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HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for 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 for 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.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

Clear Form

The Land

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

Street Address *

Unit No.: | St. No.: 8 | St. Name: GREENVALE DRIVE

Suburb/Locality: GREENVALE | Postcode: 3059

Formal Land Description *
Complete either A or B.

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

A Lot No.: B ◯ Lodged Plan ◯ Title Plan ◉ Plan of Subdivision No.: 208384L

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details. Add Address

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

(2) **For what use, development or other matter do you require a permit? ***

If you need help about the proposal, read: How to Complete the Application for Planning Permit Form

Food and Drink Premises -
Comprising Four (4) Food Trucks and Associated Outdoor Seating and Ancillary Facilities

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

(3) **Estimated cost of development for which the permit is required ***

Cost $ 90,000 ⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

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

Existing Conditions

(4) **Describe how the land is used and developed now ***

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

The trucks and structures are on site, however, no operations are currently conducted. The site will be upgraded as per the attached plans and Council's autharisation.

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

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Title Information

5 **Encumbrances on title** *

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ◯ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◉ No
- ◯ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

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.

[redacted]

Declaration

7 **This form must be signed by the applicant** *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date: 30 Aug 2026

day / month / year

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Need help with the Application?

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

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

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

(•) No ( ) Yes

Checklist

9 **Have you:**

- [✓] Filled in the form completely?
- [ ] Paid or included the application fee? — Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- [📎] Provided all necessary supporting information and documents?
  - [✓] A full, current copy of title information for each individual parcel of land forming the subject site
  - [✓] A plan of existing conditions.
  - [✓] Plans showing the layout and details of the proposal
  - [✓] Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - [✓] If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
  - [ ] If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

- [✓] Completed the relevant Council planning permit checklist?
- [✓] Signed the declaration (section 7)?

Lodgement

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

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

Contact information:

Telephone: 61 03 9205 2200
Email: email@hume.vic.gov.au
DX: 94718
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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

VOLUME 09790 FOLIO 843

Security no : 124137400479G
Produced 09/08/2026 05:46 PM

LAND DESCRIPTION

Lot B on Plan of Subdivision 208384L.
PARENT TITLE Volume 09566 Folio 592
Created by instrument LP208384L 19/01/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP208384L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 8 GREENVALE DRIVE GREENVALE VIC 3059

DOCUMENT END

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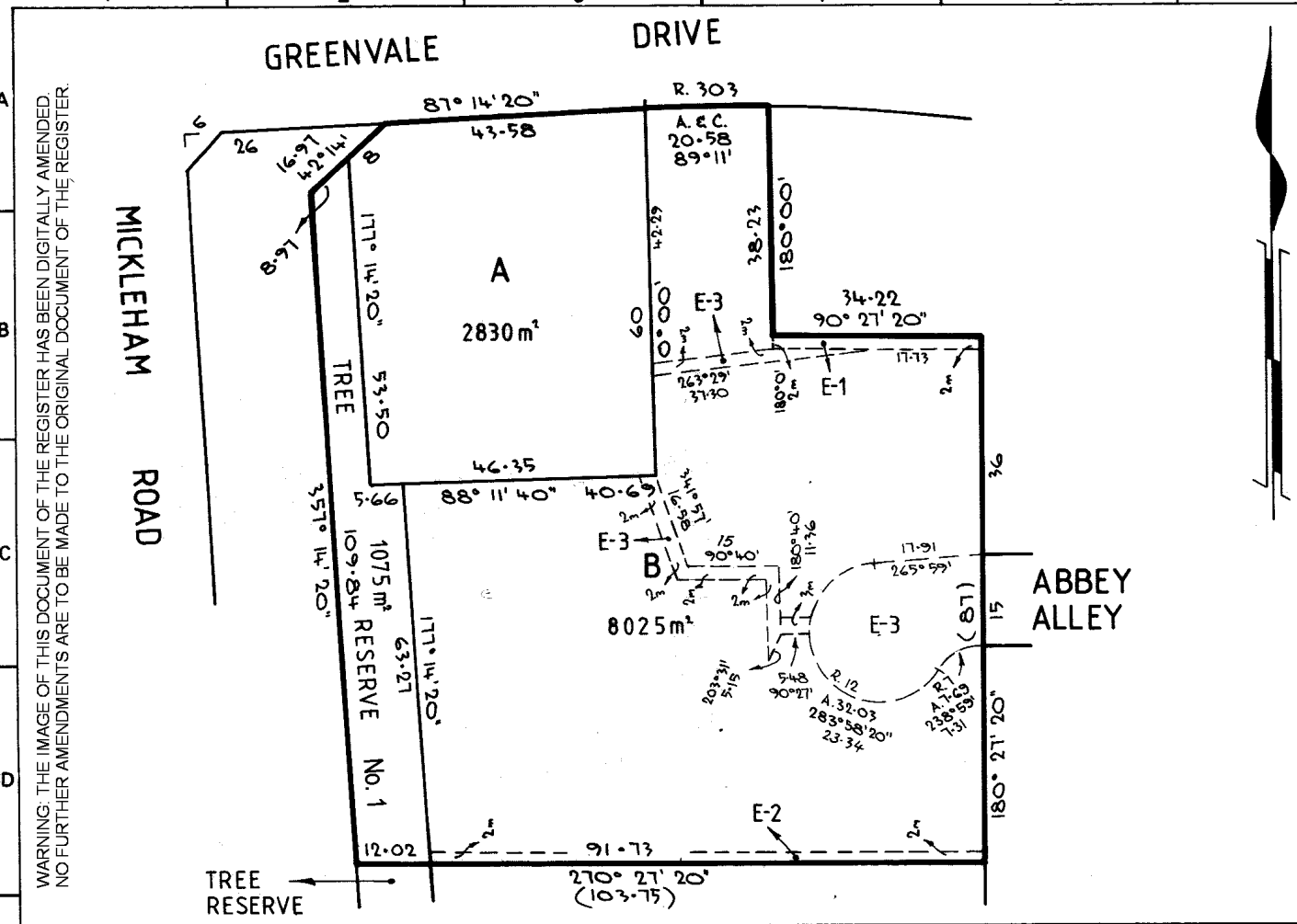

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OFFICE USE ONLY

LP208384 L

EDITION 2

~~PARISH~~ / ~~TOWNSHIP~~ / CHART 12

APPROVED

NOTATIONS

LAND SUBJECT TO EASEMENT

- E-1 DRAINAGE & SEWERAGE VIDE L.P. 139715.
- E-2 DRAINAGE & SEWERAGE VIDE L.P. 145670.

LAND APPROPRIATED OR SET APART

- E-3 DRAINAGE & SEWERAGE.

TO BE COMPLETED WHERE APPLICABLE

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:

IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: O/T V. 9566 . F. 592 .

LAST PLAN REF: L.P. 145670 LOT M

PLAN OF SUBDIVISION

COUNTY BOURKE

PARISH YUROKE (CHART 2)

SECTION 2

CROWN PORTION D (PART)

NUMBER OF SHEETS IN PLAN : 1

NUMBER OF THIS SHEET : 1

SCALE 10 0 10 20 30 40 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SCALE 1:800

OFFICE USE ONLY

LP 208384 L

VICTORIA

CERTIFICATION BY SURVEYOR

208384L

AMENDMENTS

o'connor beveridge williams & co pty ltd

SURVEYORS ○ TOWN PLANNING CONSULTANTS ○ ENGINEERS

SURVEYORS REF REV. C

2923C/1

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY BULLA COUNCIL REF. E/28/1415

LAND	MODIFICATION	DEALING No	A.R.T.	NEW EDN
LOT B	REJECTED	LP 208385		2

OFFICE USE ONLY

PLAN APPROVED

AT

ON 19.1.88

(ASSISTANT) REGISTRAR OF TITLES

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

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED

▪ DELETE WORDS NOT APPLICABLE

Delivered by LANDATA®, timestamp 09/08/2026 17:46 Page 1 of 1

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[redacted]

On Fri, Aug 14, 2026 at 9:57 AM Joseph Taibeh <taibeh@gmail.com> wrote:

Dear [redacted],

Thank you for arranging the pre-application meeting.

Prior to the meeting, and to provide some background and context, we wish to outline the circumstances leading to the current planning application.

Three (3) food trucks and an associated small café commenced operations at the site more than one year ago, following the operators obtaining the relevant business registrations and service clearances and nominating the site as their place of operation. At the time, the business owners were advised that a planning permit was not required for the proposed operations.

The landlord also permitted the use of the property on the understanding that all necessary statutory and regulatory approvals and authorisations had been obtained. Please refer to the attached correspondence from the owner to Council.

Council subsequently issued a Planning Compliance Notice dated 31 July 2026 in relation to the site, identifying the existing use as requiring planning approval and requiring the following actions:

1. Immediately cease the unpermitted land use and associated works until such time as the use is permitted by a planning permit;
2. Remove all unpermitted promotional and business identification signage by 7 August 2026;
3. Remove all items associated with the unpermitted use by 14 August 2026, including the food vans and trailers, tables and seating, gazebos, sheds, planter boxes and other associated items; and
4. Remove the imported crushed rock fill material associated with the unpermitted use by 28 August 2026.

The above requirements were further confirmed in Council correspondence dated 11 August 2026 from [redacted], which is also attached.

In accordance with Council's direction, the food and café operations have now ceased and the signage has been removed. The planning permit process has also commenced, with the relevant documentation being prepared and this pre-application meeting being sought to obtain Council's guidance before the application is finalised.

While the owner is waiting for the outcome of the application, he has decided to open the land to the public as an “Informal Outdoor Recreation” area, which is an as of right use (Section 1) under Clause 32.08-2 of the Hume Planning Scheme, including the existing facilities as “Park Furniture”, which are exempt building and works under Cl62.02-2 of the scheme.

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[redacted]

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The landowner intends to keep the food trucks and café closed and non-operational pending determination of the planning application. However, given the limited period provided for removal, and the fact that alternative secure storage location is difficult to be arranged, we seek Council's consideration of keeping the trucks closed on site, or alternatively a limited form of food-truck operation as a secondary or ancillary use to the proposed primary Informal Outdoor Recreation use.

There are genuine security concerns associated with relocating the trucks to an alternative location, including the potential for theft, graffiti and vandalism. The downsized operations proposed could potentially be on a limited basis during the week, with only one food truck operating at any one time, while the remaining trucks remain closed and non-operational. Any such arrangement would be subject to Council's advice and, if necessary, appropriate operational controls.

We are not seeking to commence or recommence the food and drink use without the necessary planning approval. Rather, we are seeking Council's preliminary advice on whether any limited ancillary operation could legitimately form part of the proposed land-use arrangement.

We are providing updated site plan for discussion at the pre-application meeting, including improvements to pedestrian accessibility and site circulation.

The current proposed refinements include:

- A maximum of **30 patrons on site at any one time**;
- A maximum of **six staff members**, being two staff members per food truck;
- **12 car parking spaces**, including **one accessible parking space**;
- **Three staff parking spaces** within the total parking provision;
- Improved pedestrian accessibility and circulation;
- Retention of bicycle parking facilities (4 double racks); and
- Revision of the waste-management arrangement, including changing one of the previously proposed recycling bins to a general-waste bin, with waste to be managed through a private commercial collection service.

We would appreciate Council's consideration of the above matters at the pre-application meeting, particularly Council's views regarding:

1. The proposed Informal Outdoor Recreation use as an interim use of the land;
2. Whether the proposed outdoor seating and associated facilities can appropriately be treated as park furniture or otherwise benefit from an applicable planning exemption;
3. Whether the food trucks may remain on site in a closed and non-operational condition while the planning application is being considered;
4. Whether a limited, controlled food-truck operation could potentially be considered ancillary to the primary Informal Outdoor Recreation use, and if so, what parameters Council would consider appropriate;
5. The proposed patron and staff capacity;
6. The revised parking and accessibility arrangements; and
7. The proposed waste-management and private collection arrangements.

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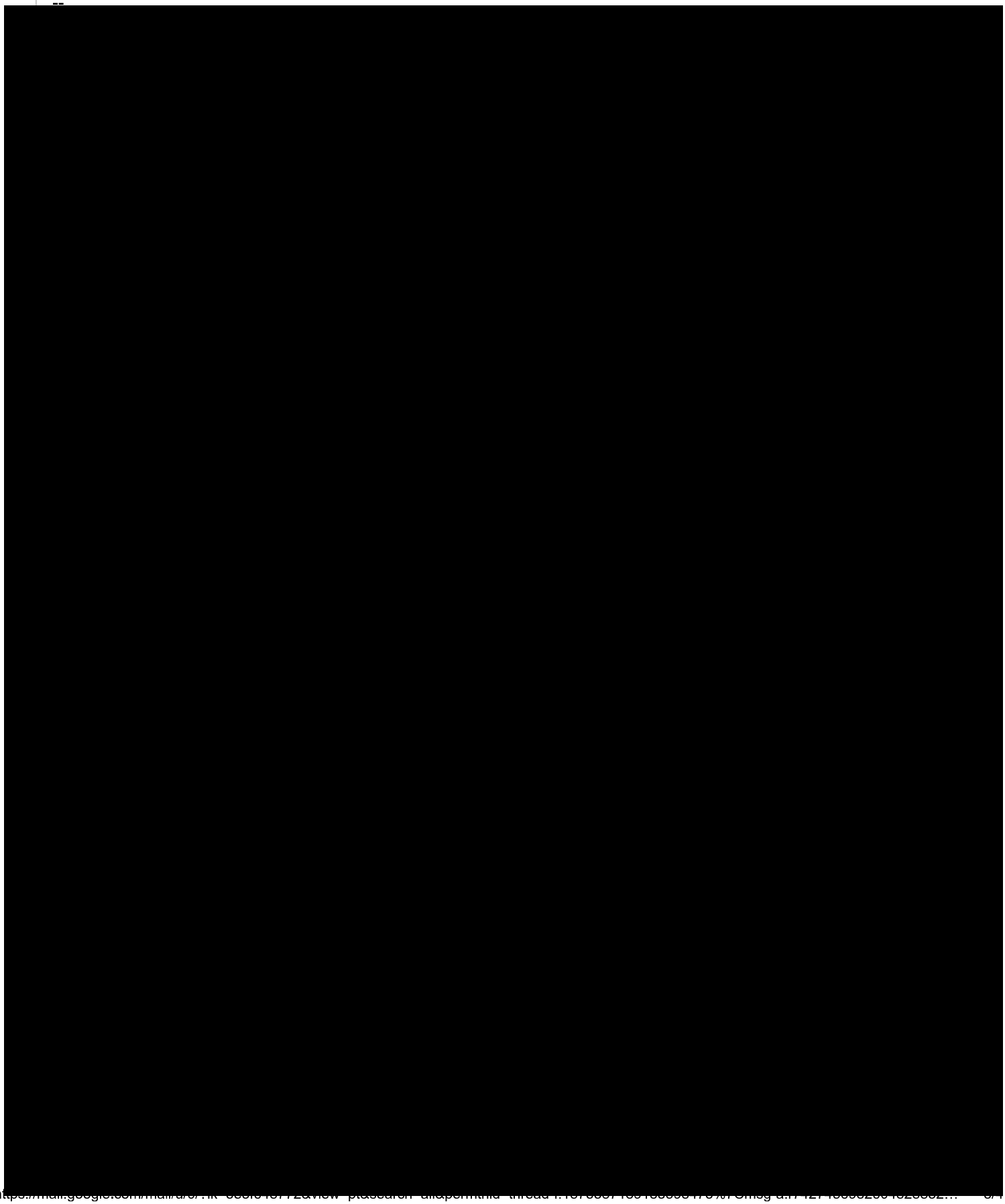
We are keen to work constructively with Council to resolve the current compliance matters and to develop a planning proposal that is appropriate for the site and acceptable in terms of traffic, parking, amenity, accessibility, waste management and neighbourhood impact.

We look forward to discussing the proposal with you at the pre-application meeting.

--



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[redacted]

8 Greenvale Drive, Greenvale

Use and Development of Land for Food and Drink Premises

TOWN PLANNING REPORT

August 2026

PLANNING REPORT

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Food and Drink Premises -
Comprising Four (4) Food Trucks and Associated Outdoor Seating and Ancillary Facilities

8 Greenvale Drive, Greenvale VIC 3059

Prepared for: [redacted]
Planning Authority: Hume City Council
Land: 8 Greenvale Drive, Greenvale VIC 3059
Zone: General Residential Zone – Schedule 1 (GRZ1)
Proposal: Food and Drink Premises comprising Four (4) food trucks, associated café/service facilities, outdoor seating, car parking, bicycle parking, waste facilities and associated buildings and works.

---

1. EXECUTIVE SUMMARY

This Planning Report has been prepared in support of an application for a planning permit for the use and development of land at: **8 Greenvale Drive, Greenvale** for a **Food and Drink Premises** comprising four (4) food trucks and associated outdoor customer seating and facilities.

The site is located within the **General Residential Zone – Schedule 1 (GRZ1)** under the Hume Planning Scheme.

The application has been prepared following Council's Planning Compliance Notice dated **31 July 2026**, which identified the previous operation of three food vendors, associated seating, gazebos, signage, structures and other facilities as an unpermitted Food and Drink Premises/Retail Premises use.

The proposed application substantially rationalises the previous arrangement and introduces a series of operational controls intended to ensure that the use remains appropriate for its residential context.

The key proposed controls are:

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- maximum **four (4) food trucks**;
- maximum **thirty-two** (**32) patrons on the site at any one time**;
- maximum **eight (8) staff**, being two staff per food truck;
- **Ten (10) on-site car parking spaces**, including one accessible parking space;
- **Four (4) staff parking spaces** within the total parking provision;
- designated bicycle parking for **eight (8) bicycles** (4 double sided racks);
- communal waste storage;
- private commercial waste collection;
- controlled customer queuing;
- no queuing onto Greenvale Drive;
- controlled deliveries and servicing;
- management of noise and lighting;
- consolidated and appropriately designed business identification signage;
- improved pedestrian accessibility;
- retention of the existing shared vehicle crossover; and
- a Patron Management Plan and Waste Management Plan to regulate ongoing operation.

The proposal is considered capable of satisfying the relevant objectives and decision guidelines of the Hume Planning Scheme, subject to appropriate permit conditions.

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2. SITE AND LOCALITY

2.1 Subject site

The subject site is located at **8 Greenvale Drive, Greenvale VIC 3059.** The lot is legally known as Lot B LP208384 and is 8,025m² in area. The proposal occupies around 790m² of the site directly accessible from 8 Greenvale Drive (from the north boundary north). While the balance land will be accessible from the Abbey Alley (from the east boundary). A 1.8m high timber paling fencing is installed to separate the two areas.

While the property is located within the **General Residential Zone (Schedule 1)**, the immediate surrounding area is more of a commercial nature, including Greenvale Shopping Centre to the north across Greenvale Drive, a Service Station from the west, and a Dental Clinic from the east. The land to the south of the proposed works is the vacant balance lot, not proposed to be developed.

The site has an existing frontage to Greenvale Drive and is accessed via an existing crossover arrangement shared with the adjoining property.

The submitted concept plan identifies the existing site arrangement, including:

- four (4) food-truck/service locations;
- a café shed facility;
- outdoor covered seating areas;
- car parking;
- pedestrian areas;
- bicycle parking;
- waste/bin storage;
- perimeter fencing; and
- vehicle access from Greenvale Drive.

The subject land is located in an established residential environment but has a number of non-residential influences in its immediate surroundings, including commercial/service uses.

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3. PLANNING HISTORY AND COMPLIANCE CONTEXT

Three (3) food vendors commenced operating from the site prior to the current application.

The vendors identified by Council were:

- "WHY NOT ACAI?";
- "QUEENS FEAST & COFFEE"; and
- "KRAVIN' KEBABS".

Council's inspection identified three (3) vendors, more than 30 signs, at least six outdoor picnic table sets, four permanent-style gazebos, a shed and imported crushed rock.

Council subsequently determined that the activity constituted **Food and Drink Premises**, nested within the **Retail Premises** group.

Council's Compliance Notice required:

- cessation of Retail Premises, Food and Drink Premises and Take-away Food Premises;
- cessation of associated unpermitted works;
- removal of unpermitted signage;
- removal of food vans and trailers, seating, gazebos, sheds and other associated items; and
- removal of imported crushed rock fill.

The operators have ceased the food and café operations and the current planning application is intended to regularise the use through the appropriate planning approval process.

The application therefore represents a **substantially controlled and rationalised proposal**, rather than simply seeking to continue the previous unapproved arrangement.

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4. PROPOSAL

The application seeks approval for the use and development of the land for a **Food and Drink Premises** comprising four (4) food trucks and associated outdoor customer seating and works.

4.1 Food trucks

A maximum of **four (4) food trucks** will operate from the site.

The trucks will be located generally in the positions identified on the submitted site plan.

Each truck will accommodate a maximum of **two staff members**, resulting in:

Maximum staff: 8 persons

The trucks will operate as part of one coordinated premises, with communal site management, parking, waste and customer facilities.

4.2 Patron numbers

A maximum of:

32 patrons at any one time

will be permitted on the site.

The 8 staff members are additional to the patron capacity.

Accordingly, the maximum number of people on the site at any one time will be **40 persons**

This limitation will be incorporated into the Patron Management Plan.

The limitation is particularly important given the residential context and provides Council with a clear and enforceable operational control.

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5. GENERAL RESIDENTIAL ZONE – CLAUSE 32.08

The land is within the **General Residential Zone**, Schedule 1. The purpose of the GRZ includes implementing the Municipal Planning Strategy and Planning Policy Framework, encouraging development responsive to neighbourhood character, and allowing educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The use provisions of Clause 32.08-2 identify the relevant land-use categories. Council's Compliance Notice specifically confirms that **Food and Drink Premises (other than Convenience Restaurant and Take-away Food Premises)** is a **Section 2 – Permit Required** use in the GRZ.

The current proposal therefore appropriately seeks a planning permit for the use and development associated with Section 2.

Assessment

The proposal is considered consistent with the purpose of the GRZ because:

- it is small in scale;
- it serves a local customer catchment;
- it has a controlled patron capacity;
- it does not involve substantial built form;
- it provides significant on-site parking;
- it provides on-site waste management;
- it incorporates pedestrian and bicycle facilities;
- it retains an open and landscaped character; and
- operational controls are proposed to protect residential amenity.

The use is therefore capable of operating as a **limited non-residential use within an otherwise residential environment**.

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6. CLAUSE 32.08 – APPLICATION REQUIREMENTS

Clause 32.08 requires applications to be accompanied by appropriate information concerning the proposed use and development. The relevant matters include:

- site shape, size and orientation;
- existing and proposed buildings;
- adjacent buildings and uses;
- building form and scale;
- setbacks;
- effects on adjoining land including noise and light spill;
- traffic;
- delivery and dispatch;
- hours of operation;
- solar access and glare.

The submitted plans and supporting documentation address these matters. In particular, the application is supported by:

1. Site and floor/site layout plans;
2. Patron Management Plan;
3. Waste Management Plan;
4. Parking and access information;
5. bicycle parking provision;
6. accessibility arrangements;
7. signage proposal; and
8. operational/amenity controls.

Clause 32.08 permits the responsible authority to waive or reduce an application requirement where it considers that requirement is not relevant to the evaluation of the application.

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7. STRATEGIC PLANNING POLICY - CLAUSE 02.03

Hume's strategic planning framework recognises Greenvale as part of the municipality's growth and established urban network and seeks to provide communities with appropriate local infrastructure and services.

The Hume Planning Scheme identifies neighbourhood and local activity centres as locations providing limited services aimed at meeting local convenience needs.

The proposal provides a small-scale food and beverage service that can serve residents in the surrounding area.

Importantly, the proposal is deliberately limited in scale and is not proposed as a large regional commercial destination.

8. COMMERCIAL POLICY – CLAUSE 17.02

Clause 17.02-1S seeks to encourage development that meets community needs for retail, entertainment, office and other commercial services. It also seeks to provide small-scale shopping opportunities that meet the needs of local residents and workers in convenient locations. Clause 17.02-2S seeks to manage out-of-centre development and discourages expansion of single-use retail, commercial and recreational facilities outside activity centres, while recognising circumstances where small-scale facilities meet local needs.

Assessment

The proposal is:

- small scale;
- limited to four (4) food trucks;
- restricted to 32 patrons at any one time;
- appropriately serviced by on-site parking; and
- capable of meeting a local convenience function.

The proposal therefore does not represent a substantial out-of-centre commercial development.

Its limited scale and local service function distinguish it from the type of large-scale out-of-centre development contemplated by the restrictive aspects of Clause 17.02-2S.

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9. AMENITY – CLAUSE 13.07-1S

Clause 13.07-1S seeks to protect community amenity, human health and safety while facilitating appropriate commercial and other uses with potential off-site impacts.

It requires consideration of compatibility with adjoining uses and encourages adverse impacts to be avoided or minimised through:

- land-use separation;
- siting;
- building design; and
- operational measures.

The proposal responds directly to these requirements through:

- a 30-person patron cap;
- six staff maximum;
- limited number of food trucks;
- controlled hours;
- controlled deliveries;
- on-site parking;
- on-site waste storage;
- private waste collection;
- noise controls;
- lighting controls;
- queue management; and
- a Patron Management Plan.

These measures substantially reduce the potential for adverse impacts on surrounding residential properties.

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10. URBAN DESIGN – CLAUSE 15.01-1S

Clause 15.01-1S seeks safe, healthy, functional and enjoyable urban environments and requires development to respond to context. It also seeks:

- safe interfaces between private and public areas;
- good public realm amenity;
- safe walking and cycling access;
- high-quality publicly accessible private spaces;
- appropriate landscaping; and
- development and signage that minimises detrimental effects on amenity and road safety.

The proposal responds positively through:

- maintaining an open site layout;
- providing pedestrian circulation;
- providing bicycle parking;
- providing accessible parking;
- providing controlled vehicle circulation;
- consolidating signage;
- maintaining site landscaping;
- limiting visual clutter;
- providing defined seating areas; and
- managing waste and service infrastructure.

The revised proposal is considerably more orderly than the arrangement observed by Council during its July 2026 inspection.

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11. NEIGHBOURHOOD CHARACTER

Clause 15.01-5S seeks to recognise and protect neighbourhood character, cultural identity and sense of place.

Although the proposal introduces a non-residential use into a residential environment, the development is intentionally low-scale and predominantly open.

There is no proposal for a substantial new commercial building.

The visual impact will instead be controlled through:

- low-scale structures;
- restrained signage;
- landscaping;
- perimeter fencing;
- limited outdoor furniture;
- controlled truck locations; and
- retention of an open-site character.

The proposal therefore avoids introducing a substantial built-form element inconsistent with the surrounding residential environment.

12. TRANSPORT AND ACCESS

Clause 02.03-8 seeks improved connectivity and transport choice and recognises the importance of walking, cycling and public transport. On the other hand, Clause 18.02-4S seeks an efficient and safe road network that integrates different movement networks and makes appropriate use of existing infrastructure.

The proposal uses the existing crossover from Greenvale Drive. No new crossover is proposed.

The existing crossover is shared with the adjoining property.

The proposal therefore avoids unnecessary proliferation of vehicle access points.

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13. VEHICLE ACCESS

The site plan provides internal vehicle circulation between the parking areas, food trucks and access point.

Clause 52.06-9 specifies that accessways must generally be at least **3 metres wide**, with appropriate turning geometry and other requirements.

The existing access arrangement is proposed to be retained.

The proposal will ensure:

- vehicles enter and leave through the existing crossover;
- vehicles do not queue on Greenvale Drive;
- the shared crossover remains available to the adjoining property;
- pedestrian movement is separated from vehicle movement where practicable; and
- parking areas remain unobstructed.

A traffic engineer/swept-path assessment should be provided if requested by Council, particularly if a commercial waste collection vehicle is proposed to enter the site.

14. CAR PARKING – CLAUSE 52.06

Clause 52.06 applies to a new use and requires the applicable minimum parking provision to be provided to the satisfaction of the responsible authority.

The site is located within Car Parking Category 1. The current Table 1 rate for:

Food and drink premises – other than specified in the table is calculated by reference to **100 square metres of net floor area**.

The current rate for Category 1 is 4 / 100m^2 without differentiating between staff and customers.

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The proposed sitting area including covered and open seating is under 100m², nevertheless, the proposal provides:

10 car parking spaces on site, including:

- **1 accessible space**; and
- **4 staff spaces**.

Six (6) **spaces** will be available for customers. allocating four (4) spaces for staff is operationally beneficial because it reduces the likelihood of staff vehicles occupying customer spaces.

This represents a substantial on-site parking provision for a small 32-patron food and drink operation.

15. ACCESSIBLE PARKING

One accessible parking space is proposed within the 10-space parking supply.

The accessible space should be designed in accordance with the applicable accessibility requirements, including the relevant requirements of **AS 2890.6**.

The accessible space should be connected by a continuous accessible path to the customer seating and food-service areas.

This is particularly important because the proposal includes outdoor dining rather than a conventional enclosed café.

16. BICYCLE PARKING

Clause 52.34 encourages cycling and requires bicycle facilities to be provided for applicable uses.

The proposal includes dedicated bicycle parking for 8 bicycles via 4 double sided bicycle racks at the southeastern corner of the site. The provision will be located conveniently near the pedestrian/customer area and will not obstruct vehicle circulation.

Clause 52.34 provides specific bicycle parking rates for food-related uses, including restaurant and take-away food premises.

Given the scale of the proposal, provision of bicycle parking beyond the minimum requirement is encouraged as a positive sustainable-transport measure.

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17. OUTDOOR SEATING

The proposal provides approximately **90 m^2 of outdoor seating** evenly distributed between covered and open seating areas with 45m² of area each.

The seating is arranged within defined areas and is not intended to extend into:

- car parking spaces;
- vehicle accessways;
- the shared crossover;
- pedestrian paths; or
- neighbouring land.

The outdoor seating is associated directly with the Food and Drink Premises.
The maximum number of patrons remains **32 persons**, irrespective of the number of physical seats available.
This provides a clear operational control and prevents the seating capacity from progressively increasing without further planning consideration.

18. FOOD TRUCKS AND CAFÉ FACILITIES

The food trucks are the principal food preparation and service facilities. The associated café shed component will operate as part of the same coordinated premises. Therefore, the café shed does **not** constitute an additional independent retail use. Rather, it is ancillary to and forms part of the food and beverage operation.

It is requested for the permit therefore to describe the use consistently as:

> *Food and Drink Premises comprising four (4) food trucks and associated outdoor seating and ancillary facilities.*

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19. NOISE AND RESIDENTIAL AMENITY

The residential location warrants particular attention to noise. The following controls are proposed:

- no amplified outdoor music;
- no outdoor entertainment;
- no live music;
- no amplified announcements;
- food-truck equipment to be maintained in good operating condition;
- generators, refrigeration and mechanical equipment to be operated and maintained to minimise noise;
- patrons encouraged to behave appropriately;
- staff instructed to minimise unnecessary shouting;
- deliveries and servicing managed to minimise disturbance.

The proposed Patron Management Plan provides additional operational controls.

These measures are intended to ensure the proposal does not result in unreasonable noise impacts on nearby dwellings.

20. HOURS OF OPERATION

A conservative trading hours is adopted given of the site's general residential context. The proposed trading hours are:

Monday–Sunday: 9:00 am to 10:00 pm

with no customer service or patron activity outside those hours. No late-night operation is sought., and not all the trucks will be open for breakfast.

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21. PATRON MANAGEMENT

A separate **Patron Management Plan** accompanies the application.

The key controls include:

- maximum 32 patrons;
- maximum 8 staff;
- controlled queues;
- no queues on Greenvale Drive;
- no obstruction of the shared crossover;
- designated customer and staff parking;
- pedestrian circulation controls;
- noise management;
- litter management;
- responsible site manager;
- complaints register; and
- ongoing monitoring.

The Patron Management Plan provides Council with an enforceable operational framework for managing the use.

22. WASTE MANAGEMENT

A separate **Waste Management Plan** accompanies the application.

The proposal will use **private commercial waste collection,** rather than relying on Council's residential kerbside service.

Waste will be consolidated within the designated communal waste storage area.

The system will include separate management of:

- general waste;

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- recycling;
- food organics where available;
- cardboard;
- used cooking oil; and
- specialist waste where applicable.

The waste storage area will be maintained in a clean and hygienic condition.

Private waste collection will be scheduled to minimise conflict with patrons and vehicle movements.

This is consistent with Clause 19.03-5S, which seeks to reduce waste, maximise resource recovery and minimise environmental, amenity and public-health impacts.

23. STORMWATER, DRAINAGE AND SITE SURFACE

The proposal will avoid further uncontrolled importation or spreading of fill.

The crushed-rock cover for the car parking and manoeuvring areas will be demarcated with edging to prevent spread. It is a permeable material that will allow for infiltration and will not generate stormwater surface run-offs.

Any future ground-surface treatment will be designed to:

- maintain appropriate drainage and/ or infiltration;
- avoid concentration of stormwater onto adjoining properties;
- maintain existing drainage infrastructure;
- minimise impermeable surfaces where practicable; and
- prevent waste or pollutants entering stormwater systems.

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24. LANDSCAPING

Landscaping will be used to soften the appearance of:

- parking;
- seating;
- food trucks;
- fencing; and
- service areas.

Planting is provided in planter boxed as shown on the plans in order to soften the hard surfaces and provide practical and flexible separation between the pedestrian and vehicular areas.

The landscaping proposed is of a low-maintenance and appropriate to low-key food and drink premises.

Clause 15.01-1S expressly supports landscaping that enhances the amenity, attractiveness and safety of the public realm.

25. SIGNAGE

The site is within Category 3 signage controls. In Category 3, both business identification signs and promotion signs require a planning permit. Under Clause 52.05-13:

- business identification signs are permit-required;
- promotion signs are permit-required; and
- a promotion sign is limited to a display area of **3 m^2**.

The proposal includes one consolidated primary business identification sign next to the main gate identifying the registered business name:

“GREENVALE FOOD YARD”

The proposed main sign is therefore treated as a **business identification sign**, rather than a promotion sign.

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The sign is approximately **2.5 m × 1.7 m = 4.25 m²** to be installed on a **2.5 m-wide × 2.1 m-high fence bay**.

Proposed dimensions are:

- Fence bay: **2500 mm wide**
- Fence height: **2100 mm**
- Main sign panel: **2400 × 600 mm**
- Lower panel: **2200 × 225 mm**
- Logo: **Ø520 mm**
- Sign centred between the two pillars
- Black powder-coated steel fence
- Matt-black ACP sign panels
- White and lime-green fabricated lettering
- No internal illumination
- Concealed stainless-steel fixings

The sign is designed to be:

- non-illuminated;
- consolidated;
- visually integrated with the existing fence;
- free of flashing or electronic components; and
- limited to business identification information.

This represents a substantial improvement over the more than 30 signs previously observed by Council.

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26. TRAFFIC AND PARKING MANAGEMENT

The proposal will generate vehicle movements associated with:

- customer arrivals and departures;
- staff arrivals and departures;
- food deliveries;
- waste collection; and
- occasional servicing.

These movements will be managed within the site. The operator will ensure that:

- vehicles do not queue on Greenvale Drive;
- the crossover remains unobstructed;
- staff do not park on surrounding streets where on-site parking is available;
- waste vehicles are appropriately scheduled;
- deliveries are undertaken outside peak customer periods where practicable; and
- customer parking remains available during operating periods.

27. ACCESSIBILITY

The revised proposal incorporates improved accessibility measures. These include:

- an accessible car parking space;
- accessible pedestrian movement between parking and seating;
- appropriate access to the customer service areas;
- accessible seating opportunities; and
- accessible sanitary facilities.

The construction of accessible facilities will comply with the applicable Building Code of Australia/NCC and relevant Australian Standards.

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28. SANITARY FACILITIES

The proposed operation is limited to:

- 32 patrons; and
- 8 staff members.

A portable unisex toilet will be provided on site as shown on the plans.

However, the exact toilet fixture requirements arise principally through the NCC/building and health regulatory framework rather than simply Clause 32.08.

29. FOOD BUSINESS REGISTRATION

The planning approval does not replace other statutory approvals.

The operator will obtain and maintain all relevant registrations and approvals under the applicable food legislation and local government requirements.

The food trucks will comply with the requirements applying to food businesses, food preparation, hygiene, waste, wastewater and food storage.

30. ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

The proposal is relatively small-scale and predominantly outdoor. Sustainability measures include:

- bicycle parking;
- waste separation;
- recycling;
- food-organics separation where available;
- private waste recovery;
- minimisation of unnecessary hard surfaces;
- landscaping;

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- water-efficient planting; and
- responsible waste management.

Hume's Clause 15.01-2L-03 encourages waste avoidance, reuse and recycling and requires sufficient consideration of waste-management needs in development.

31. GENERAL AMENITY ASSESSMENT

The principal potential amenity issues associated with the proposal are:

Potential impact	**Proposed response**
Noise	Maximum 32 patrons; no amplified outdoor music; operational controls
Traffic	On-site parking and internal circulation
Parking overflow	10 on-site spaces, including 4 staff spaces
Queuing	Queue management and no road queuing
Waste	Communal storage and private commercial collection
Odour	Sealed waste bins and regular collection
Lighting	Controlled lighting with minimal spill
Visual impact	Consolidated signage and landscaping
Patron behaviour	Site manager and Patron Management Plan
Deliveries	Controlled delivery times

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Potential impact	Proposed response
Pedestrian safety	Defined pedestrian circulation
Accessibility	Accessible parking and paths
Residential interface	Limited scale and controlled hours

The proposal therefore addresses the key impacts expected from a small food and drink operation in a residential environment.

32. CLAUSE 65 – DECISION ON AN APPLICATION

The application should be assessed having regard to the relevant provisions of Clause 65 and the applicable zone and particular provisions. In this regard, the proposal provides a reasonable balance between:

- local community benefit;
- appropriate use of the land;
- residential amenity;
- parking;
- traffic safety;
- accessibility;
- waste management;
- neighbourhood character; and
- sustainable transport.

There is no proposed large-scale building or substantial intensification of the site.

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33. RESPONSE TO COUNCIL'S COMPLIANCE CONCERNS

The current application directly responds to the matters identified in Council's Compliance Notice.

Council concern	Current proposal
Unpermitted food use	Planning permit sought
Three (3) food vendors	Maximum four (4) trucks clearly identified
Excessive signage	One consolidated identification sign
Numerous tables	Defined seating areas
Uncontrolled patron numbers	Maximum 32 patrons
Staff parking	Four (4) dedicated staff spaces
Vehicle access	Existing crossover retained
Waste	Dedicated communal waste area + private collection
Crushed rock	No further fill proposed; compliance direction acknowledged
Gazebos/structures	Defined and shown on submitted plans
Amenity	Patron Management Plan
Waste/odour	Waste Management Plan
Accessibility	Accessible parking and pedestrian improvements

The application therefore represents a significant improvement in the organisation and management of the site.

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34. CONCLUSION

The proposed Food and Drink Premises at **8 Greenvale Drive, Greenvale** is a small-scale, controlled operation comprising four (4) food trucks and associated outdoor seating. The proposal has been deliberately designed to respond to the site's General Residential Zone context and the issues identified by Hume City Council through its Planning Compliance Notice. The proposal:

- provides a clearly defined land use;
- limits the number of food trucks to 4;
- limits patron numbers to 32;
- limits staff numbers to 8;
- provides 10 on-site parking spaces;
- provides 1 accessible parking space;
- provides 4 staff parking;
- provides12 bicycle parking;
- provides controlled pedestrian access;
- provides private waste collection;
- manages queues;
- manages noise;
- limits operating hours (9am-10pm Monday to Sunday);
- rationalises signage;
- improves accessibility;
- maintains an open, low-scale character; and
- provides comprehensive operational management arrangements.

The proposal is considered to appropriately respond to the relevant provisions of the **Hume Planning Scheme**, including:

- Clause **32.08 – General Residential Zone**;
- Clause **32.08-2 – Table of Uses**;

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- Clause **32.08 application requirements**;
- Clause **52.05 – Signs**;
- Clause **52.06 – Car Parking**;
- Clause **52.34 – Bicycle Facilities**;
- Clause **13.07-1S – Land Use Compatibility**;
- Clause **15.01-1S – Urban Design**;
- Clause **15.01-5S – Neighbourhood Character**;
- Clause **17.02 – Commercial**;
- Clause **18.02-4S – Roads**;
- Clause **19.03-5S – Waste and Resource Recovery**; and
- Clause **65 – Decision Guidelines**.

The application is therefore respectfully submitted for Council's consideration and approval, subject to appropriate conditions controlling patron numbers, hours of operation, signage, parking, waste management and general site amenity.

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[redacted]

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Date: 30 August 26

PATRON MANAGEMENT PLAN

Address: 8 Greenvale Drive, Greenvale VIC 3059

Proposal: Food and Drink Premises Comprising Four (4) Food Trucks and a small Café, With Associated Service and Outdoor Seating Areas.

Maximum patrons: 32 persons at any one time
Maximum staff: 8 persons at any one time — two staff per food truck
Maximum persons on site: 40 persons at any one time

Trading hours: 9am to 10pm Monday to Sunday

1. Purpose

This Patron Management Plan establishes measures to manage patron numbers, staff, pedestrian movement, vehicle movements, parking, waste, noise and general site operations associated with the proposed food and drink premises.

The purpose of the Plan is to ensure the use operates in an orderly manner and minimises potential impacts on surrounding properties and the local road network.

The Plan is to be read in conjunction with the submitted site plan and any conditions imposed on the planning permit.

2. Patron capacity

The premises will operate with a **maximum of thirty-two (32) patrons on the site at any one time,** except for separately preapproved events by Council.

This maximum applies collectively to patrons using:

- the covered outdoor seating;
- the other outdoor seating areas;
- areas immediately surrounding the food trucks; and
- any other area accessible to customers within the site.

The operator will not permit patron numbers to exceed thirty-two (32) persons at any time.

The eight (8) employees working at the four (4) food trucks are **additional to the patron capacity**, resulting in a maximum occupancy of forty (40) persons on the site.

Each food truck will have a maximum of **two staff members** at any one time.

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3. Seating

The submitted concept plan provides multiple covered outdoor sitting areas totals to forty-five(45) sq.m in area. Additionally, an open sitting area of forty-five (45) sq.m is also provided. This results in a total siting area of eighty-four (90) sq.m on site.

The sitting areas are intended to provide informal outdoor dining associated with the food and drink premises.

The operator will ensure that:

- seating is maintained in the locations shown on the endorsed plan;
- seating is not extended into parking spaces, vehicle aisles or pedestrian accessways;
- additional tables, chairs or temporary seating will not be introduced without approval where required;
- patrons are not permitted to obstruct vehicle circulation areas; and
- the total patron capacity remains limited to 32 persons regardless of the number of seats provided.

4. Food truck operation

There will be a maximum of **four (4) food trucks and associated small café (shed) operating on the site at any one time**.

Each food truck will be staffed by a maximum of two employees.

Staff will remain within the designated operational areas associated with each food truck (& café) and will not occupy customer seating except during breaks.

Food preparation, ordering and collection will occur directly from the food trucks.

Customers will be encouraged to collect food and drinks and proceed to the designated seating areas rather than congregating around the trucks.

5. Queue management

The operator will monitor queues during busy periods.

Queues will be managed so that:

- they remain within the site;
- they do not extend onto Greenvale Drive;
- they do not obstruct the shared crossover;
- they do not obstruct pedestrian access;
- they do not obstruct vehicle circulation or parking spaces; and
- patrons waiting for service do not congregate in adjoining properties.

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If a queue approaches the point where it could interfere with vehicle or pedestrian movement, staff will actively manage the queue and, where necessary, temporarily regulate/ stop new orders until the queue reduces.

6. Customer parking

The site plan provides **ten (10) car parking spaces including one (1) disabled car space**. For operational purposes, the parking provision will comprise:

- **6 spaces for customers/public use; and**
- **4 spaces allocated for staff/service use.**

The four (4) staff spaces will be used by employees associated with the four (4) food trucks (& café).

Staff will not routinely occupy the customer parking spaces during peak trading periods.

The operator will monitor parking conditions and ensure that vehicles do not park:

- on Greenvale Drive;
- across the shared crossover;
- within pedestrian areas;
- in vehicle circulation aisles; or
- in adjoining properties.

7. Staff parking and arrival

There will be a maximum of eight (8) staff members on site at any one time.

Staff numbers will be managed so that there are no more than two employees per food truck (& café).

Where practicable, staff arrival and departure times will be staggered to avoid unnecessary concentration of vehicle movements.

Service vehicale parking area is provided on-site and will be used for loading & unloading include communal waste colloection.

8. Vehicle access and circulation

All vehicles will enter and leave the property via the existing crossover from Greenvale Drive.

The operator will maintain the internal vehicle circulation areas shown on the submitted site plan free from tables, chairs, signs, bins, or other obstructions.

Vehicles will not be permitted to queue on Greenvale Drive.

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The site will be operated so that vehicles can circulate internally and leave the site safely in forward direction without requiring vehicles to reverse onto Greenvale Drive.

The existing shared crossover will remain available for the adjoining property in accordance with its existing arrangement.

9. Bicycle parking

In addition to the provided car spaces, four (4) double sided bicycle racks are provided on site to allow for eight (8) bicycles in total.

The bicycle parking will be retained and kept available for patrons and staff.

Bicycle parking will not be used for storage of goods, bins, signage or other equipment.

10. Pedestrian safety

Pedestrian movement between the parking area, food trucks and seating areas will be managed to minimise conflict with vehicles.

Staff will ensure that:

- pedestrian accessways remain unobstructed;
- patrons do not congregate within vehicle aisles;
- children are not permitted to play within vehicle circulation areas; and
- furniture is not moved into vehicle access areas.

11. Waste management

A communal waste storage area is identified on the site plan.

Waste generated by the four (4) food trucks will be placed within the designated waste-storage area.

Staff will ensure that:

- waste does not accumulate outside the designated area;
- bins are kept closed where practicable;
- waste is not stored in customer seating or parking areas;
- spills are cleaned promptly; and
- waste collection does not obstruct customer access or vehicle circulation.

The operator will coordinate waste management across the four (4) food trucks rather than allowing each operator to establish separate waste storage areas.

Toilets:

One (1) portable unisex toilet is provided on-site. The toilet will be maintained in a clean and operational condition by the existing staff. The responsible toilet company will professionally empty the toilet and dispose the waste regularly and as needed.

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12. Noise Management & Trading Hours

The premises will operate in a manner that minimises unreasonable noise impacts on adjoining residential properties.

In particular:

- amplified music will not be used outdoors unless specifically authorised;
- staff will avoid unnecessary shouting or loud conversations;
- vehicle horns will not be used except where required for safety;
- food-truck refrigeration/generator equipment will be maintained to minimise noise;
- deliveries and servicing will be undertaken in a manner that minimises disturbance; and
- patrons will be encouraged to leave the premises quietly.

The trading hours will be from 9am to 10pm Monday to Sunday.

13. Lighting

Lighting will be limited to that reasonably required for:

- food preparation;
- customer safety;
- pedestrian movement;
- parking and vehicle circulation; and
- security.

Lighting will be positioned to minimise direct light spill toward adjoining residential properties.

14. Children and supervision

The operator will not provide dedicated children's play equipment.

Parents and carers remain responsible for supervising children.

Children are not permitted to enter food-truck operational areas or vehicle circulation areas.

15. Deliveries and servicing

Deliveries will be scheduled outside the busiest customer periods wherever practicable.

Delivery vehicles will not:

- obstruct Greenvale Drive;
- block the shared crossover;

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- occupy customer parking unnecessarily; or
- remain on the site longer than reasonably required for loading/unloading.

Food trucks will be serviced and restocked in the low trading times and in a manner that does not interfere with patron movements.

16. Emergency access

Emergency vehicle access and pedestrian egress paths will be maintained at all times.

Tables, chairs, vehicles, bins and other objects will not be placed in areas required for emergency access.

The operator will comply with any additional requirements imposed by the relevant emergency services and/ or Council.

17. Monitoring and enforcement

The operator or nominated site manager will be responsible for implementing this Patron Management Plan.

The site manager will monitor:

- patron numbers;
- staff numbers;
- parking;
- queues;
- noise;
- waste;
- pedestrian safety; and
- vehicle circulation.

Where an operational issue occurs, staff will take reasonable action immediately to rectify it and/ or report it to the responsible authorities.

18. Site manager

A responsible person (a staff member) will be present whenever the premises are operating and will have authority to:

- regulate patron entry;
- manage queues;
- direct staff;
- resolve parking issues;
- address noise complaints;
- coordinate waste management; and
- close or modify operations where necessary to maintain safe site operation.

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The site manager will be the primary contact for Council and neighbouring properties in relation to operational matters.

19. Complaints

A complaints register will be maintained.

Complaints relating to:

- noise;
- parking;
- traffic;
- waste;
- patron behaviour;
- operating hours; or
- other amenity matters

will be recorded, including the date, time, nature of complaint and action taken.

Where a recurring issue is identified, the operator will review the relevant operating procedure and implement reasonable corrective measures.

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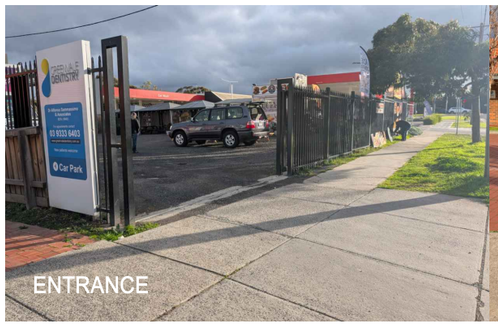
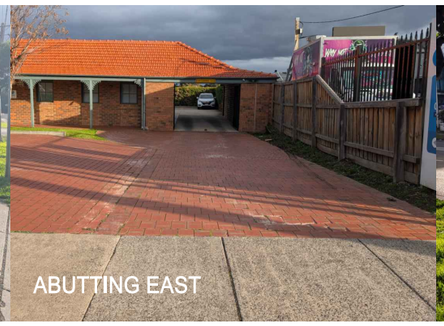

ENTRANCE


ABUTTING EAST

OPPOSITE

ABUTTING WEST

SITE

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GREENVALE DRIVE

EXISTING CROSSOVER

10000

DENTAL CLINIC

CAR ACCESS

DENTAL CLINIC
CAR PARK

UTILITY ROOMS AT BOUNDARY

1.8m H. Timber Paling Fencing
SITE 38.23m 180°00'

Bike Area
(6 D.RACKS)

VACANT BALANCE LAND
Part No. 8

1.8m H. New Timber Paling Fencing
20.58m 90°00'

2.1m H. Metal Picket Fencing
SITE A.&C. 20.58m 89°11'

ELECTRICITY POLE

STREET TREE

4000

GATE

BUSINESS SIGN ON FENCE

2500

FOOD TRUCK A

COVERED SEATING

Trash Bin

1

WC

Mobile Toilet

1600

3000

FOOD TRUCK D

5400

5360

PEDESTRIAN ACCESS

Part No. 8
790m²

1200

2400

5400

CAR 10

2400

CRUSHED ROCK COVER

6200

6 CUSTOMER PARKING SPACES
4 STAFF PARKING SPACES
10 TOTAL PARKING SPACES

5900

CAR 1

2600

CAR 2

2600

CAR 3

2600

CAR 4

2600

PEDESTRIAN ACCESS

Planter Boxes

OPEN SITTING
(33 sq.m)

5933

8000

CAR 9

CAR 8

CAR

CAR 6

CAR 5

2700

2700

2700

2700

2700

4900

OPEN SITTING
(12 sq.m)

3400

7550

4900

1000

SERVICE PARKING

1000

3000

1000

1000

PEDESTRIAN ACCESS

1100

FOOD TRUCK C

3780

2980

Trash Bin

FOOD TRUCK B

CAFE SHED

COVERED SEATING

Trash Bin

2

COVERED SEATING

3

COVERED SEATING

Trash Bin

4

MOVABLE SCREEN

TRASH BIN STORAGE

COMMUNAL WASTE STORAGE

1800

4000

1.8m H. Timber Paling Fencing
38.23m 0°00'

MAXIMUM PATRON CAPACITY: 32 PERSONS AT ANY ONE TIME

MAXIMUM STAFF: 8 PERSONS - 2 STAFF PER FOOD TRUCK

MAXIMUM TOTAL OCCUPANCY: 40 PERSONS

SERVICE STATION

SITE PLAN 1:150 @ A3

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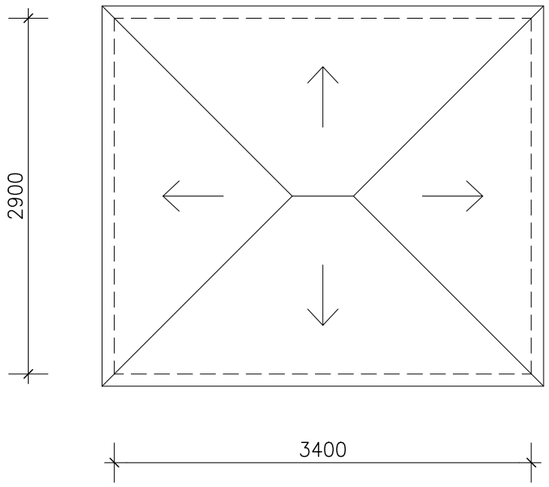
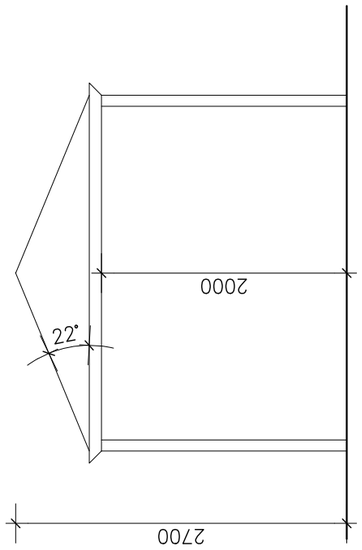
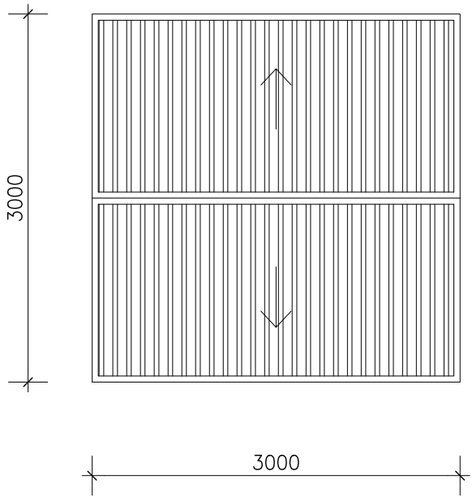
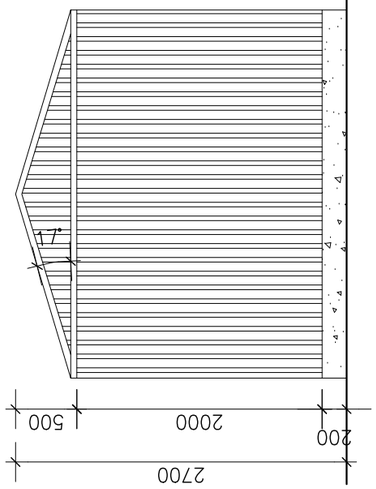
LASERLITE TRANSPLANT ROOFING

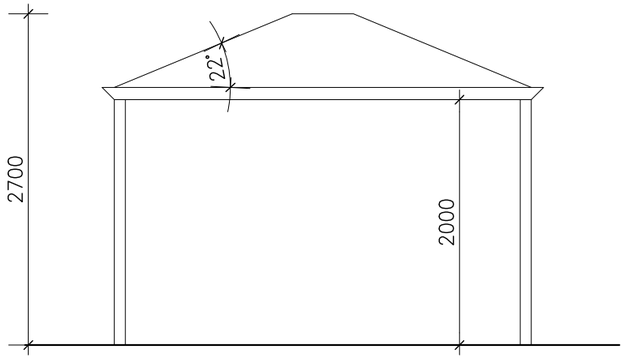




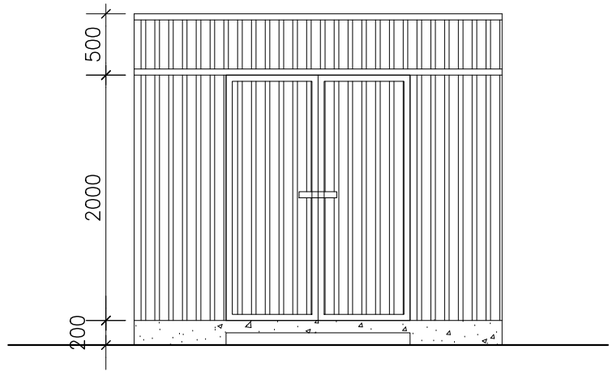
COLORBOND SHED
WOODLAND GREY







METAL
SEATING SHED
1:50 @ A3



METAL
CAFE SHED
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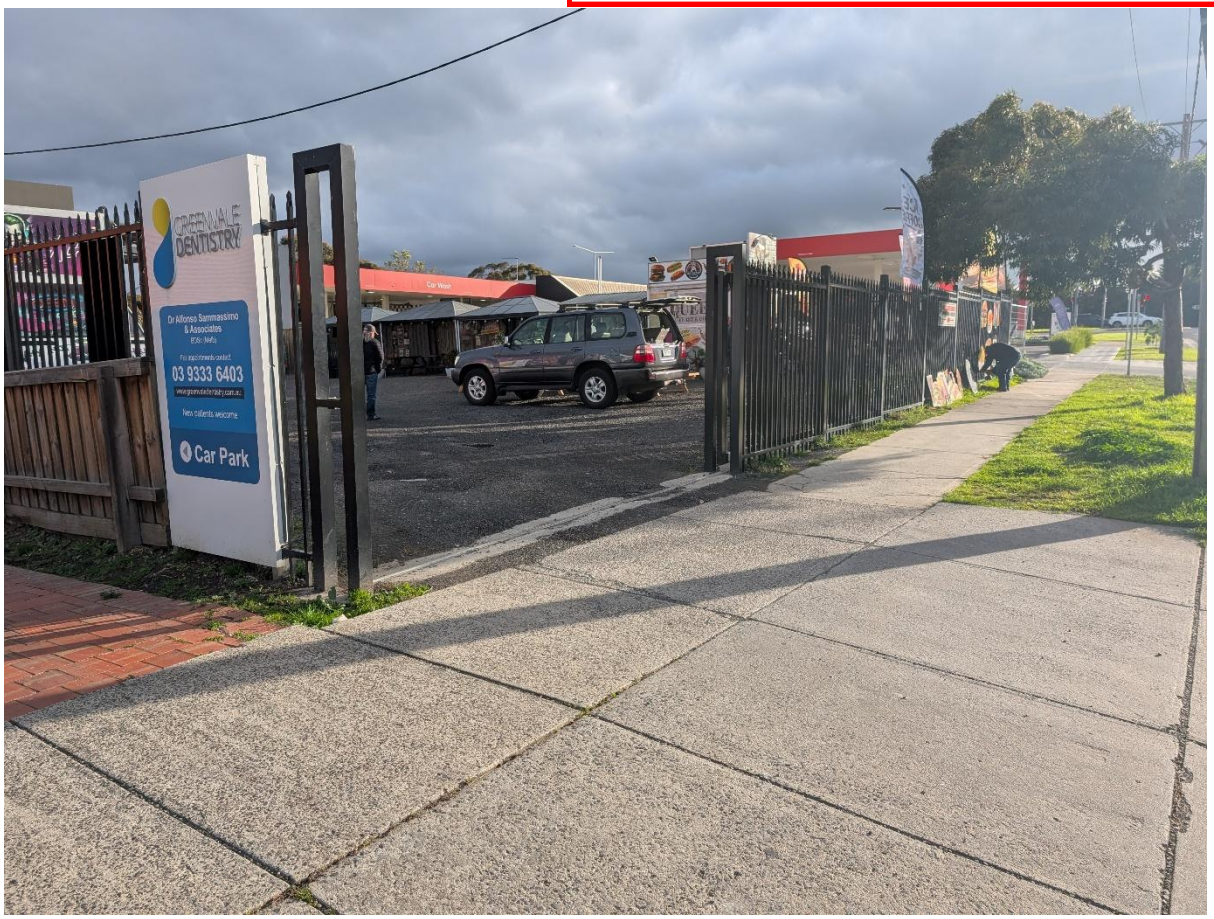

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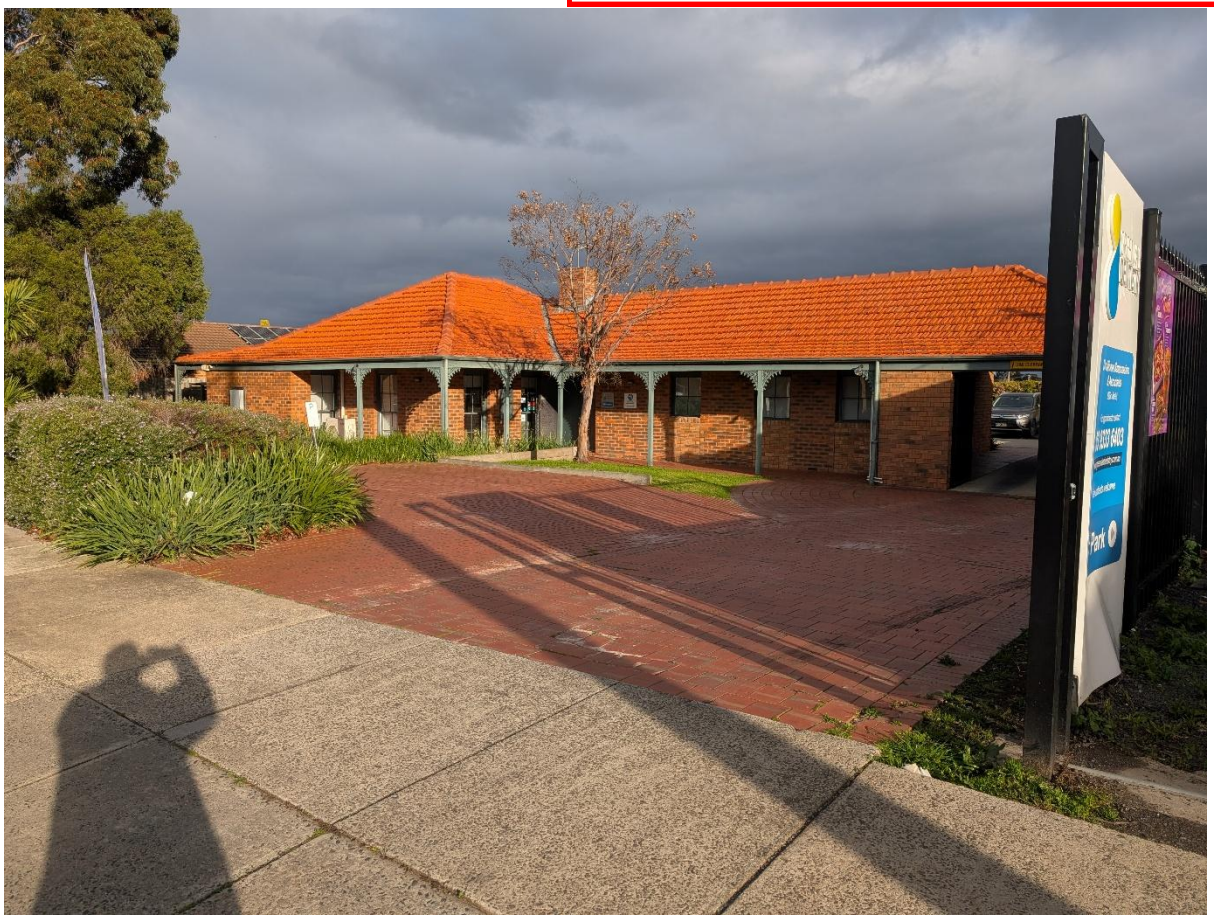

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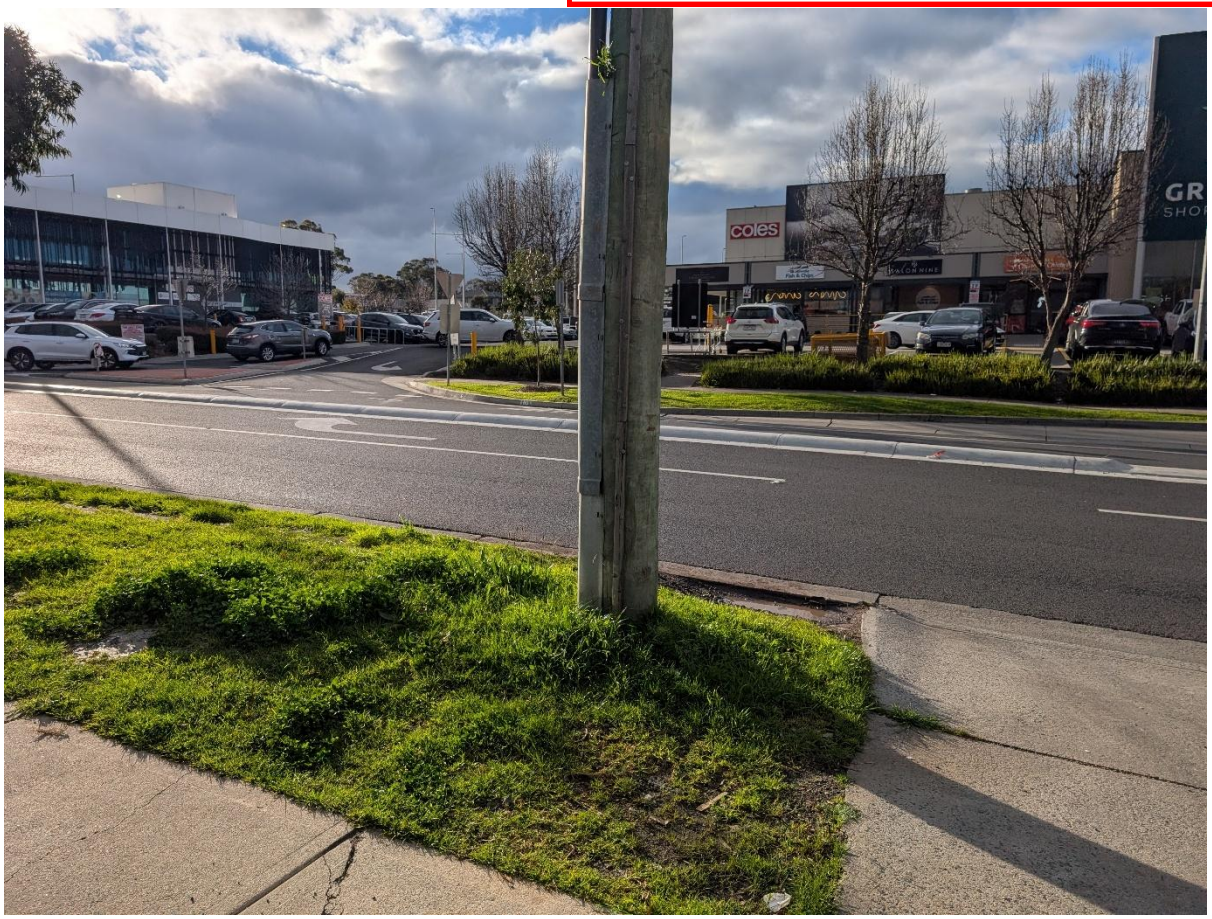

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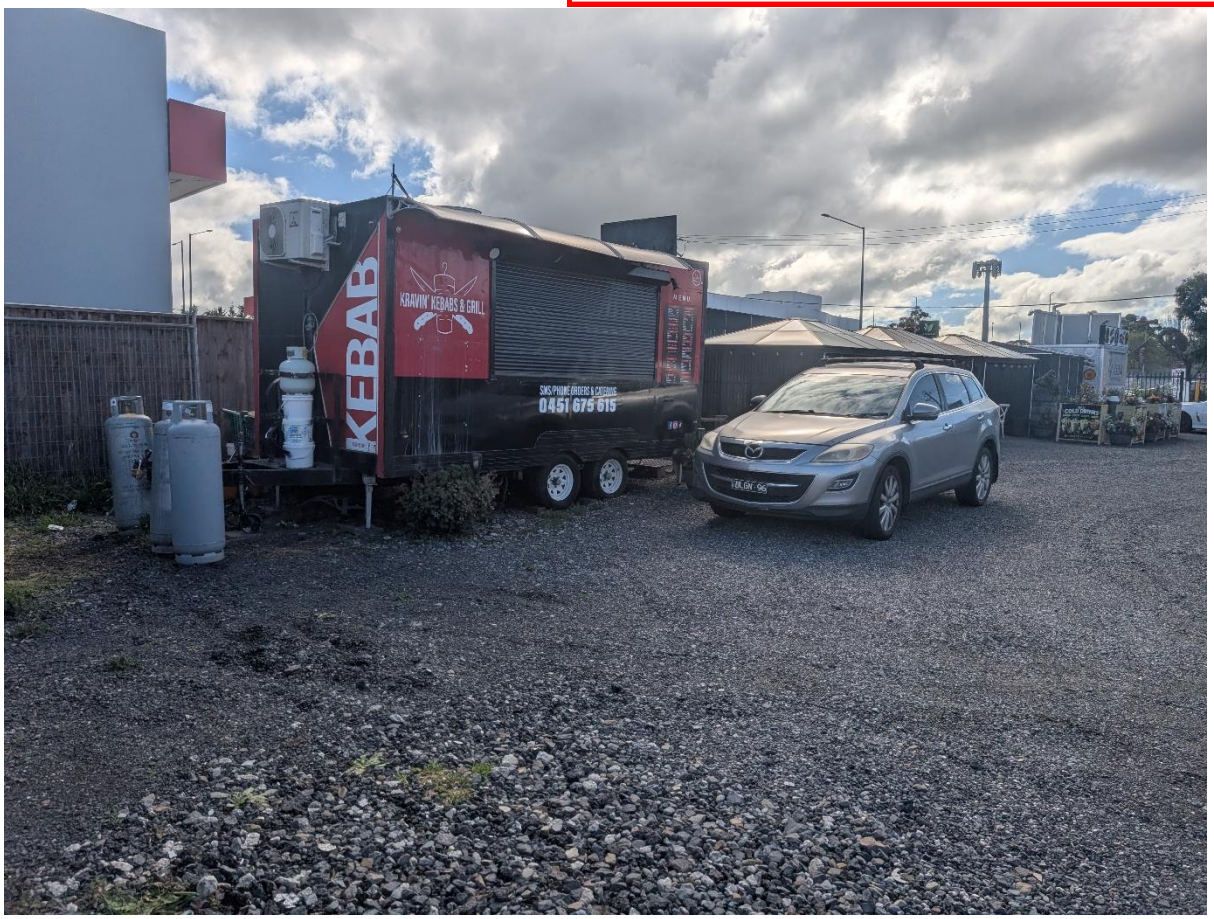

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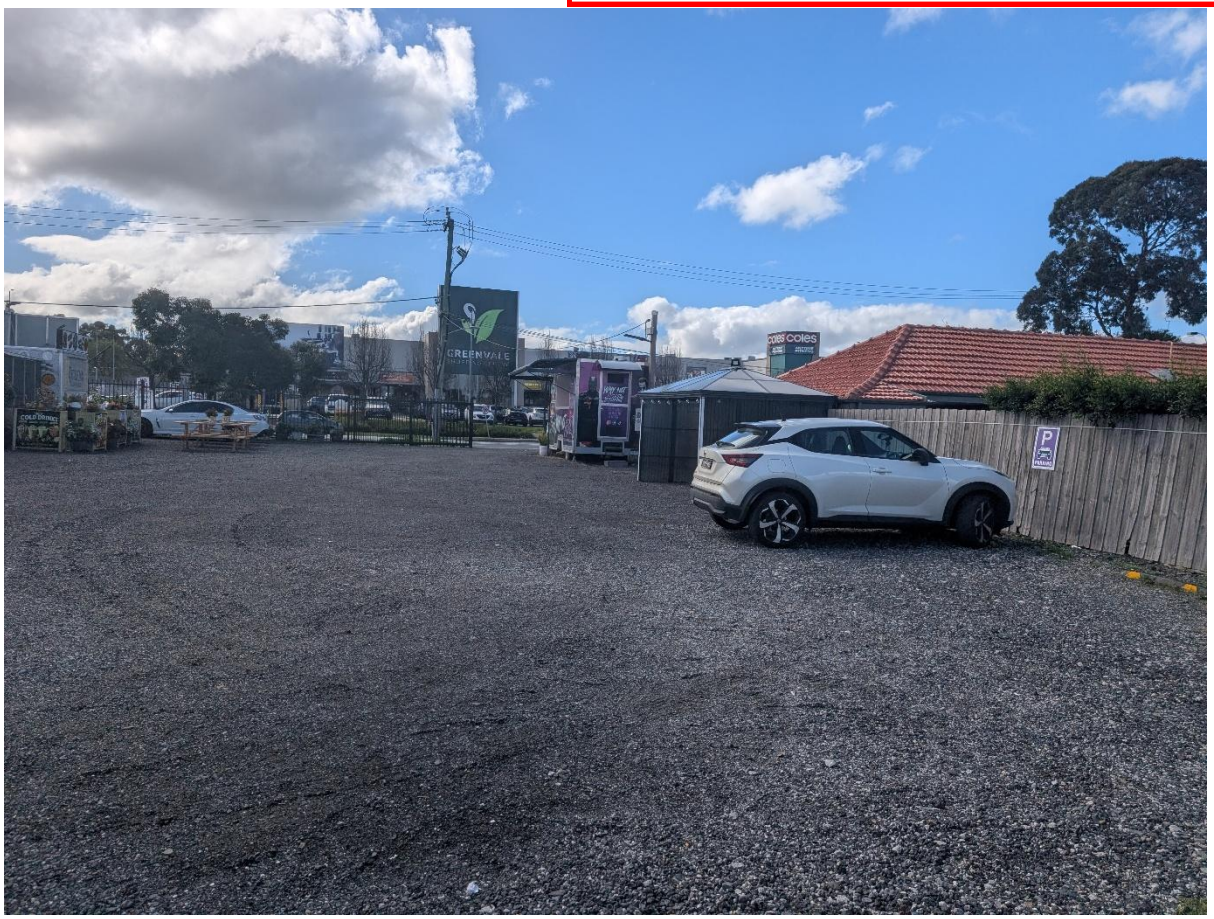

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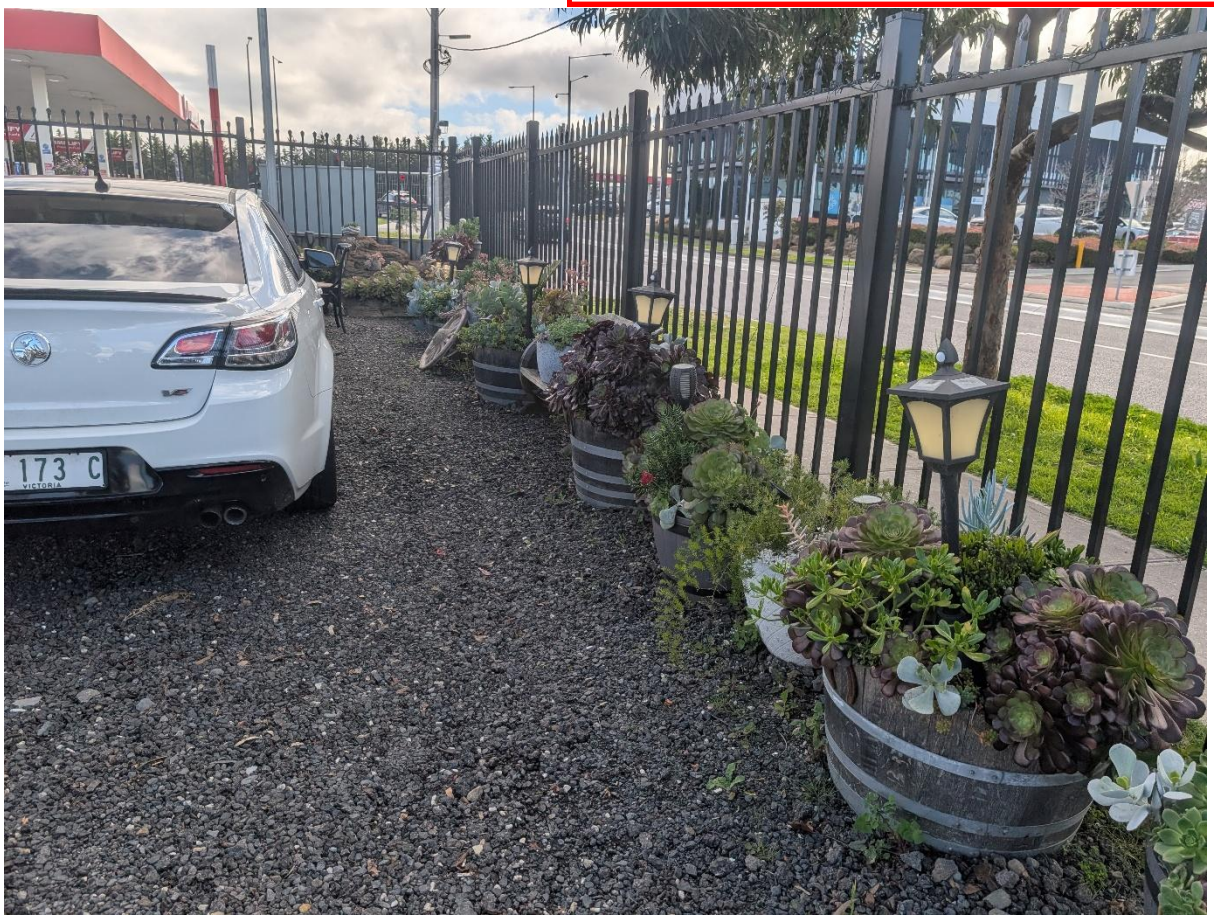

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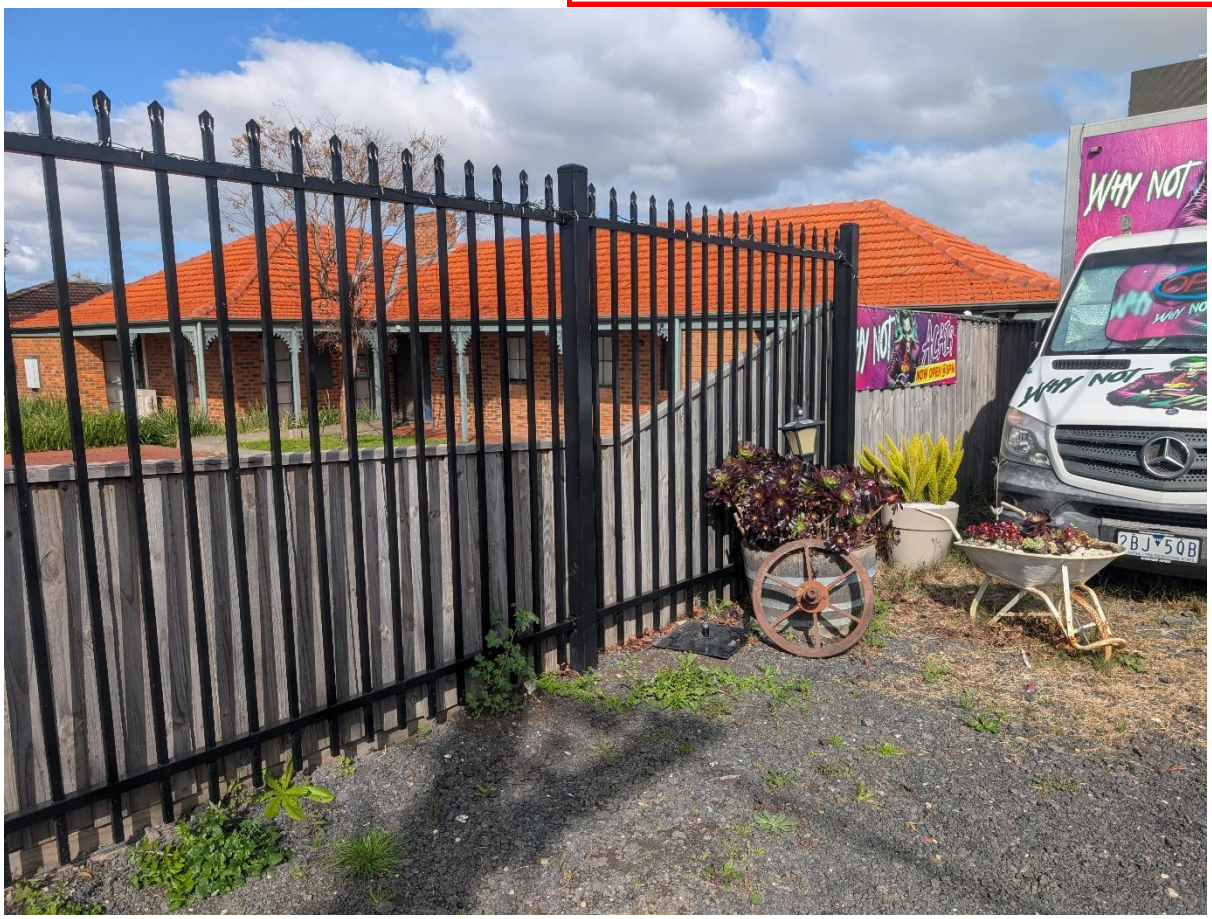

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Date: 30 August 26

WASTE MANAGEMENT PLAN

8 Greenvale Drive, Greenvale VIC 3059

Proposal: Food and Drink Premises — Four (4) Food Trucks and a small Café, with associated Services and Outdoor Seating
Maximum patrons: 32 persons at any one time
Maximum staff: 8 persons at any one time (2 per truck)
Maximum persons on site: 40 persons at any one time
Waste collection: Private commercial waste contractor
Trading hours: 9am to 10pm Monday to Sunday

1. Purpose

This Waste Management Plan has been prepared to establish a practical and environmentally responsible system for the storage, separation, handling and collection of waste generated by the proposed food and drink premises.

The proposal comprises four (4) food trucks operating from the site, with a maximum of thirty-two 32 patrons and eight (8) staff members at any one time.

All waste generated by the food trucks, staff and patrons will be managed through a **private commercial waste collection service**.

Council's residential kerbside collection service will **not** be relied upon for the operation.

2. Waste management objectives

The objectives of the Waste Management Plan are to:

1. Minimise waste generation.
2. Maximise recycling and recovery of food and recyclable materials.
3. Prevent waste, litter and food scraps from entering adjoining properties or the road reserve.
4. Provide secure and hygienic on-site waste storage.
5. Prevent odour, vermin and other amenity impacts.
6. Ensure waste collection does not interfere with patrons, parking or pedestrian movement.
7. Ensure private collection vehicles can service the waste area safely.
8. Prevent waste bins from obstructing the existing shared crossover or Greenvale Drive.

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This approach is consistent with Hume's emphasis on appropriate waste facilities, storage and collection arrangements.

3. Waste streams

The following waste streams will be separated:

A. General waste

This will include residual waste that cannot reasonably be recycled or recovered, such as:

- contaminated packaging;
- disposable food-service items that cannot be recycled;
- food-contaminated materials;
- small amounts of general litter;
- non-recyclable plastics; and
- other residual waste.

B. Commingled recycling

Recyclable materials will be separated from general waste, including:

- cardboard;
- paper;
- aluminium cans;
- steel cans;
- glass bottles and jars where accepted by the contractor;
- suitable rigid plastic containers; and
- other materials accepted by the private contractor.

C. Food organics

Hume's food-business guidance specifically requires adequate containment of garbage and recyclable material and appropriate temporary storage of food waste.

Accordingly, food scraps and other suitable organic material will be separately collected where practicable.

This will include:

- food preparation scraps;
- discarded food;
- fruit and vegetable matter;
- coffee grounds; and
- other food organics accepted by the contractor.

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D. Cooking oil

Waste cooking oil will **not** be placed into general waste bins or discharged to the sewer.

Where generated, used cooking oil will be stored in sealed containers and removed by a suitably licensed/authorised waste contractor or oil-recycling service.

Collection will be organised with the private collector on appointment bases.

E. Cardboard

Cardboard will be flattened and placed into the designated recycling receptacles.

Where the volume exceeds available bin capacity, the private waste contractor will provide an additional collection or dedicated cardboard service.

F. Special/hazardous waste

Any waste requiring special handling will be separately stored and removed through an appropriate specialist contractor.

This may include:

- gas cylinders;
- chemicals;
- oils;
- electrical equipment;
- batteries; and
- other regulated waste.

Such material will not be placed in general waste or recycling bins.

4. Proposed bin provision

For the proposed operation, the initial waste system will be:

Waste stream	Proposed bins	Indicative capacity
General waste	1	660 L
Recycling	1	660 L
Food organics	2	240 L for each bin (480L total)

The private contractor can undertake a waste-volume review during the first period of operation. If waste volumes demonstrate that additional capacity or more frequent collection is required, the service will be increased without requiring changes to the planning use.

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5. Waste storage area

The waste storage area identified on the site plan will be used as the **communal waste storage area for the entire premises**. The seating areas will also have smaller trash bins, which will be emptied into the larger bins by the staff member on daily basis

On the other hand, the four (4) food trucks will **not** establish separate waste storage.

The communal arrangement will:

- consolidate waste;
- reduce visual clutter;
- reduce odour sources;
- prevent bins being left beside food trucks;
- simplify collection; and
- allow the site manager to monitor waste management.

The waste storage area will be maintained in a clean and orderly condition.

6. Waste enclosure

Hume's food-business guidance specifically recommends durable, impervious receptacles with tight-fitting lids and appropriate enclosed/impervious storage for food waste.

Accordingly, the waste storage area will be:

- located on a hard, impervious surface;
- suitably drained;
- accessible to staff;
- protected from unauthorised access;
- screened from adjoining properties and customers;
- maintained free of accumulated waste;
- sufficiently ventilated;
- designed to prevent stormwater entering the bins; and
- capable of being cleaned.

Bins will have fitted lids and will remain closed except when waste is being deposited or collected.

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7. Location of waste storage

Daily use storage bins will be distributed on the seating areas. The long term waste storage area on the other hand will be located at the southwestern corner of the site as shown on the site plan. It will be screened by a movable screen but remain accessible for servicing at all times.

Please refer to the attached plan for:

- the waste enclosure;
- the number and size of bins;
- bin standing positions;
- pedestrian access;
- collection vehicle access;
- swept path, if the collection vehicle enters the property; and
- the location where bins are presented for collection.

As demonstrated on the plans, the waste contractor's vehicle does not need to drive through or reverse through the main pedestrian area unnecessarily.

8. Private waste collection

All waste will be collected by a **commercial private waste contractor**.

The property owner/operator will enter into a waste collection agreement with a suitably licensed commercial waste contractor prior to commencement of the food and drink premises.

The collection service will include, as a minimum:

- general waste;
- commingled recycling; and
- food organics.

Additional services will be arranged where required for:

- cardboard;
- used cooking oil;
- glass;
- hard waste;
- grease-trap waste; or
- other specialist waste.

The contractor will be responsible for transporting waste to appropriately authorised facilities.

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9. Collection frequency

The initial proposed collection regime is:

Once weekly	General waste	Recycling	Food organics
As required	Cooking oil	Cardboard	

If the bins reach approximately 75–80% capacity before the scheduled collection, the operator will arrange either:

- an additional collection; or
- additional bin capacity.

This avoids overflowing bins becoming an amenity problem.

10. Collection vehicle

The waste contractor will nominate a collection vehicle capable of safely servicing the site using the approved access and circulation arrangement.

11. Preferred collection arrangement

Waste contractor enters the site → accesses the dedicated waste area → collects bins → exits the site forward.

12. Waste collection timing

Waste collection will be scheduled to minimise conflict with patrons.

Where practicable, collections will occur:

- outside peak trading periods;
- during daylight hours;
- without obstructing Greenvale Drive; and
- without obstructing the shared crossover.

Waste collection will not be scheduled in a manner that requires customers to wait behind a collection vehicle.

13. Staff responsibilities

Each food truck will be responsible for placing its waste into the appropriate communal waste stream.

The site manager will have overall responsibility for the individual and communal waste area.

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Staff will:

- separate waste correctly;
- close bin lids;
- prevent overflowing bins;
- flatten cardboard;
- clean spills immediately;
- ensure waste is not stored beside food trucks;
- Empty the daily use small trash bins;
- monitor bin capacity; and
- report any collection problems to management.

14. Patron waste

Patrons will have access to clearly identified waste and recycling receptacles in appropriate locations.

Bin signage will use simple descriptions such as:

GENERAL WASTE

RECYCLING

FOOD ORGANICS

The operator will monitor patron waste areas during trading.

Food waste and packaging will not be permitted to accumulate around the seating areas.

The daily use trash bins will need to be emptied into the communal bins whenever required through the day.

Staff will ensure that no trash is left in the daily bins overnight.

15. Litter control

Staff will undertake regular litter inspections of:

- seating areas;
- pedestrian areas;
- parking spaces;
- landscaping;
- the site frontage; and
- areas adjoining the property.

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A litter inspection will occur at least:

> **At commencement of trading, periodically during trading, and at the conclusion of trading.**

Any litter identified within the property will be collected immediately.

Where litter originating from the premises is identified on the adjoining footpath or road frontage, staff will collect it promptly.

16. Odour control

To minimise odour:

- food waste will be placed into sealed bins;
- bin lids will remain closed;
- waste will not be stored beside individual food trucks;
- bins will not be allowed to overflow;
- waste will be removed at the scheduled frequency;
- bins will be cleaned as required; and
- any spilled food waste will be cleaned immediately.

If persistent odour occurs, the operator will increase the waste collection frequency.

17. Vermin and pest control

The waste storage area will be maintained to prevent access by vermin.

The operator will:

- keep lids closed;
- clean spills promptly;
- prevent accumulation of food waste outside bins;
- maintain the enclosure in a clean condition; and
- engage pest-control services where necessary.

18. Wastewater and liquid waste

Liquid waste will not be disposed of into stormwater drains.

Wastewater generated from food preparation and cleaning will be managed in accordance with applicable plumbing, sewer and food-business requirements.

Where grease-generating cooking processes require a grease arrestor or trade-waste arrangement, the operator will obtain the necessary approval from the relevant water authority.

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19. Used cooking oil

Used cooking oil will be collected separately. It will be:

1. allowed to cool;
2. placed into a suitable sealed container;
3. stored securely within the designated service area; and
4. collected by an appropriate commercial oil-recycling contractor.

Cooking oil will not be poured into sinks, stormwater drains or general waste bins.

20. Cardboard and packaging

Cardboard will be flattened before being placed in recycling receptacles.

Excess cardboard will not be stored outside the waste enclosure.

Where cardboard volumes exceed the available capacity, the private contractor will provide additional collection or a dedicated cardboard collection service.

21. Waste hierarchy

The operator will adopt the following hierarchy:

Avoid → Reduce → Reuse → Recycle/Recover → Dispose

Food trucks will be encouraged to:

- minimise unnecessary packaging;
- use recyclable packaging where practicable;
- avoid single-use materials where practical;
- separate recyclable materials;
- separate food organics; and
- reduce food waste.

22. Monitoring and review

The Waste Management Plan will be reviewed:

- four (4) months after commencement;
- following any significant increase in patron capacity;
- if additional food trucks are proposed;
- if waste volumes exceed available capacity;
- if complaints concerning waste or odour are received; or
- if the waste contractor recommends changes.

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Any changes will be implemented by the operator to maintain adequate waste capacity and appropriate site amenity.

23. Responsibility

The **site operator/site manager** will be responsible for implementation of this Waste Management Plan.

Each food truck operator will be required, as a condition of operating at the site, to comply with the Waste Management Plan.

The site manager will coordinate the private waste contractor and ensure that all four (4) food trucks properly use the individual and communal waste facilities.

24. Summary

The proposed waste management system provides:

- 1 × 660 L general waste bins
- 1 × 660 L recycling bins
- 2 × 240 L food-organics bins
- a communal waste storage area
- Customer use small bins
- private commercial waste collection
- separate cooking-oil management
- cardboard recycling
- regular litter inspections
- controlled waste collection times
- waste-volume monitoring
- additional collection capacity if required.

The system is designed for the proposed **four (4) food trucks, maximum 32 patrons and 8 staff**.