northbound side of the main carriageway, and a separate footpath runs along the southbound service road. No bicycle lanes are provided on either the main carriageway or the service road in this section.

The posted speed limit along the main carriageway is 70 km/h.

Figures 7 and 8 present images of Sydney Road sourced from Google Street View.





FIGURE 7: SYDNEY ROAD LOOKING NORTH (SOURCE: GOOGLE STREET VIEW)



FIGURE 8: SYDNEY ROAD LOOKING SOUTH (SOURCE: GOOGLE STREET VIEW)



Figure 8 presents an excerpt from Melway Online illustrating the road hierarchy in the vicinity of the subject site. Sydney Road is designated as a Primary State Arterial Road, with the nearest arterial connection to the north provided via Cooper Street. North of Cooper Street, Sydney Road transitions into the Hume Highway, which in turn connects to the Hume Freeway.

To the south, Sydney Road connects to Mahoneys Road, also classified as a Primary State Arterial Road, and ultimately to the Western Ring Road, a major freeway.

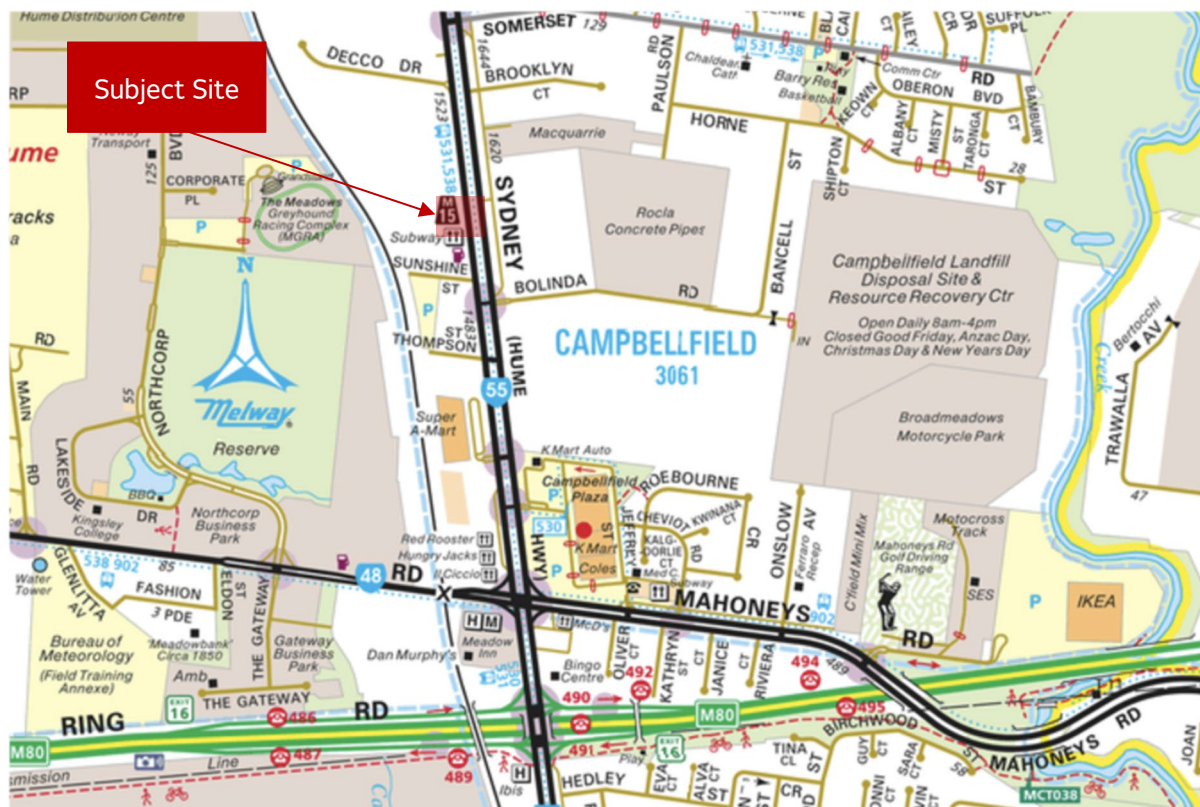


FIGURE 9: ROAD HIERARCHY (SOURCE: MELWAY ONLINE)

2.4 SUSTAINABLE TRANSPORT

The subject site is located outside the Principal Public Transport Network (PPTN) for the City of Hume. However, several public transport services operate within walking distance of the site:

- Bus Route 531 (Upfield Station to North Coburg via Somerset Estate) operates along Sydney Road, with the nearest stop located approximately 650 metres from the site, about a 10-minute walk. This service operates on weekdays and provides connections to Upfield Station on the Upfield Train Line.



- Bus Route 532 (Craigieburn Station to Broadmeadows Station via Upfield Station) operates along Barry Road, with the closest stop near the intersection with Sydney Road, approximately 1.9 kilometres from the site, about a 28-minute walk.
- Bus Route 538 (Somerset Estate to Broadmeadows via Camp Road) operates along Sydney Road, with the nearest stop located approximately 650 metres from the site, about a 10-minute walk.

In addition, Upfield Station on the Upfield Train Line is located approximately 2.4 kilometres from the site, equating to a 4-minute drive or about a 34-minute walk. Several other local bus routes can also be accessed from this station, providing further connections across the metropolitan network.



FIGURE 10: PPTN OF HUME (SOURCE: PTV)

Figure 11 presents the transport network map of the Hume municipality, illustrating the available public transport services and their connectivity within the region.



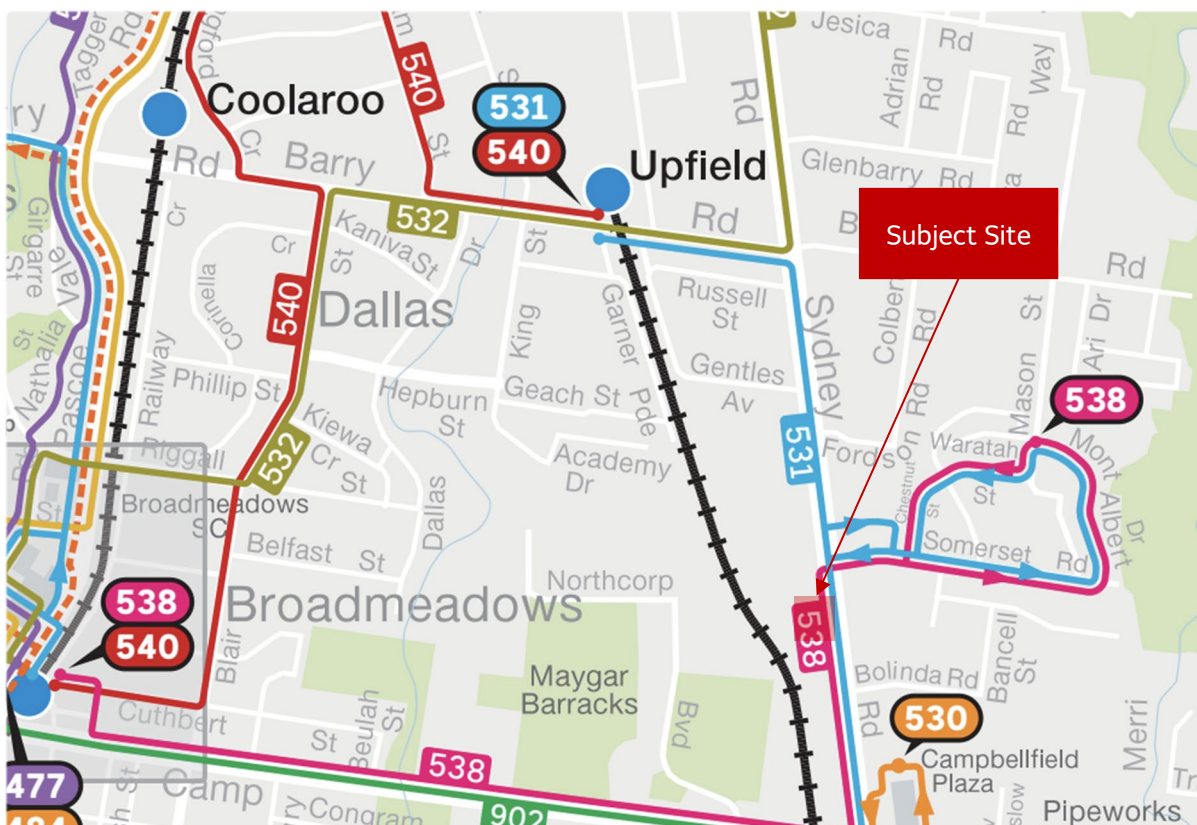


FIGURE 11: NETWORK OF HUME (SOURCE: PTV)

According to the industry-recognised WalkScore database, the subject site is rated as “Car-Dependent,” indicating that most errands require a car. The area is also classified as having “Some Transit,” reflecting the presence of only a few nearby public transport options.

Sydney Road and its southbound service road both include pedestrian footpaths. However, there are no dedicated bicycle lanes within the immediate road network.

2.5 PARKING SUPPLY

RedSquare Traffic undertook a car parking occupancy survey on Thursday, 8 August 2025, to assess the availability and utilisation of on-site and nearby on-street parking in the vicinity of the subject site. The survey was conducted between 12:00 pm and 5:00 pm, with observations recorded at 30-minute intervals.

The survey area included the following parking areas, as illustrated in Figure 12:



- On-site parking (Warehouse complex)
 - 86 unrestricted spaces and 2 accessible (disabled) spaces allocated within the shared parking area serving the multi-warehouse development.
- Sunshine Street
 - 30 unrestricted on-street parking spaces located along Sunshine Street, adjacent to the warehouse complex.

A combined total of 118 parking spaces was surveyed across the on-site and Sunshine Street areas.



FIGURE 12: SURVEY AREAS

Table 1 presents the car parking occupancy data.



TABLE 1: SURVEY DATA

Time	On-site Parking				Sunshine Street		Total	
	Unrestricted	Disabled Parking	Unrestricted	Disabled Parking	Unrestricted	Disabled Parking	Unrestricted	Disabled Parking
12:00	74	12	2	0	8	22	84	34
12:30	71	15	2	0	8	22	81	37
13:00	69	17	2	0	8	22	79	39
13:30	68	18	2	0	7	23	77	41
14:00	63	23	2	0	5	25	70	48
14:30	65	21	1	1	6	24	72	46
15:00	67	19	1	1	9	21	77	41
15:30	67	19	2	0	11	19	80	38
16:00	72	14	2	0	12	18	86	32
16:30	73	13	2	0	12	18	87	31
17:00	72	14	2	0	13	17	87	31

Parking surveys indicate that substantial vacant capacity was available in both the on-site parking area and Sunshine Street throughout the survey period.

Within the unrestricted on-site parking area, vacant spaces ranged from a minimum of 63 spaces at 2:00 pm to a maximum of 74 spaces at 12:00 pm. The two accessible (disabled) spaces were vacant for most of the day, with only one space occupied during the 2:30 pm and 3:00 pm counts.

Along Sunshine Street, which provides 30 unrestricted spaces, vacancy ranged from a minimum of 5 spaces at 2:00 pm to a maximum of 13 spaces at 5:00 pm.



When considering the total supply of 118 surveyed spaces, the lowest level of vacancy was recorded at 2:00 pm, with 70 spaces available. The highest vacancy occurred at both 4:30 pm and 5:00 pm, with 87 spaces available.

These results demonstrate that there was consistently ample parking availability in the surveyed areas, with no indication of capacity constraints or parking stress at any time.

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3 PROPOSAL

3.1 OVERVIEW

RedSquare Traffic acknowledges that the application seeks to amend Planning Permit P19577 to replace the approved “Children’s Play Centre” with a Martial Arts Centre at Unit 1, 1497–1501 Sydney Road, Campbellfield. The amendment also extends operating hours and increases the maximum permitted patron numbers.

Key elements of the proposal are as follows:

- Land Use: Replacement of the “Children’s Play Centre” with a Martial Arts Centre operating within the existing indoor recreation facility.
- Operating Hours:
 - Monday to Friday: 10:00 am to 9:00 pm
 - Saturday and Sunday: 8:00 am to 6:00 pm
- Maximum Patron Numbers: 80 patrons at any given time.
- Maximum Staff: 5 staff members at any given time.
- Parking Arrangements: While Warehouse 1 has 16 allocated spaces, the body corporate has confirmed that all 89 on-site spaces, including 2 accessible spaces, are available for use by all tenants.
- Access: No changes to vehicle access points, internal circulation, or parking layout are proposed.

Figure 13 illustrates the proposed floor layout of the development.

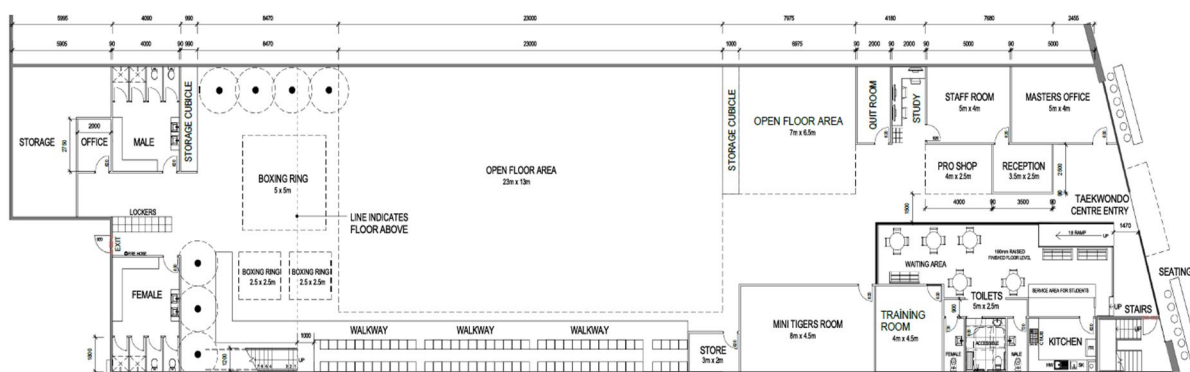


FIGURE 13: SITE CONTEXT PLAN (SOURCE: MAP ARCHITECTURE & DESIGN PTY LTD)



4 PARKING REQUIREMENTS

4.1 STATUTORY REQUIREMENTS

4.1.1 Car Parking Requirements

The relevant Statutory Car Parking Requirements for the proposed amendments are outlined under Clause 52.06 of the Hume Planning Scheme. The aims of Clause 52.06 are:

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

To satisfy the requirements of Clause 52.06, developments must either provide car parking in accordance with the prescribed rates or obtain a permit to reduce the requirement where appropriate.

The proposed use is most appropriately classified as an Indoor Recreation Facility, which is not listed under Table 1 of Clause 52.06-5. In such cases, Clause 52.06-6 applies, requiring that parking be provided to the satisfaction of the Responsible Authority. The use also aligns with the Minor Sports and Recreation Facility subcategory under Clause 73.03, for which no specific parking rate is prescribed.

Accordingly, this assessment considers the operational characteristics of the use, as well as staff and patron numbers, to determine an appropriate parking provision.

4.2 CAR PARKING DEMAND ASSESSMENT

This section presents a first-principles assessment of parking demand associated with the proposed development at. The assessment considers the operational characteristics of each land use, including peak occupancy, staffing levels.



The purpose of this analysis is to determine the realistic parking demand likely to be generated by the development, in lieu of fully prescribed rates under Clause 52.06 for all components. The assessment also draws on observations from the surrounding parking context, as outlined in the preceding section of this report.

4.2.1 Parking Demand Projections

The proposed Martial Arts Centre will generate its highest parking demand during weekday evenings and weekend daytime periods, consistent with the typical operating patterns of similar indoor recreation facilities. Such uses often operate on scheduled class timetables, with peak activity occurring immediately before and after sessions.

A parking generation rate of 0.7 spaces per patron has been adopted for this assessment. This rate reflects the nature of such developments, where participants frequently arrive in small groups or are dropped off and collected by the same vehicle. The rate also considers the site's location outside the Principal Public Transport Network (PPTN), where limited public transport availability increases the proportion of trips made by private vehicle. Additionally, class-based scheduling typically reduces overlap between sessions, moderating peak parking demand.

Applying this rate to the proposed maximum of 80 patrons results in an estimated patron parking demand of 56 spaces.

While Warehouse 1 has 16 allocated spaces, the body corporate has confirmed that all 89 on-site spaces, including the allocated and two accessible spaces, are available for use by all tenants. This provision comfortably accommodates the projected demand without a shortfall.

Parking occupancy surveys undertaken on 8 August 2025 recorded a minimum of 63 vacant spaces within the on-site parking area during the observed peak period, confirming surplus capacity. In the unlikely event of a shortfall, additional parking is available on-street along Sunshine Street.

4.3 CLAUSE 52.06-7 RESPONSES

A discussion of the relevant items from Clause 52.06-7 are provided as follows

TABLE 2: CAR PARKING DEMAND ASSESSMENT

No.	Factor	Response
1	The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to	The likelihood of multi-purpose trips being combined with visits to the proposed Martial Arts Centre is considered low to medium. While nearby destinations such as Campbellfield Plaza may provide limited opportunities for trip chaining, most



<p>the land in connection with the proposed use.</p>	<p>surrounding uses are industrial or service-based, and the Centre’s peak operating periods on weekday evenings and weekends do not strongly align with the trading hours of these businesses.</p>
<p>2 The variation of car parking demand likely to be generated by the proposed use over time.</p>	<p>The variation in car parking demand for the proposed Martial Arts Centre is expected to follow the typical patterns of class-based indoor recreation facilities. Demand will be concentrated in short peaks immediately before and after scheduled classes, with lower utilisation between sessions. The busiest periods are likely to occur on weekday evenings and during weekend daytime hours, when classes attract the highest patronage. Outside these times, parking demand will be significantly lower, resulting in considerable spare capacity in both the shared on-site and nearby on-street parking areas.</p>
<p>3 The short-stay and long-stay car parking demand likely to be generated by the proposed use.</p>	<p>The proposed Martial Arts Centre will primarily generate short-stay parking demand, with most visits lasting 45 to 90 minutes, reflecting the typical session length for this type of development. Long-stay demand will be minimal and limited to staff or instructors attending for extended shifts, which will not significantly impact the availability of parking for visitors.</p>
<p>4 The availability of public transport in the locality of the land.</p>	<p>The site is outside the Principal Public Transport Network (PPTN) and has limited access to public transport. Bus Routes 531, 532, and 538 operate nearby, and SmartBus Route 901 runs along Somerton Road, while the nearest train station, Upfield Station, is about 2.4 kilometres away. Public transport accessibility is low, and most trips are likely to be by private vehicle.</p>
<p>5 The convenience of pedestrian and cyclist access to the land.</p>	<p>Pedestrian and cyclist access is limited, with footpaths along Sydney Road and its southbound service road but no dedicated bicycle lanes in the immediate area. The vehicle-oriented street environment reduces convenience for active transport users.</p>



<p>6 The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.</p>	<p>There are no bicycle parking spaces or end-of-trip facilities for cyclists provided on the site or in the immediate locality.</p>
<p>7 The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.</p>	<p>Analysis of the car ownership of the households in Campbellfield - Somerton in 2021 compared to Hume City shows that 82.8% of the households owned at least one car, while 8.0% did not, compared with 89.9% and 4.3% respectively in Hume City.</p> <p>Of those that owned at least one vehicle, there was a larger proportion who owned just one car; a smaller proportion who owned two cars; and a smaller proportion who owned three cars or more.</p> <p>Overall, 35.6% of the households owned one car; 28.6% owned two cars; and 18.5% owned three cars or more, compared with 29.3%; 38.9% and 21.8% respectively for Hume City.</p>

4.4 ADEQUACY OF PARKING PROVISIONS

The proposed Martial Arts Centre has a projected peak patron parking demand of 56 spaces, calculated using a rate of 0.7 spaces per patron applied to a maximum occupancy of 80 patrons. While Warehouse 1 has 16 allocated parking spaces, the body corporate has confirmed that all 89 on-site spaces, including the allocated spaces and two accessible spaces, are available for use by any tenant in the complex. This provision comfortably accommodates the full projected demand on-site, with a surplus of spaces remaining.

Parking surveys undertaken on 8 August 2025 confirm substantial spare capacity within the shared on-site parking. Vacancies in the on-site area ranged from 63 to 74 spaces. Along Sunshine Street, which provides 30 unrestricted spaces, vacancies ranged from 5 to 13 spaces. Importantly, many neighbouring tenancies cease operations after approximately 4:00–5:00 pm, further increasing parking availability during the Martial Arts Centre’s busiest evening periods.

Based on these, RedSquare Traffic is confident that parking will not be a concern for this development. The proposed land use aligns with the objectives of Clause 52.06, specifically:



- Ensuring the provision of an appropriate number of carparking spaces, considering the anticipated demand, site activities, and the nature of the locality.

4.5 BICYCLE PARKING REQUIREMENTS

Bicycle parking requirements for the proposed development are assessed in accordance with Clause 52.34 of the Hume Planning Scheme, which specifies minimum rates based on land use and net floor area.

For a Minor Sports and Recreation Facility with a net floor area of 1,410 m² and five staff members, the applicable rates are:

- Employee: 1 space per 4 employees → 1 space required.
- Visitor: 1 space per 200 m² → 7 spaces required.

Total bicycle parking requirement: 8 spaces.

The development does not propose to provide any bicycle parking spaces or end-of-trip facilities on site. A reduction from the statutory requirement is therefore sought, given the low likelihood of cycling trips in this industrial/commercial setting and the absence of dedicated cycling infrastructure in the immediate area.



6 TRAFFIC IMPACT ASSESSMENT

6.1 TRAFFIC GENERATION

In the absence of a Victoria-specific trip generation guideline and given that the NSW RTA Guide to Traffic Generating Developments provides rates for fitness centres but this operates differently Traffic generation has been assessed using a first-principles approach, with projected parking demand used as a basis to estimate peak hour vehicle movements. This method reflects the operational characteristics of each land use and provides a realistic estimate of traffic activity expected during typical peak periods.

Traffic generation for the proposed Martial Arts Centre has been estimated using the projected peak parking demand of 56 spaces for patrons. Based on the typical operating patterns of indoor recreation facilities, peak activity occurs during session changeovers, when each occupied parking space typically generates an arrival and a departure within the same hour.

Applying this relationship, 56 occupied spaces could generate up to 112 vehicle movements in a peak hour. To reflect realistic travel patterns, including carpooling, staggered arrival and departure times, and some patrons being dropped off and collected, a utilisation factor of approximately 70 to 80 percent has been applied to this maximum. This results in an estimated 80 to 90 vehicle movements per hour, comprising around 40 to 45 arrivals and 40 to 45 departures, concentrated around class start and finish times.

These volumes are consistent with the nature of the proposed use, where high turnover occurs during class changeovers, and the site's industrial and commercial setting results in a high proportion of private vehicle trips. The existing site access via two shared crossovers to Sydney Road, and the capacity of the surrounding road network, are considered adequate to accommodate the projected traffic without adverse impacts on operational performance or safety.

6.2 TRAFFIC DISTRIBUTION

The distribution of traffic generated by the proposed Martial Arts Centre is influenced by the site's position on Sydney Road and its proximity to key arterial routes, including Cooper Street to the north and Mahoneys Road to the south.

Based on the surrounding road network and likely catchment areas, the estimated directional split is:



- 40% from the north via Sydney Road and the Hume Highway, including traffic from Cooper Street and northern industrial and residential areas.
- 60% from the south via Sydney Road and Mahoneys Road, drawing from the Western Ring Road and adjoining suburbs.

This distribution reflects the site's location along a major arterial route with strong north-south connectivity.

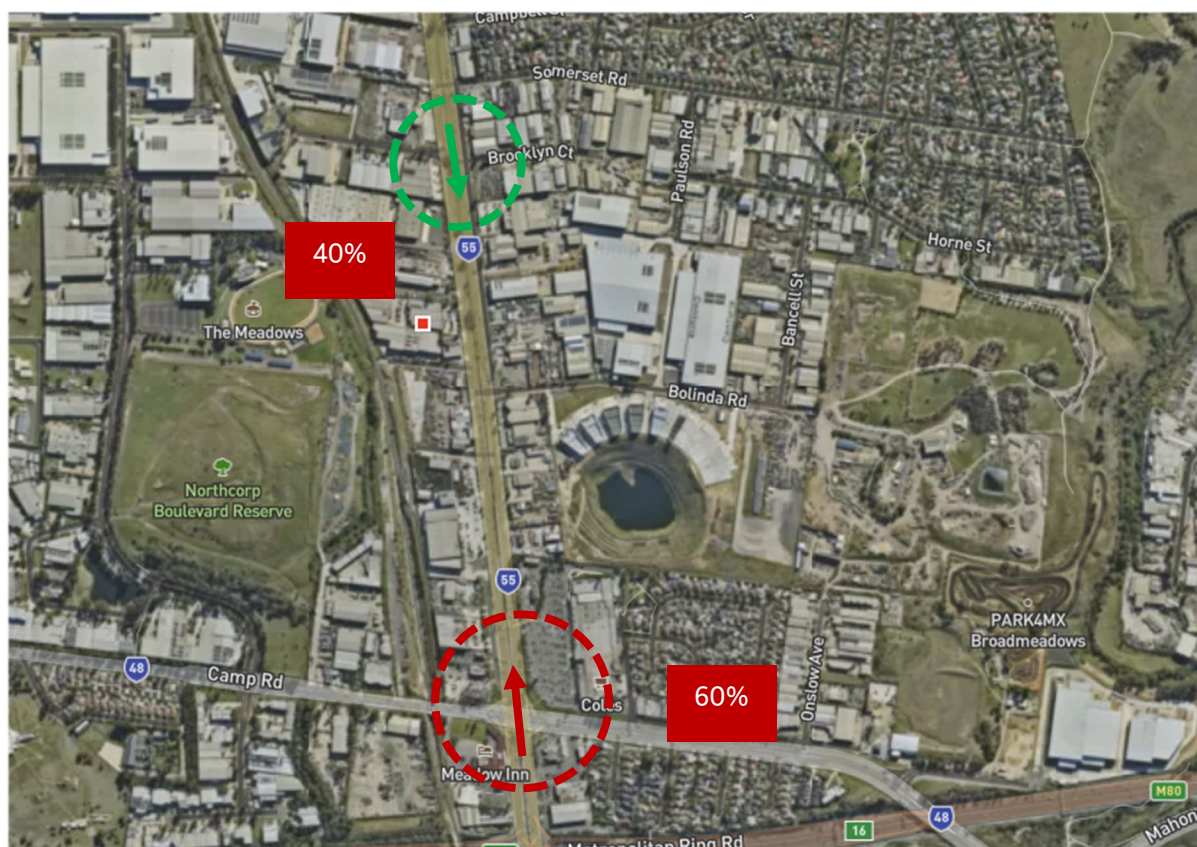


FIGURE 14: PROPOSED ACCESS POINT CONFIGURATION

6.3 TRAFFIC IMPACTS

The proposed development is estimated to generate between 80 and 90 vehicle movements during the busiest peak hour, based on a first-principles assessment aligned with projected parking demand. This level of traffic generation is considered moderate and well within the capacity of the surrounding road network.



According to VicRoads' 2019 Annual Average Daily Traffic (AADT) data, Sydney Road carries approximately 29,755 vehicles per day northbound between Camp Road and Barry Road, and 30,039 vehicles per day southbound between Barry Road and Camp Road. These volumes highlight the arterial's role as a major transport corridor, indicating it has sufficient capacity to accommodate the additional traffic without adversely impacting operational performance.

Sydney Road provides direct access to key arterial and connector routes, enabling efficient distribution of vehicle movements and minimising potential congestion impacts. Given the site's location within an established industrial and commercial area with appropriate road infrastructure, the proposed Martial Arts Centre is not expected to result in adverse effects on traffic flow, intersection performance, or road safety.



7 CONCLUSION

RedSquare Traffic has been commissioned by VicPlan Consulting (“the Client”) to prepare a Traffic Impact Assessment (TIA) accompanying the planning application to amend Planning Permit P19577 for Unit 1, 1497–1501 Sydney Road, Campbellfield. The amendment seeks to replace the approved “Children’s Play Centre” with a Martial Arts Centre, extend operating hours, and increase the maximum permitted patron numbers.

Based on Clause 52.06 of the Hume Planning Scheme, the proposed use is most appropriately classified as an Indoor Recreation Facility, for which no specific car parking rate is prescribed. A first-principles assessment applying a rate of 0.7 spaces per patron, having regard to the site’s location outside the Principal Public Transport Network and the typical travel behaviour for such developments, indicates a peak parking demand of 56 spaces.

The body corporate has confirmed that all 89 on-site spaces, including the 16 allocated to Warehouse 1 and two accessible spaces, are available for shared use by all tenants. This exceeds the projected peak demand of 56 spaces, so no shortfall is anticipated. Parking surveys recorded a minimum of 63 vacant spaces during observed peak periods, confirming ample capacity. Additional on-street parking along Sunshine Street offers further flexibility if required.

Traffic generation is estimated at 80 to 90 vehicle movements during the busiest peak hour, based on projected parking demand and operational characteristics of class-based indoor recreation facilities. The surrounding arterial road network, including Sydney Road, Hume Highway, and Western Ring Road, is well equipped to accommodate these volumes without adverse impacts on traffic flow or safety.

Under Clause 52.34, the proposal generates a requirement for eight bicycle parking spaces. While none are proposed, a reduction is sought on the basis of the site’s travel characteristics, catchment, and car-based access profile.

On this basis, the proposed amendment is considered to provide adequate parking and access arrangements, with no anticipated adverse impacts on the performance or safety of the surrounding road network.

Subject to any specific recommendations provided within this assessment, RedSquare Traffic considers the proposed land use at U1, 1497 – 1501 Sydney Road, Campbellfield to be satisfactory from a traffic engineering perspective.

RedSquare Traffic Pty Ltd

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Dinith (Dane) Wanninayake

Principal Traffic Engineer

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DoT (VIC) & TMR (QLD) Accredited Senior Road Safety Auditor

DoT (VIC) Recommended Safe System Assessor

14 August 2025

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8 APPENDICES

8.1 APPENDIX A – SITE PHOTOS





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

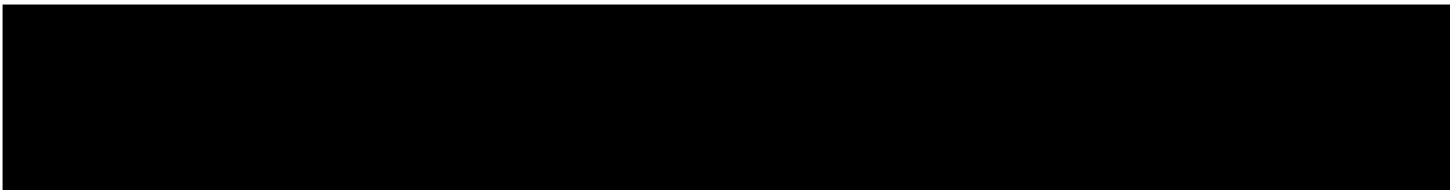
VOLUME 10902 FOLIO 528

Security no : 124135581048Y
Produced 16/06/2026 12:34 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 530125X.
PARENT TITLE Volume 08616 Folio 633
Created by instrument PS530125X 28/09/2005

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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

DIAGRAM LOCATION

SEE PS530125X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA149120C (E)	DISCHARGE OF MORTGAGE	Registered	23/02/2026
BA149121A (E)	TRANSFER	Registered	23/02/2026
BA149122X (E)	MORTGAGE	Registered	23/02/2026

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

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

Street Address: UNIT 1 1497-1501 SYDNEY ROAD CAMPBELLFIELD VIC 3061

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/02/2026

OWNERS CORPORATIONS

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

Page 2 of 2

OWNERS CORPORATION 1 PLAN NO. PS530125X

DOCUMENT END



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PLAN OF SUBDIVISION	STAGE NO. <hr/>	LTO use only EDITION 1	Plan Number PS 530125 X
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Location of Land

Parish: WILL WILL ROOK

Township:

Section: 12 (PART)

Crown Allotment:

Crown Portion:

LTO Base Record: D C M B

Title Reference: V 8616 F 633

Last Plan Reference: TP 586042 Lot 1

Postal Address: 1497 -1501 SYDNEY ROAD
(at time of subdivision) CAMPBELLFIELD

AMG Co-ordinates E 319 635 Zone: 55
(of approx. centre of land in plan) N 5 827 255

Council Certification and Endorsement

Council Name HUME CITY COUNCIL Ref: 54377

~~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 16 / 9 / 04

3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988

OPEN SPACE

(i) A statement 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 seat~~

Date / /

Re-certified under section 11(7) of the Subdivision Act 1988

Council delegate
~~Council seat~~

Date 8 / 9 / 05

Vesting of Roads or Reserves

Identifier	Council/Body/Person
NIL	NIL

Notations

Staging This is/is not a staged subdivision
Planning Permit No.

Depth Limitation Does not apply

LOCATION OF BOUNDARIES DEFINED BY BUILDINGS SHOWN BY CONTINUOUS THICK LINES

MEDIAN Boundaries marked M

EXTERNAL FACE All other boundaries

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

E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance
A - Appurtenant Easement R - Encumbering Easement (Road)

Section 12 (2) Subdivision Act 1988 applies to all the land herein

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	1 90	This plan	Yarrey Valley Water Limited

LTO use only

Statement of Compliance/
Exemption Statement

Received


Date 9 / 9 / 2005

LTO use only

PLAN REGISTERED

TIME 14-45

DATE 28 / 9 / 2005



Assistant Registrar of Titles

Sheet 1 of 4 Sheets

W. CRANE
P.O. BOX 2108
GEELONG 3220

5264 1223

LICENSED SURVEYOR (PRINT) W. CRANE

SIGNATURE DATE 18 / 07 / 05

REF 5952 VERSION 4

Date 8 / 9 / 05

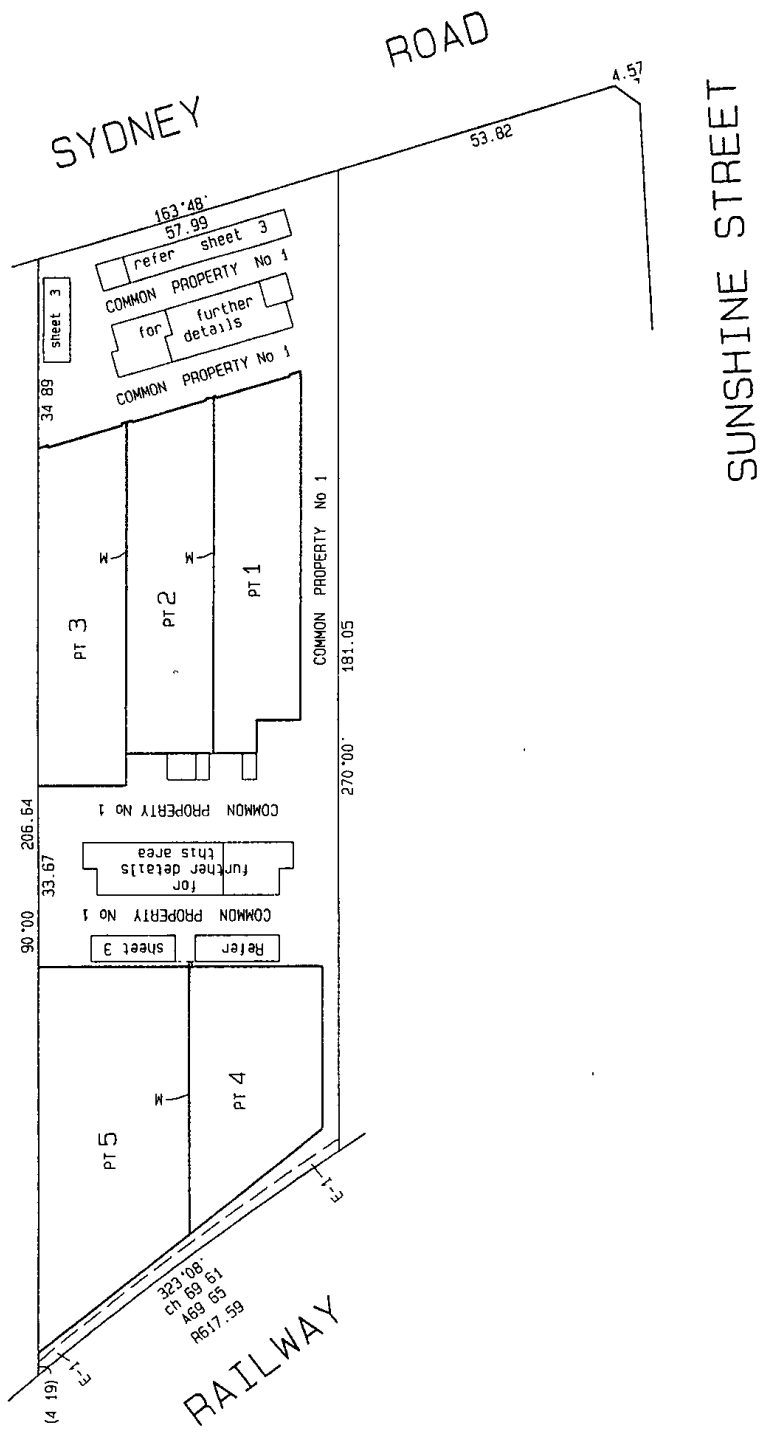
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Plan Number
PS 530125 X

Stage No.
/



Sheet 2 of 4 Sheets

.....
Date / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

LICENSED SURVEYOR (PRINT) **W. CRANE**
SIGNATURE DATE / /
REF **5952** VERSION **4**

SCALE
10 0 20 40
LENGTHS ARE IN METRES

ORIGINAL
SCALE SHEET SIZE
1: 1000 A3

W. CRANE
P.O. BOX 2108
6EELONG 3220 **5264 1223**

PS530125X

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT



Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS530125X

The land in PS530125X is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 5.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

LEVEL 9 3 BOWEN CRESCENT MELBOURNE VIC 3004

AU425893Q 08/06/2021

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 1	0	0
Lot 1	100	100
Lot 2	100	100
Lot 3	100	100
Lot 4	100	100
Lot 5	100	100
Total	500.00	500.00



Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS530125X

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.

PLANNING PERMIT



Permit No.: P19577
Planning scheme: Hume Planning Scheme
Responsible authority: Hume City Council

ADDRESS OF THE LAND:
(Lot 1 PS 530125X Vol 10902 Fol 528),
1/1497-1501 SYDNEY RD
CAMPBELLFIELD VIC 3061

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THE PERMIT ALLOWS:
BUILDINGS AND WORKS ASSOCIATED WITH CHANGE OF USE OF AN EXISTING BUILDING FOR AN INDOOR RECREATION FACILITY (TAE KWON DO CENTRE AND CHILDREN'S PLAY CENTRE) AND REDUCTION OF CAR PARKING REQUIREMENT IN ACCORDANCE WITH 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 layout of the site and/or the size of the proposed buildings and works and the internal layout and use of the buildings as shown on the endorsed plans shall not be altered or modified except with the written consent of the Responsible Authority.
2. Once the development permitted by this permit has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
3. Except with the prior written consent of the responsible authority the use permitted by this permit may operate only between the following times:

Children's Play Centre:

Monday to Friday: 9:00am to 4:00pm

Tae Kwon Do Centre:

Monday to Friday: 6:00pm to 10:00pm
Saturday and Sunday: 8:00am to 6:00pm

Date issued: 28 April 2017

**Signature for the
responsible authority:**

A handwritten signature in black ink, appearing to read 'Russell Duttke', written over a horizontal line.

PERMIT NO: P19577

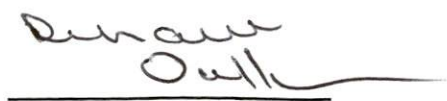
Sheet 2 of 4

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4. The maximum number of patrons permitted at any given time are as follows:
- | | |
|--------------------------------|------------|
| <u>Children's Play Centre:</u> | 50 patrons |
| <u>Tae Kwon Do Centre:</u> | 70 patrons |
5. The use and the development permitted by this permit must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.
6. The land must be maintained in an orderly and neat manner at all times to the satisfaction of responsible authority and its appearance including any building on the land must not adversely affect the amenity of the area.
7. External lighting must be designed, baffled and located to the satisfaction of the responsible authority so as to prevent any adverse effect on adjoining land.
8. 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.
9. No external sound amplification equipment or loud speakers may be used for the purpose of announcements, broadcasts, playing of music or the like, except with the prior written consent of the responsible authority.
10. Areas set aside for the parking of vehicles together with the aisles and access lanes must be properly formed to such levels that they can be utilised in accordance with the endorsed plan(s) and must be drained and provided with an all-weather seal coat per the endorsed plans. The areas must be constructed, drained and provided and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.
11. Car spaces, access lanes and driveways shown on the endorsed plan must be kept available for these purposes at all times to the satisfaction of the responsible authority.
12. The boundaries of all car spaces, access lanes and the direction in which vehicles should proceed along the lanes must be clearly indicated on the ground to the satisfaction of the responsible authority.
13. All loading and unloading of goods from vehicles associated with the approved use must be carried out on the land and must not unreasonably interfere with the circulation and parking of vehicles on the land or on abutting streets.
14. The lighting of the car park area shown on the endorsed plans must be located and designed with suitable baffles so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.
15. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain to a Council nominated point of discharge in a road or to an underground pipe drain and the drainage system must be designed to the requirements and satisfaction of the relevant Building Surveyor.

Date issued: 28 April 2017

Signature for the responsible authority:



- 16. Effluent or polluted drainage must not be allowed to discharge beyond the boundaries of the subject land onto other land or any street or road or directly or indirectly into any watercourse.
- 17. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.
- 18. Stormwater from all paved area must be retained within the property and drained to the sites underground stormwater system, including pavement over the easement area.
- 19. This permit will expire if one of the following circumstances applies:
 - The development is not started within three years of the date of this permit; or
 - The development is not completed within six years of the date of this permit.
 - The use is not started within two years after the completion of the development
 - The use is discontinued for a period of two years.

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The responsible authority may extend the periods referred to if a request is made in writing:

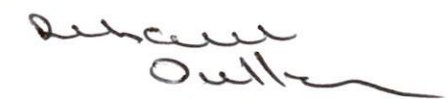
- Before or within six months after the permit expiry date, where the development allowed by the permit has not yet started; or
- Within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Notes:

- If a request for an extension of commencement/completion dates is made out of time allowed by 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.
- An application for a 'Legal Point of Stormwater Discharge' permit is required to be obtained from Council for approval to connect to the legal point of discharge.
- Prior to any works carried out within Road Reserve (nature strip), an Application/permit 'Non-Utility Minor Works within Municipal Road Reserve' permit must be obtained from Council.
- An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application.
- Any service relocation associated with the works are to be approved by the Service Authorities and at the owners cost.

Date issued: 28 April 2017

Signature for the responsible authority:



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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: 28 April 2017

Signature for the responsible authority:

