



Application to AMEND a Planning Permit

Planning Enquiries

Phone: 03 9205 2200

Web: <http://www.hume.vic.gov.au>If you need help to complete this form, read *How to Complete the Application to Amend a Planning Permit form*.

- ⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.
- ⚠ This form cannot be used to amend a permit issued at the direction of VCAT.
- ⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

The Land

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

Street Address *

Unit No.:	St. No.: 60	St. Name: Belfast Street
Suburb/Locality: Broadmeadows VC		Postcode: 3047

Formal Land Description *

Complete either A or B.

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

A	Lot No.: 52	☐ Lodged Plan	☐ Title Plan	☒ Plan of Subdivision	No.: 52 060173
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name: Will Will Rook					

Planning Permit Details

- ② What permit is being amended? *

Planning Permit No.: P21802

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:

To include the park rear portion of the building for similar use education centre

- Ⓜ 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

Cost of proposed amended development

\$ 50,000

Cost of the permitted development

\$ 50,000

Cost difference (+ or -):

\$ NIL

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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.

Name:

Title: **MV**

First Name: **Con**

Surname: **Baranakis**

Organisation (if applicable):

Postal Address:

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

Unit No.:

St. No.:

St. Name: **P.O. Box 77**

Suburb/Locality: **Ashburton**

State: **vic**

Postcode: **3147**

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

Contact person's details *

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

Name:

Title:

First Name:

Surname:

Organisation (if applicable): **AS Above**

Postal Address:

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

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Please provide at least one contact phone number *

Contact information

Business Phone:

0417 382 952

Email:

ctsaranakis@bigpond.com

Mobile Phone:

Fax:

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.

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Declaration

8 This form must be signed by the applicant *

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

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

Signature:

[Handwritten Signature]

Date:

3/3/26

dd / mm / yyyy

Need help with the Application?

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

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

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

☒ No

☐ Yes

If 'yes', with whom?:

Date:

dd / mm / yyyy

Checklist

10 Have you:

☒ Filled in the form completely?

☒ Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

☒ Attached all necessary supporting information and documents?

☒ Completed the relevant council planning permit checklist?

☒ Signed the declaration (section 8)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047

1079 Pascoe Vale Road, Broadmeadows VIC 3047

Contact information:

Telephone: 03 9205 2200

Fax: 03 9309 0109

Email: email@hume.vic.gov.au

DX: 94718

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

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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:	Kon M Tsavounakis
Tel.:	0447 382 952
Address:	PO Box 77 Ashburton Vic 3147

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

60 Belfast Street Broadmeadows Vic 3047
--

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

To amend Condition 2 of current planning permit number PZ1802.01 to increase the current student numbers from 200 to 400 at any given time while the education centre is operating
--

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

Name:	Tel. Bus. hours:
Address:	

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: 27/9/26
C	I/We the Applicant declare that I/We have notified the owner of this application and that all information given is true and correct	Applicant Signature: Date: 27/9/26

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.

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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



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

Page 1 of 2

VOLUME 08435 FOLIO 619

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LAND DESCRIPTION

Lot 52 on Plan of Subdivision 060173.
PARENT TITLES :
Volume 08398 Folio 797 to Volume 08398 Folio 799
Created by instrument LP060173 11/09/1963

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

LEASE as to part AB783414V 31/12/2002
Expiry Date 29/12/2052
ERICSSON AUSTRALIA PTY LTD

CAVEAT N126832L 10/11/1987
Caveator
STATE ELECTRICITY COMMISSION OF VICTORIA
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
L M ERICSSON PTY LTD
Date
23/09/1987
Estate or Interest
LEASEHOLD ESTATE
Prohibition
UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM
Lodged by
STATE ELECTRICITY COMMISSION OF VICTORIA
Notices to
POWERCOR AUSTRALIA LTD of 40 MARKET STREET MELBOURNE VIC 3000

CAVEAT AZ363698M 09/07/2025
Caveator
AMPLITEL PTY LTD AS TRUSTEE FOR THE TOWERS BUSINESS OPERATING TRUST ACN:
648133073
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
09/12/2024
Estate or Interest
LEASEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
AMPLITEL PTY LTD of 242 EXHIBITION STREET MELBOURNE VIC 3000

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

Page 2 of 2

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

DIAGRAM LOCATION

SEE LP060173 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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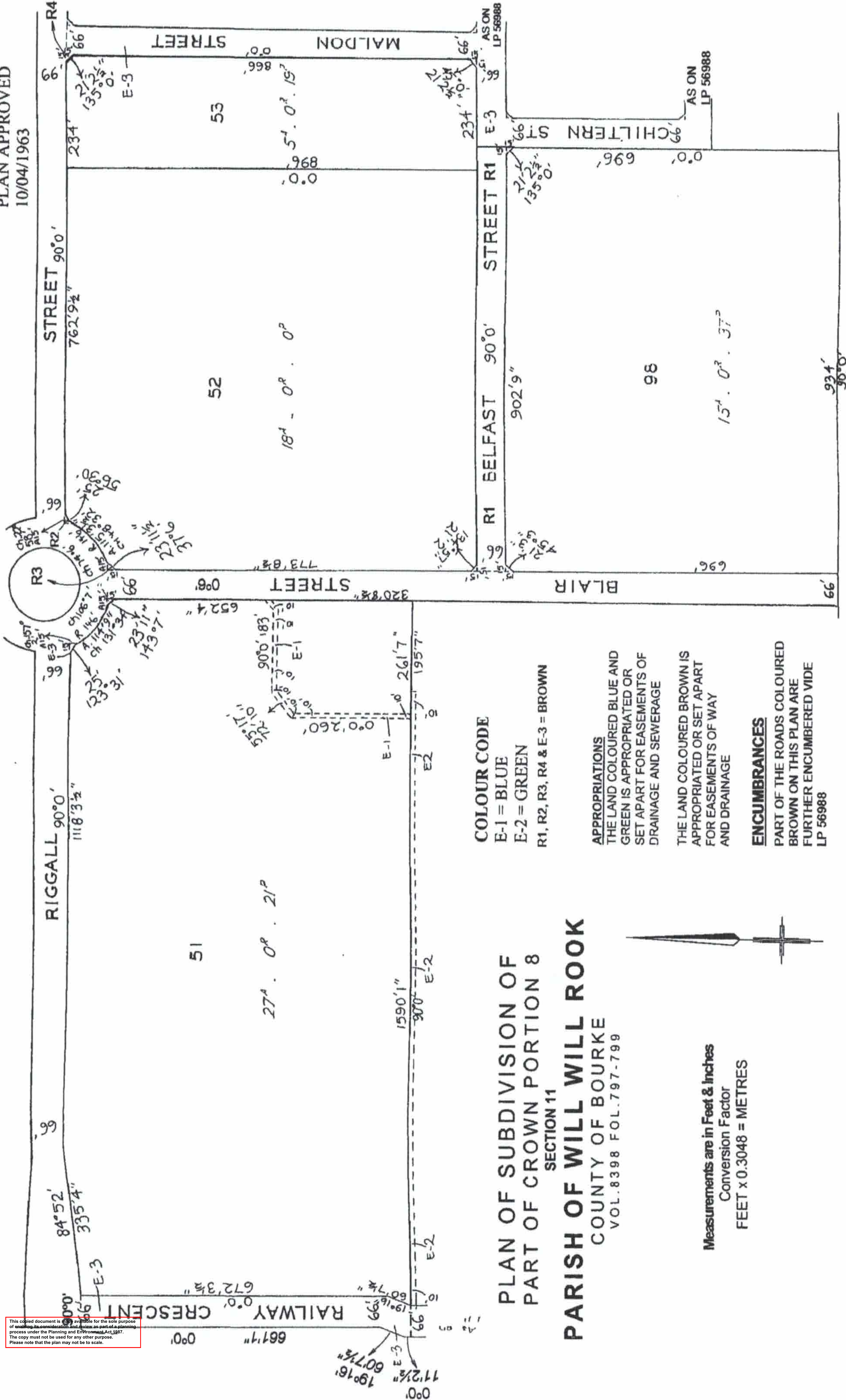
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LP 60173
EDITION 1
PLAN APPROVED
10/04/1963



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COLOUR CODE
E-1 = BLUE
E-2 = GREEN
R1, R2, R3, R4 & E-3 = BROWN

APPROPRIATIONS
THE LAND COLOURED BLUE AND GREEN IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

ENCUMBRANCES
PART OF THE ROADS COLOURED BROWN ON THIS PLAN ARE FURTHER ENCUMBERED VIDE LP 56988

**PLAN OF SUBDIVISION OF
PART OF CROWN PORTION 8
SECTION 11
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE
VOL. 8398 FOL. 797-799**

Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

Australian Institute of Engineering

ABN: 13 612 727 143 | ACN: 612 727 143

Registered Training Organisation ID 45356 | CRICOS Provider Code 03685G

60 Belfast Street, Broadmeadows, VIC 3047, Australia

www.auie.edu.au | Tel: +61 3 9302 1296



Student Management Plan – Proposed Operational Details

Please find below the proposed operational and student management details for the Australian Institute of Engineering.

Proposed hours of operation

Monday to Friday: 8:00 am to 9:30 pm

Saturday and Sunday: 8:30 am to 5:30 pm

Proposed student numbers

Up to 400 students on site at any given time.

Staff and trainer numbers

Total staff on site: 11

Administrative and support staff: 5

Trainers and assessors: 6

Intended courses offered and duration

Certificate IV in Engineering – 2 years

Diploma of Engineering – 2.5 years

Graduate Diploma of Engineering – 2 years

On site car parking

A total of 90 on site car parking spaces are available under the current rental lease for the subject warehouse tenancy.

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Australian Institute of Engineering

ABN: 13 612 727 143 | ACN: 612 727 143

Registered Training Organisation ID 45356 | CRICOS Provider Code 03685G

60 Belfast Street, Broadmeadows, VIC 3047, Australia

www.auie.edu.au | Tel: +61 3 9302 1296



Please feel free to contact me should you wish to discuss any aspect of the above information, propose amendments.

Kind regards

Shubhneet (Sam) Tyagi

CEO

styagi@auie.edu.au

03 9302 1296

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Archer Consultants Pty Ltd

PH: 03 7067 9240

ABN: 79 661 164 683

60 Belfast St, Broadmeadows VIC 3047

PARKING DEMAND ASSESSMENT

Proposed Adult Education Centre Development

Client - Con Tsourounakis

Revision - 1A

Prepared For - City of Hume Council - July 2026

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60 Belfast St, Broadmeadows VIC 3047

FIGURES

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INTRODUCTION

Archer Consultants Pty Ltd was engaged by Con Tsourounakis to prepare a Parking Demand Assessment for proposed education centre business at 60 Belfast St, Broadmeadows VIC 3047.

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

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

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

This PDA has been prepared based on the following information:

- Clause 52.06 of the Hume City Council Planning Scheme.
- Amendment VC277.

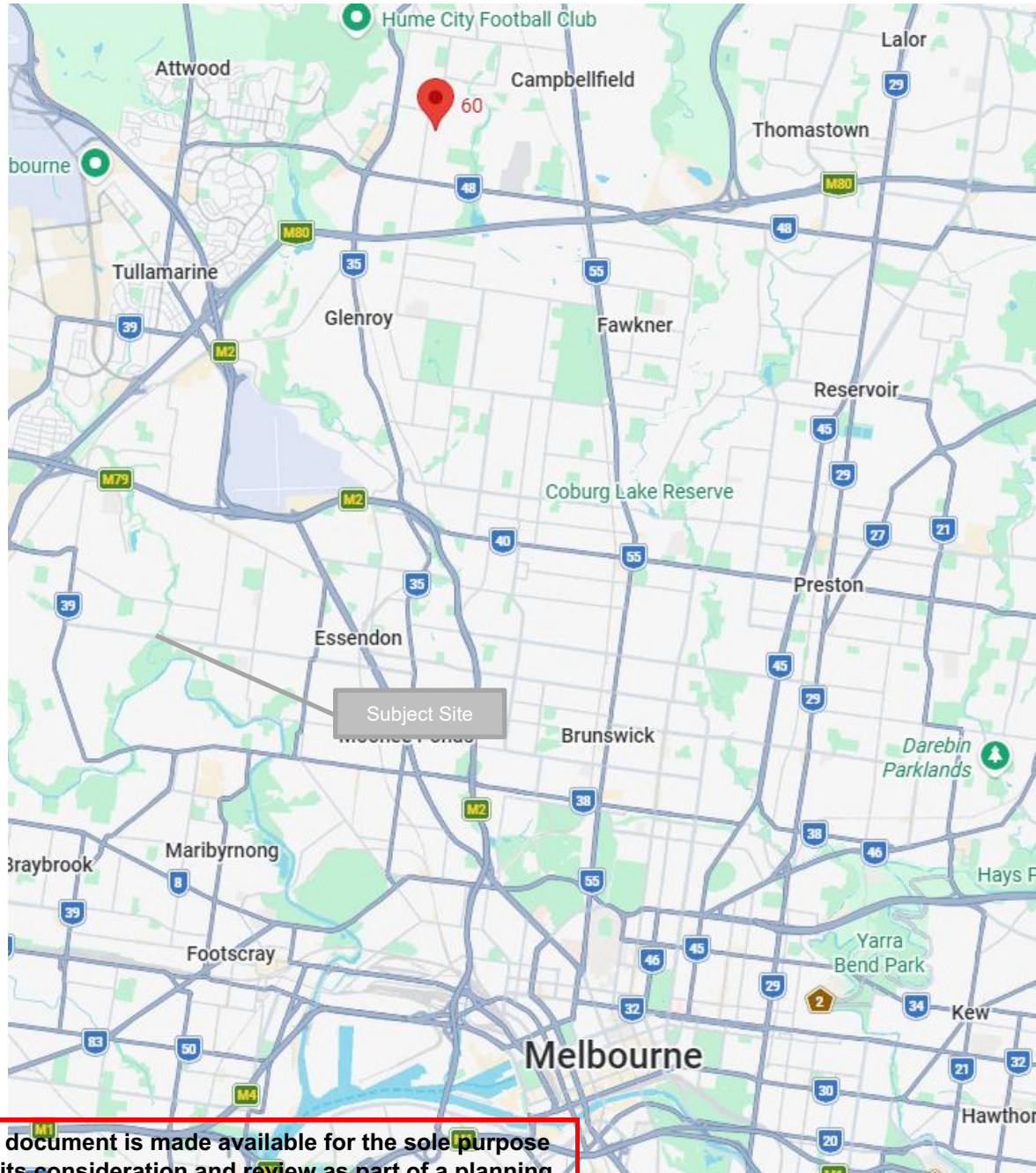
BACKGROUND AND EXISTING CONDITIONS

Subject Site Location

The subject site is located on the northern side of Belfast Street with the nearby land uses on all sides a mix of commercial and industrial properties.

The site is situated within a Commercial 2 Zone and is located approximately 15km north from the Melbourne CBD.

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



source: Google Maps

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by Archer Consultants Pty Ltd

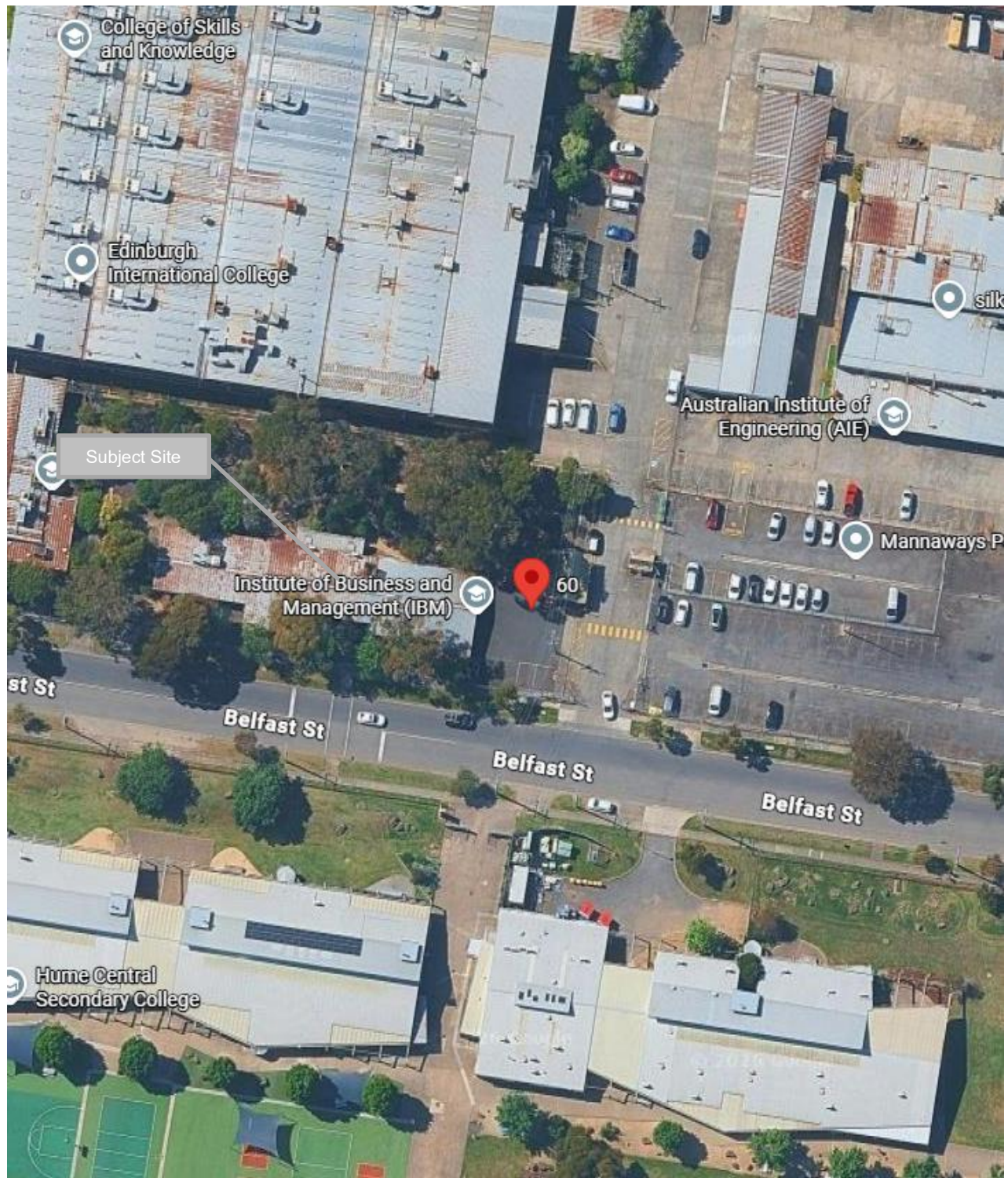


Figure 2 Subject Site Location

source: Google Maps

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60 Belfast St, Broadmeadows VIC 3047

PLANNING ZONES & OVERLAYS

The subject site is situated within a Commercial 2 Zone and has no overlays on it.

An extract of the subject site's Planning Scheme Zone is shown in Figure 3 below.



Figure 3 Subject Site Planning Zones & Overlays

source: VicPlan MapShare

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60 Belfast St, Broadmeadows VIC 3047

by Archer Consultants Pty Ltd

EXISTING ROAD NETWORK

Belfast Street

Belfast Street is a local road that travels in the east-west direction.

Belfast Street facilitates two-way traffic throughout via unmarked lanes and provides unmarked, restricted 1P parking.

The existing cross-section of Belfast Street is provided below.



Figure 4 Belfast Street at the Site Frontage facing East

source: Google Maps

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PUBLIC TRANSPORT

The subject site is in an area that has good access to public transport services that are within walking distance to the site.

The closest bus stop to the site, Eltham Street/Blair Street bus stop, is approximately 269m away (5 minute walk) and provides the 532 and 540 bus routes which further connect the Broadmeadows Train Station, Craigieburn Train Station and to the Melbourne CBD and the surrounding suburbs.

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

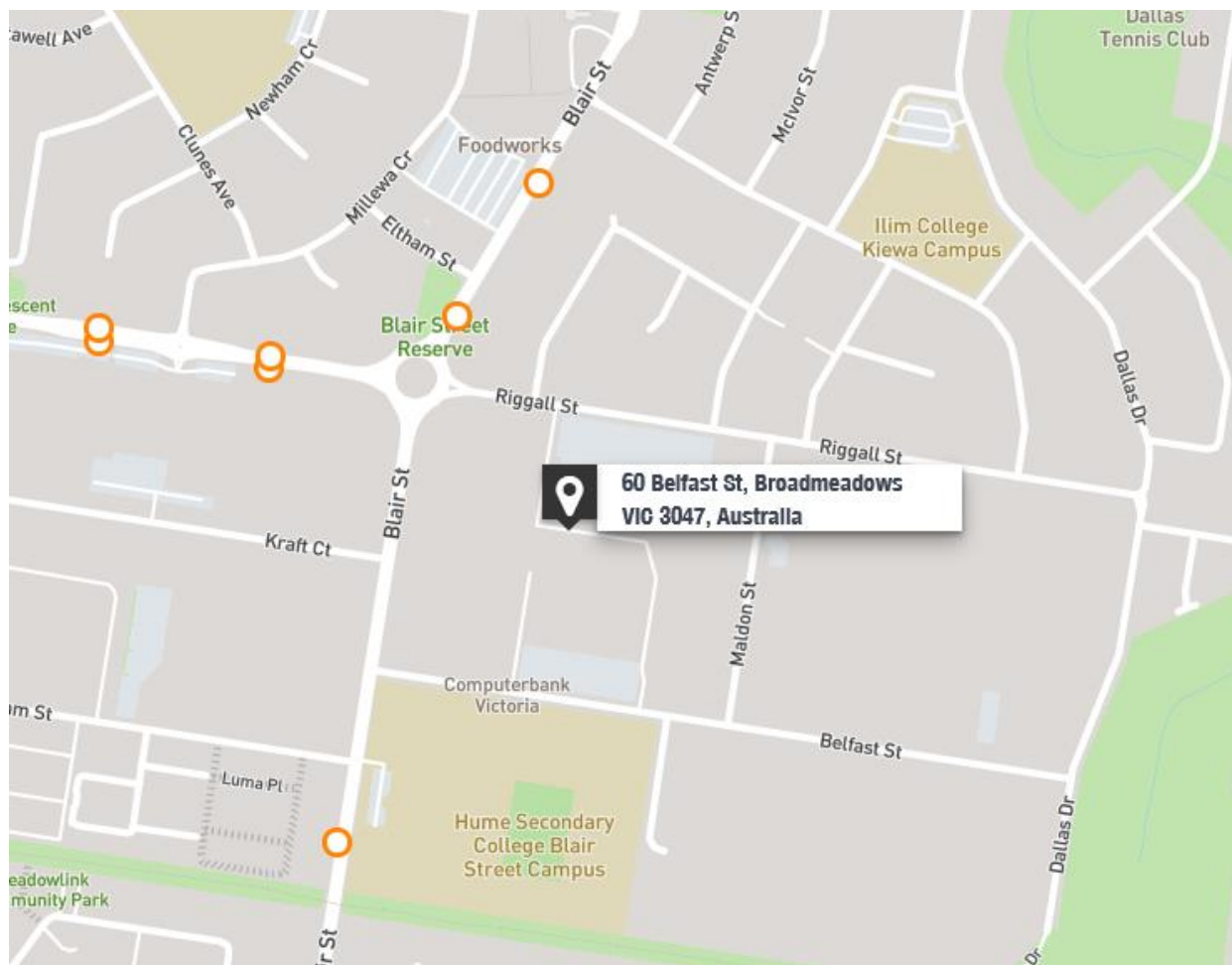


Figure 5 Broadmeadows Public Transport Map

source: Transport Victoria

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60 Belfast St, Broadmeadows VIC 3047

CAR PARKING REQUIREMENT MAPS

The Victorian Government brought in Car Parking Requirement Maps to replace the Principle Public Transport Network (PPTN).

There are now 4 categories (1-4) to determine the car parking requirements for a site.

As shown below, the site falls into Category 2.

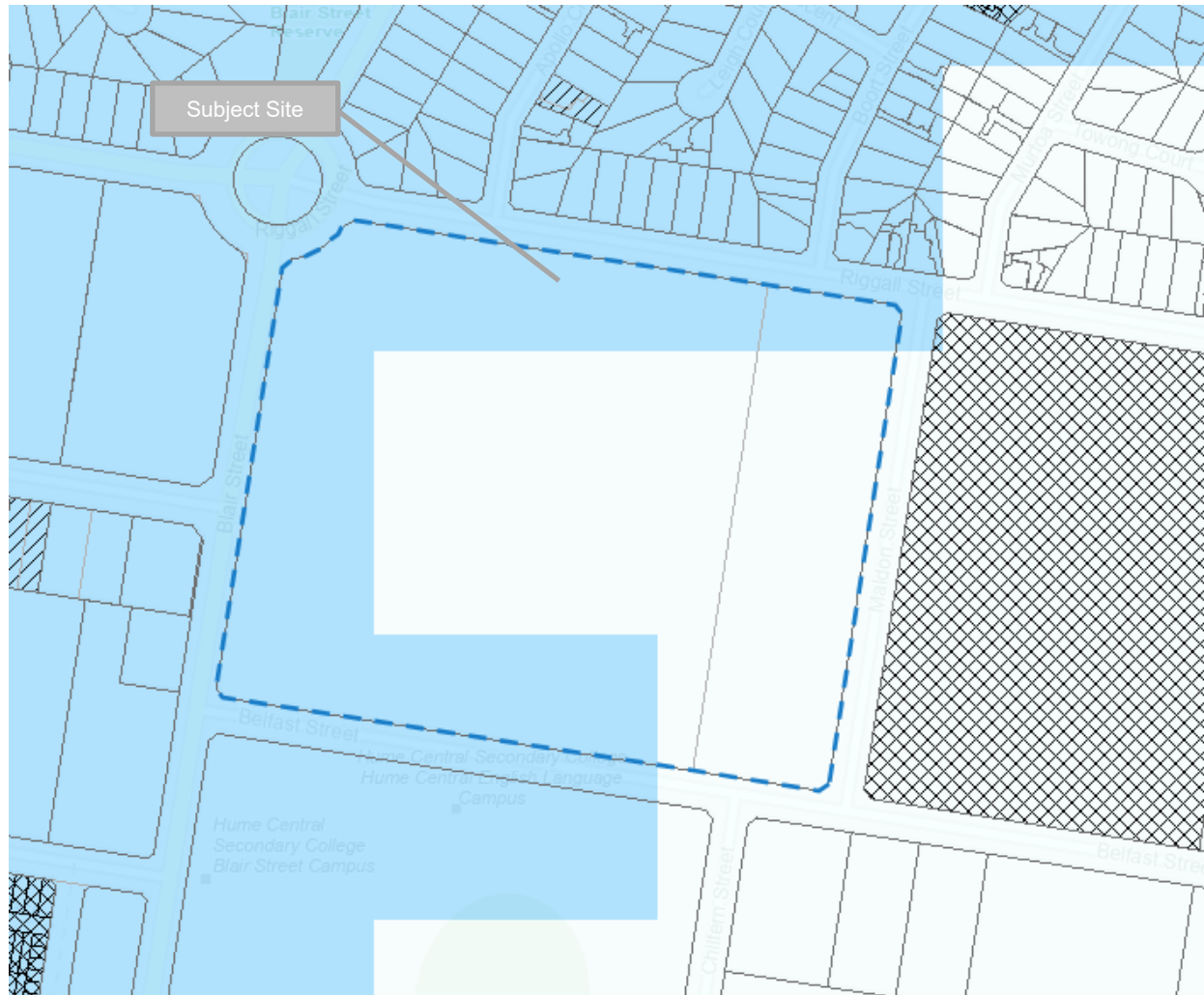


Figure 6 Car Parking Requirements Map

source: VicPlan MapShare

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WALKSCORE

Walk Travel Time Map

The 'walkability' of a site is a measure of its proximity to other facilities by walking and can be ascertained from www.walkscore.com.

The subject site is rated as "Somewhat Walkable" (meaning that some errands can be accomplished on foot) and with a score of 54 out of 100 (obtained from the 'Walk Score' web tool); it provides a slightly lower ranking to the average Melbourne metropolitan score of 56 out of 100.

The transit score is 54 out of 100 which means that there are many nearby transportation options.

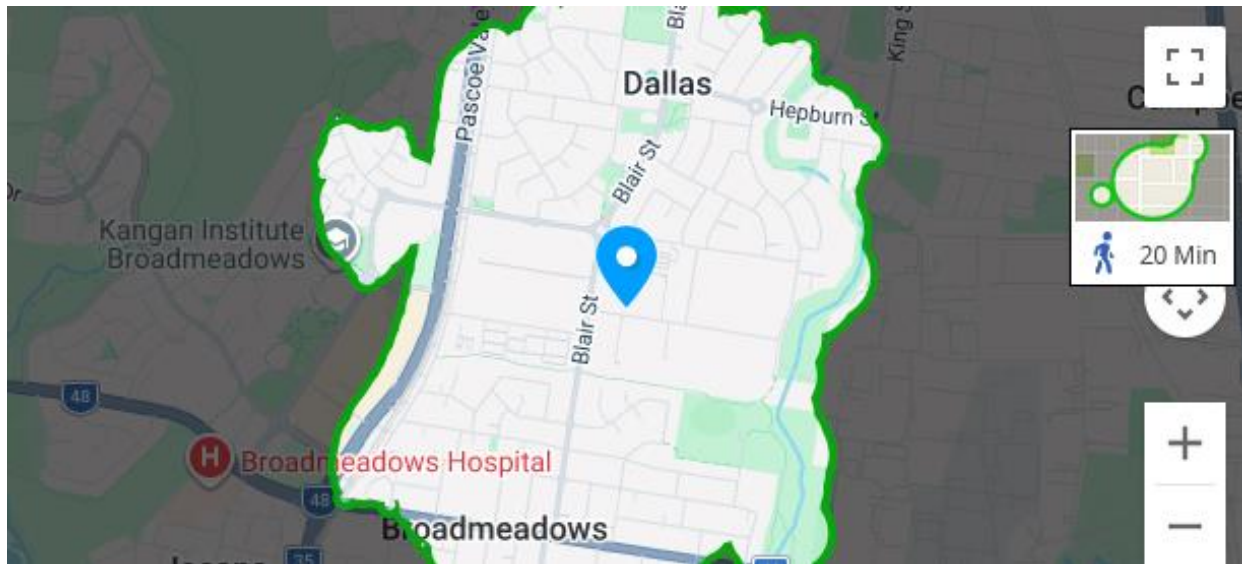


Figure 7 Travel Time Map

source: www.walkscore.com

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60 Belfast St, Broadmeadows VIC 3047

PROPOSED DEVELOPMENT

The proposed development for the subject site is for an adult education centre.

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

Operating Hours

8:00am – 9:30pm Monday to Friday.

8:30am – 5:30pm Saturday to Sunday.

Students

There will be a maximum of 200 students on site at any one time.

Staff

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

Car Parking Spaces

There are 94 allocated car spaces on site.

CAR PARKING REQUIREMENTS

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

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

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

As the site falls within Category 2 of the Car Parking Requirements Map, the following rate below is used from Clause 52.06-5, Table 1.

Land Use	Rate	Car Parking Requirement	Parking Spaces Available	Shortfall/Surplus
Education Centre	0.05 to each student	10 spaces	94 spaces on-site	Surplus of 84 spaces on-site

Table 1 Proposed Development Parking Requirement – Clause 52.06-5

As shown above, the proposed development requires 10 spaces to be provided under Clause 52.06-5 of the City of Hume Council Planning Scheme. With a proposed on-site car parking supply of 94 spaces, there is a surplus of 84 car parking spaces.

A car parking demand assessment however has still been undertaken.

Car Parking Demand Assessment

To determine the expected car parking demands of the development, the operation times of the proposed land use were assessed.

Case Study Data

Travel mode survey data obtained from other traffic consultants at similar tertiary adult education facilities (Acumen and Gen Institute) indicate that the majority of student and staff travel to and from the site via public transport, with surveyed travel mode split shown below. It is noted that 83 students and staff were surveyed.

- Private vehicle – 2%
- Public Transport – 80%
- Rideshare – 17%
- Walk – 1%

The travel mode breakdown above indicates that public transport is the primary mode of transportation for students and staff of similar institutions. Applying the private vehicle rate to the maximum number of students and staff on-site at any time results in an expected demand of 4 spaces.

With 94 allocated spaces provided on-site, the expected demand can easily be accommodated on-site. Notwithstanding, additional car parking demand assessments have been undertaken and is as follows.

Considering the above, to provide a conservative assessment it is likely that up to 60% of students will choose to either take public transport or cycle to and from the site with the remaining 40% choosing to drive. As such, on-street car parking utilisation surveys were undertaken to determine the on-street car parking availability in the vicinity of the site.

Public Transport Availability

As outlined on Page 9 within this report, the proposed development is within walking distance from public transport bus services that provide connectivity to Broadmeadows Train Station, Craigieburn Train Station and to the Melbourne CBD and the surrounding suburbs.

Given that the site is approximately 269m away from the nearest bus stop, it is expected that most of the staff and students will catch public transport to and from the site.

Multipurpose Trips

Considering the location of the site and surrounding uses it is unlikely that trips to and from the site will be multipurpose or cross-utilised.

Short Term and Long Term Parking Demand

Considering the use of the site, staff and students of the site generate a long term parking demand. As such, it is likely that 3 on-site spaces will be occupied for longer periods of time.

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60 Belfast St, Broadmeadows VIC 3047

TRAFFIC IMPACT ASSESSMENT

The traffic generated from the subject site is expected to a direct result of the supply of car parking spaces provided on-site.

With 94 allocated car parking spaces on-site, the development is expected to generate a total of 188 vehicle movements per day comprising of 94 inbound and 94 outbound movements.

This level of traffic generation is considered to be low with 94 movements occurring at the start and end of each day equating to 1.5 vehicles movements every 1 minute.

This level of traffic is considered to be low and will have little impact to the existing road network.

CONCLUSIONS

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

- The proposed development at 60 Belfast Street, Broadmeadows is for an adult education centre with 200 students, 8 staff and 94 dedicated on site car spaces.
- The subject site is within walking distance to the 532 and 540 bus routes which provide connection to the Broadmeadows Train Station, Craigieburn Train Station, Melbourne CBD and surrounding suburbs, further encouraging a travel mode shift and public transport use.
- The proposed develop has a statutory car parking requirement of 10 spaces. With 94 spaces proposed on site, the proposed development has a statutory surplus of 84 spaces.
- Given the nature of the proposed development, it is expected that most of the staff and students will use some form of transport other than a personal car to get to and from the site.
- As per the case study data, 4 spaces would be required on site for the proposed number of students.
- The proposed development will generate additional, but lower levels of trips throughout the day. It is expected that these trips can be accommodated at the nearby intersections without affecting intersection performance or increasing delays and queues.

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

Note - Timber to Comply with AS 1684 - 2010

Note - Lift Off Hinges to Wc to comply with Australian Standards

Note - All Glazing to Comply with AS 1288 - 2010

EXHAUST FANS TO COMPLY WITH AS 1688.2 - 1991 & AS/NZS 366.1

Note - Disable car parking is to be installed compliant with clause D3.5 of the BCA 2011

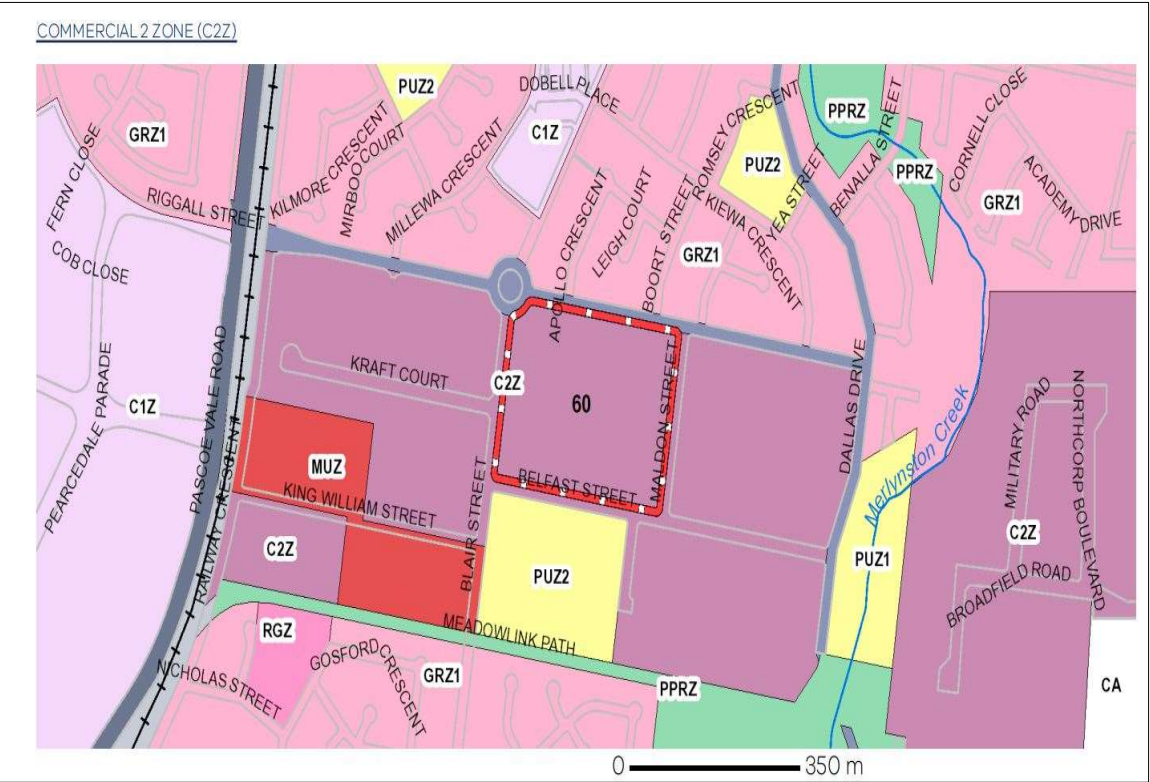
Note - Bollards to Entry doors to ensure the entry is not obstructed

SMOKE DETECTORS

Install an Approved Smoke Alarm fixed to Ceiling & Wired to Main. Denoted on Plan - Smoke Alarms to Comply with AS 3786 & BCA 96 Part 3.7.2

EXHAUST FANS

Install an Exhaust Fan - Denoted on Plan - Fan to be wired to Light Switch and Ducted to External Air - 35 L/S Min Capacity



Termite Treatment - Where Required Termite Treatment to Comply with B1.4, F1.9 & AS 3660.0 - 2000

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

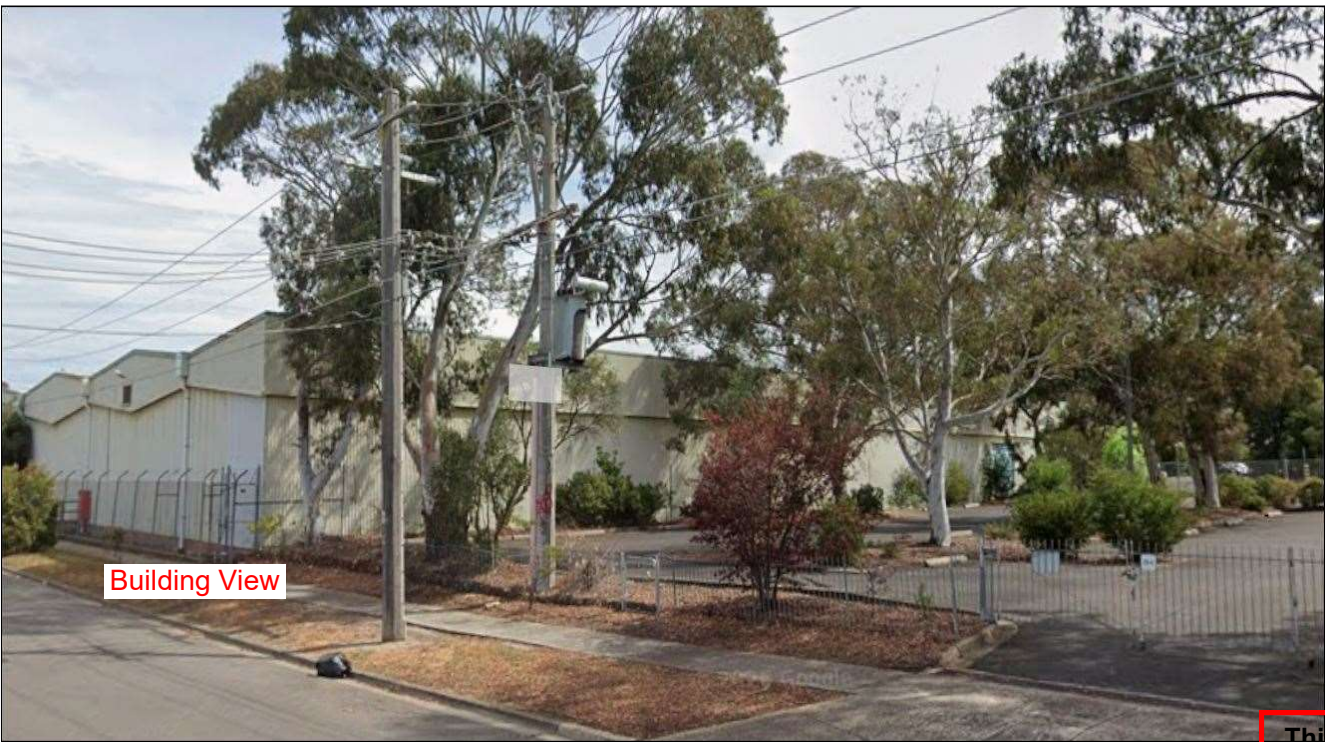
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expence and responsibility. The contractor shall verify all dimensions and enclosed drawing DREAMPLAN DESIGN DRAFTING SERVICES is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Note - Connected to 100 x 50 Colorbond Downpipes to 100mm Dia UPVC Stormwater Drain with 1 in 100mm Fall Connected to Existing or to Legal Point of Discharge as directed by City Engineer's Dept

Existing Concrete Slab

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Existing Building

Street View

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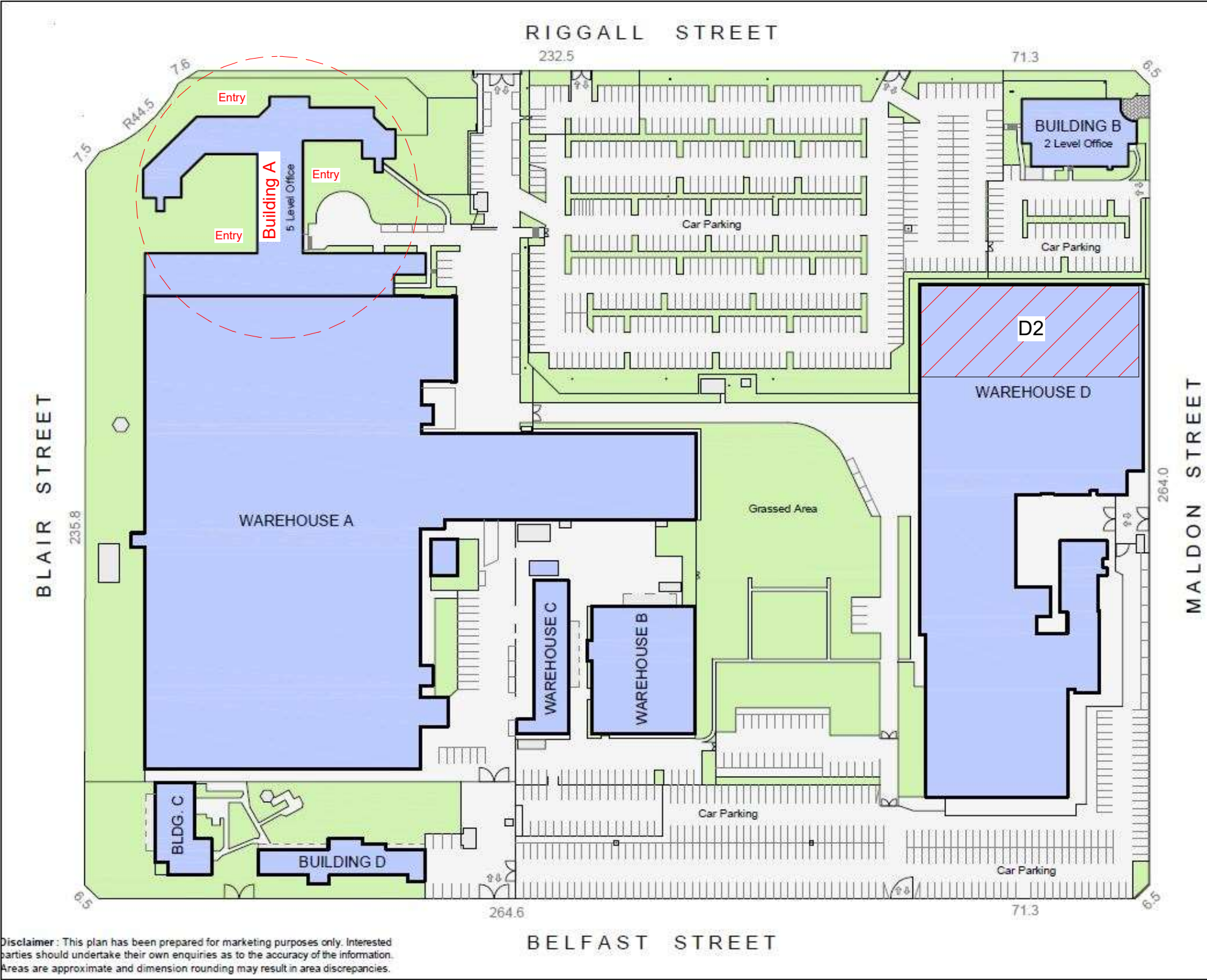
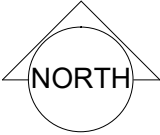
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PHONE: 9 359 2548
Mob - 0416 097 187

RBP - DP
AD 515
HIA -
5534742

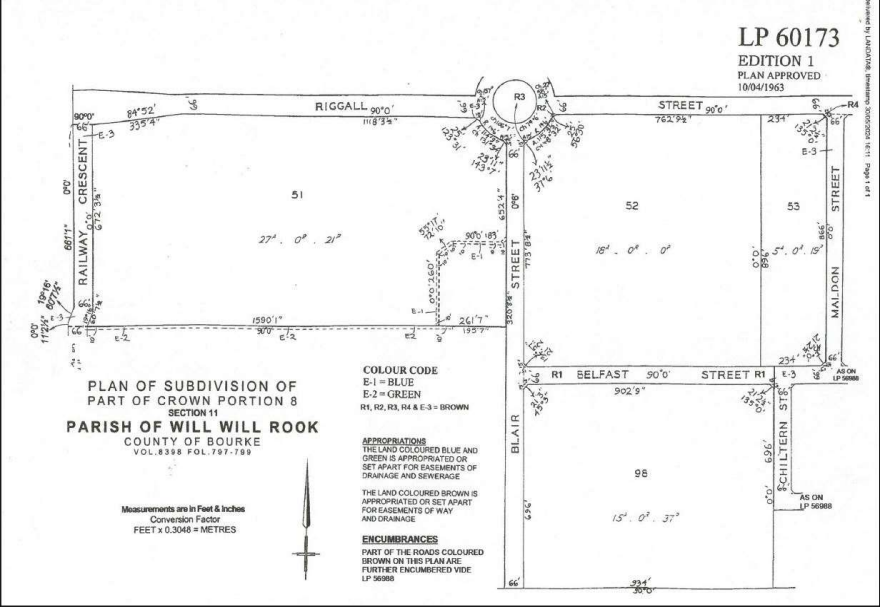
INTERNAL FIT OUT EXISTING BUILDING
Ground Floor Building D2 at
No 60 BELFAST ST BROADMEADOWS VIC 3047
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DRAWING No:035
SHEET:
NORTH
DRAWN BY - KON M
DATE: 17/07/2026

Buildings - SITE PLAN



Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.



Information Schedule

Title Details:	Lot 52 & 53 - LP60173	
Land Area:	Lot 52	7.28 Ha
	Lot 53	2.07 Ha
	Total Land Area	9.35 Ha

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F/H/R - Existing Fire Hose
Reel - 36mtrs Length

USE OF THE EXISTING BUILDING
AS AN EDUCATION CENTRE

Hume Council Reff - P21802.01

Building - D2 AREA

GENERAL NOTES

1. DO NOT USE SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. BUILDER TO VERIFY ALL LEVELS AND MEASUREMENTS PRIOR TO THE COMMENCEMENT OF ANY WORKS. BUILDER TO CHECK PLANS AGAINST ON SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DRAFTSPERSON IMMEDIATELY.
2. THE BUILDER IS TO ENSURE THAT NO PART OF THE STRUCTURE INCLUDING DRAINAGE AND FOOTINGS IS TO ENCROACH OVER THE TITLED BOUNDARY.
3. SITE BOUNDARY TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING. BUILDER/OWNER TO ENGAGE A SUITABLY QUALIFIED LAND SURVEYOR IF REQUIREWD.
4. SITE CLASSIFICATION, CLASS (ASSUMED) OR AS PER THE SOIL REPORT IF UNDERTAKEN. THE DRAFTSPERSON/ARCHITECTS IS TO BE IMMEDIATELY NOTIFIED IF THE SITE CLASSIFICATION OR THE FOUNDING DEPTH OF THE SOIL REPORT DIFFERS FROM THE ARCHITECTURAL STRUCTURAL PLANS.
5. THE BUILDER AND/OR OWNER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THAT THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL BUILDING WORKS.
6. ALL EXISTING CONDITIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OR ORDERING OF ANY MATERIALS.
7. ALL FOOTINGS ARE TO COMPLY WITH AS 2870/1996.
8. ALL TIMBER FRAMING IS TO COMPLY WITH AS 1684/2010 PARTS 2,3 & 4
9. ALL STRUCTURAL TIMBERWORK SHALL CONFORM TO THE REQUIREMENTS OF AS1720 S.A.A., TIMBER ENGINEERING CODE AND AS1684 S.A.A. LIGHT TIMBER FRAMING CODE.
10. ALL ROOF FIXINGS AND TIE DOWNS ARE TO COMPLY WITH AS 1684/2010 PARTS 2, 3 & 4.
11. ALL WALL AND ROOF BRACING IS TO COMPLY WITH AS 1684/2010 PARTS 2, 3 & 4.
12. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, THE BUILDING REGULATIONS, THE BUILDING ACT AND ANY OTHER RELEVANT BY-LAWS, AUSTRALIAN STANDARDS, ACTS OR LOCAL COUNCIL REQUIREMENTS.
13. ALL PLUMBING IS TO BE DONE BY REGISTERD PLUMBERS IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND TO SATISFACTION OF THE LOCAL AUTHORITY. ALL JOINS TO BE WATER TIGHT.
14. A LICENCED PLUMBER IS TO SEAL AND MAKE SURE ALL GAS AND WATER SUPPLIES TO THE AREA AFFECTED BY WORKS ON SITE.
15. A LICENCED ELECTRITION IS TO DISCONNECT AND MAKE SAFE ALL POWER SUPPLY TO THE AREA AFFECTED BY WORKS ON SITE.
16. PROVIDE THERMAL INSULATION AS PER THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (PART J OF THE BUILDING CODE OF AUSTRALIA).
17. ALL GLAZING IS TO COMPLY WITH AS 1288/2006.
18. STEPS - MAXIMUM RISER 190MM, MINIMUM TREAD 250MM AND AS PER THE BUILDING CODE OF AUSTRALIA.
19. HANDRAILS TO BE A MINIMUM 865MM ABOVE THE NOSING OF TREADS AND 1000MM ABOVE THE LANDING WITH BALUSTERS A MAXIMUM 125MM APART. MAX 125MM SPHERE BETWEEN STAIRS TREADS.
20. BALUSTRADES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AS1170 DEAD AND LIVE LOAD COMBINATIONS, AND AS/NZS1170.1-PERMANENT, IMPOSED AND OTHER ACTIONS. BALUSTRADES 4000MM AND GREATER ABOVE THE SURFACE BENEATH MUST NOT HAVE ANY PART THAT IS CLIMBABLE.
21. CONCRETE STRENGTH TO BE A MINIMUM 20MPA IN 28 DAYS.
22. PROVIDE EMERGENCY LIFT UP HINGES TO THE TOILET DOOR WHERE THE DISTANCE FROM THE TOILET PAN TO THE DOOR IS LESS THAN 1200MM AS PER THE BUILDING CODE OF AUSTRALIA.
23. LIGHT & VENTILATION IS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
24. ALL EXTERNAL STEEL WORKS SHALL BE HOT DIP GALVANISED, INTERNAL STEEL WORK SHALL BE PRIMED WITH INORGANIC ZINC SLICATE COAT IN ACCORDANCE WITH AS 3700/2011, AND AS PER THE BUILDING CODE OF AUSTRALIA.
25. THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTURAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.
26. PROVIDE ROOF FLASHING AS REQUIRED AS PER THE BUILDING CODE OF AUSTRALIA.
27. AREAS ADJACENT TO FOOTINGS ARE TO BE GRADED AND DRAINED AWAY FROM THE BULDING TO PREVENT PONDING OF WATER.
28. THE MINIMUM FALL OF THE BOX GUTTER IS TO BE 1 IN 100.
29. THE MINIMUM SIZE AND FALL OF BOX GUTTER, AND RAINWATER HEADS AT ENDS OF BOX GUTTERS TO COMPLY WITH CL. 5.5.6.1 OF AS-3500.
30. PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1/2000 IF REQUIRED BY

- THE RELEVANT COUNCIL.
31. EXIT DOORS WHICH SWING AGAINST THE DIRECTION OF EXIT TRAVEL TO BE CAPABLE OF BEING HELD IN THE OPEN POSITION.
32. POWER OPERATED SLIDING DOORS SERVING AS EXITS ARE TO BE CAPABLE OF BEING OPENED BY HAND UNDER A FORCE OF NOT MORE THAT 110N UPON MALFUNCTION OR FAILURE OF THE POWER SOURCE.
33. NON SLIP FINISHES TO BE PROVIDED TO ALL STEPS, RAMPS AND LANDINGS.
34. SIGNS REQUIRED TO FIRE DOORS INDICATING "FIRE DOOR - DO NOT OBSTRUCT" IN 20MM HIGH LETTER IN A CONTRASTING COLOUR IN ACCORDANCE WITH CLAUSE D2.23 OF THE BCA.
35. ALL PENETRATIONS THROUGH FIRE RATED MEMBERS TO BE SEALED USING FIRE COLLARS OR FIRE SEAL AS APPROPRIATE, IN ACCORDANCE WITH CLAUSE C 3.15, OF THE BCA.
36. DISABLED ACCESS, SANITARY FACILITIES, AND SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH AS1428.1.-2009.
37. TACTILE GROUND SURFACE INDICATORS TO WARN PEOPLE OF HAZARDS SHALL COMPLY WITH AS/NZS 1428.4.1.
38. EXHAUST AIR OUTLETS NOT TO BE LOCATED CLOSER THAN 6M TO FRESH AIR INLETS.
39. MECHANICAL VENTILATION SYSTEM TO COMPLY WITH AS1668.2-1991 & AS/NZS3666.1-2000.
40. MINIMUM 2400MM CEILING HEIGHT TO ALL NEW PORTIONS OF CEILING.
41. FIRE INDICES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH SPECIFICATION C1.10, OF THE BUILDING CODE OF AUSTRALIA.
42. ELECTRICAL SWITCHBOARDS LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN NON-COMBUSTIBLE CONSTRUCTION OR A FIRE PROTECTIVE COVERING WITH DOORWAYS OR OPENING SUITABLY SEALED AGAINST SMOKE SPREADING FROM THE ENCLOSURE.
43. EXIT DOORS WHICH SWING AGAINST THE DIRECTION OF EXIT TRAVEL TO BE CAPABLE OF BEING HELD IN THE OPEN POSITION.
44. GUARDRAILS ARE TO BE PROVIDED TO ROOF PLATFORM IF PLATFORM EXCEEDS 300MM IN HEIGHT FROM EXISTING ROOF LINE. DESIGN, CONSTRUCTION AND INSTALLATION OF ACCESSWAY, LADDER AND FIXED PLATFORM IS TO BE IN ACCORDANCE WITH AS1657-1992.
45. ARTIFICIAL LIGHTING TO COMPLY WITH AS/NZS1680.0-2009.
46. ALL DOORWAYS TO HAVE A MINIMUM UNOBSTRUCTED HEIGHT OF 2M AND MINIMUM WIDTH NOT LESS THAN 750MM OR 800MM TO ALLOW FOR DISABLED ACCESS.
47. EXIT SIGNS AND EMERGENCY LIGHTS TO COMPLY WITH AS 2293.1-2005.
48. ALL FIRE SERVICES TO COMPLY WITH THE RELEVANT AUSTRALIA STANDARDS AND NCC 2014.
49. PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS 2444-2001. PROVIDE 2A 20B (E) DRY CHEMICAL PORTABLE FIRE EXTINGUISHER WITHIN 2M TO 20M OF ALL ELECTRICAL SWITCHBOARDS.
50. FIRE HOSE REEL INSTALLATION TO COMPLY WITH AS1221 & AS2441-2005.
51. ALL EXIT DOORS AND DOORS IN THE PATH OF TRAVEL TO EXITS (INCLUDING ROLLER SHUTTER GRILLES) ARE TO BE CAPABLE OF BEING OPENED AT ALL TIMES FROM THE SIDE FACING A PERSON SEEKING EGRESS FROM THE BUILDING WITH A SINGLE HANDED DOWNWARD OR PUSHING ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY AND LOCATED BETWEEN 900MM AND 1200MM ABOVE FLOOR LEVEL IN ACCORDANCE WITH CLAUSE D2.21, OF THE BCA.
52. ALTERATIONS TO THE SPRINKLER SYSTEM WILL BE CARRIED OUT TO COMPLY WITH AS2118.1-1999.
53. ALTERATIONS TO THE SPRINKLER SYSTEM WILL BE DOCUMENTED, INSPECTED AND APPROVED AS COMPLYING WITH AS 2118 BY THE FIRE PROTECTION INSPECTION SERVICE (OR OTHER APPROVED SPRINKLER INSPECTION AND TESTING SERVICE) AND THEIR WRITTEN APPROVAL PROVIDED TO THE RELEVANT BUILDING SURVEYOR ON COMPLETION OF THE WORKS.
54. SEPARATING WALLS WHICH EXTEND UP TO THE ROOF COVERING MUST BE PACKED WITH A SUITABLE FIRE RESISTING MATERIAL.
55. SMOKE ALARMS ARE TO BE HARD-WIRED AND IN ACCORDANCE WITH AS3786-1993.
56. SMOKE / HEAT DETECTION SYSTEM TO BE IN ACCORDANCE WITH AS1670.1, 2, 3-& 4 2004.
57. THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST COMPLY WITH THE FOLLOWING IF THERE IS NOT A CLEAR SPACE OF AT LEAST 1.2M BETWEEN CLOSET PAN AND NEAREST PART OF DOORWAY:
 - OPEN OUTWARDS OR
 - SLIDE OR
 - BE READILY REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT

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