

CITY DEVELOPMENT DELEGATED COMMITTEE

Tuesday 28 February, 2023

**Community Hall
Braybrook Community Hub
107–139 Churchill Avenue
Braybrook**

AGENDA

| Item | Title | Page |
|-------------|---|-------------|
| 1. | Commencement of Delegated Committee Meeting and Welcome | |
| 2. | Apologies | |
| 3. | Disclosures of Conflict of Interest | |
| 4. | Public Question Time | |
| 5. | Confirmation of Minutes of Previous Meeting | 3 |
| 6. | Officer Reports | |
| 6.1 | Petition: 213 Hyde Street Multi-Storey Office Complex | 12 |
| 6.2 | Planning Application at 336 Nicholson Street Yarraville | 15 |
| 6.3 | Planning Application at 63 Sunshine Road West Footscray | 45 |
| 7. | Councillor Question Time | |
| 8. | Urgent Business | |
| 9. | Delegated Committee Meeting Closure | |

Agenda Item 5

**CONFIRMATION OF THE MINUTES OF THE PREVIOUS CITY DEVELOPMENT
DELEGATED COMMITTEE MEETING - 13 DECEMBER 2022**

Director: Lisa King
Director Corporate Services

Author: Phil McQue
Manager Governance and Commercial Services

PURPOSE

To present for confirmation the minutes of the City Development Delegated Committee Meeting held on 13 December 2022.

ISSUES SUMMARY

- The Maribyrnong City Council Governance Rules requires Council to keep minutes of each meeting of Delegated Committees, and for minutes to be submitted to the next appropriate meeting for confirmation.

ATTACHMENTS

1. City Development Delegated Committee 20221213 Minutes

OFFICER RECOMMENDATION

That the Delegated Committee confirms the minutes of the City Development Delegated Committee Meeting held on 13 December 2022.

Agenda Item 5**BACKGROUND**

The minutes of meetings remain unconfirmed until the next appropriate meeting of the Delegated Committee.

DISCUSSION/KEY ISSUES**1. Key Issues**

Council's Governance Rules requires the Delegated Committee to confirm its minutes at the next appropriate meeting.

2. Council Policy/Legislation**Council Plan 2021-2025**

This report contributes to Council's strategic objectives contained in the Council Plan 2021-2025 by considering:

- Ethical leadership - lead our changing city using strategic foresight, innovation, transparent decision making and well-planned, effective collaboration to support economic growth during the ongoing challenges of the pandemic and beyond.

Legislation

Local Government Act 2020

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

3. Engagement

Nil.

4. Resources

Nil.

5. Environment

Nil.

CONCLUSION

The unconfirmed minutes of the City Development Delegated Committee Meeting held on 13 December 2022 are presented for confirmation.

Agenda Item 5

UNCONFIRMED MINUTES



Maribyrnong City Council

CITY DEVELOPMENT DELEGATED COMMITTEE MINUTES

**Tuesday 13 December, 2022
6.30pm**

**Community Hall
Braybrook Community Hub
107-139 Churchill Avenue
Braybrook**

MEMBERSHIP

Councillor Michael Clarke (Chair)
Councillor Sarah Carter
Councillor Simon Crawford
Councillor Cuc Lam
Councillor Jorge Jorquera
Councillor Bernadette Thomas
Councillor Anthony Tran

To be confirmed at the City Development Delegated Committee Meeting
to be held on 28 February, 2023

Agenda Item 5

UNCONFIRMED MINUTES

1. COMMENCEMENT OF DELEGATED MEETING AND WELCOME

The meeting commenced at 6.35pm.

The Chair, Cr Clarke made the following acknowledgement statement:

"We acknowledge that we are on the traditional lands of the Kulin Nation. We offer our respect to the Elders of these traditional lands, and through them to all Aboriginal and Torres Strait Islander peoples, past and present".

PRESENT

Councillor Michael Clarke (Chair)
Councillor Sarah Carter
Councillor Simon Crawford
Councillor Cuc Lam
Councillor Jorge Jorquera
Councillor Bernadette Thomas
Councillor Anthony Tran

IN ATTENDANCE

Chief Executive Officer, Celia Haddock
Director Community Services, Lucas Gosling
Director Infrastructure Services, Patrick Jess
Director Corporate Services, Lisa King
Director Planning and Environment, Laura Jo Mellan
Manager Governance and Commercial Services, Phil McQue
Coordinator City Planning, Jo Harrison
Governance Officer, Jessica Baguley

2. APOLOGIES

Nil.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

4. PUBLIC QUESTION TIME

Nil.

Agenda Item 5**UNCONFIRMED MINUTES****5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

The purpose of this report was to present for confirmation the minutes of the City Development Delegated Committee Meeting held on 23 August 2022.

Committee Resolution

That the Committee confirms the minutes of the City Development Delegated Committee Meeting held on 23 August 2022.

Moved: Cr Sarah Carter
Seconded: Cr Bernadette Thomas

CARRIED**6. OFFICER REPORTS****6.1. Planning Application TP155/2022(1) - Bradmill Stage 1**

The purpose of this report was to present for consideration a planning application for 341-351 Francis Street Yarraville TP155/2022(1), being Stage 1 of the Bradmill Development.

Committee Resolution

That the City Development Delegated Committee:

1. *Issue a Planning Permit for subdivision and the construction of multiple dwellings at 341-353 & 355-359 Francis Street, Yarraville subject to conditions contained in Attachment 1.*
2. *Delegate to the Manager City Places the authority to settle any matter before the Victorian Civil and Administrative Tribunal which may arise as a result of the issuing of this planning permit.*

Moved: Cr Simon Crawford
Seconded: Cr Anthony Tran

CARRIED**6.2. Planning Application - 104 Gordon Street, Footscray**

The purpose of this report was to present for consideration a planning permit application for 104 Gordon Street Footscray, which received 20 objections and was deferred from the City Development Delegated Committee on 24 May 2022.

Two requests to address the Committee were received and heard by the Committee:

- Su Va
- Steven Lionakis

Agenda Item 5

UNCONFIRMED MINUTES

Committee Resolution

That the City Development Delegated Committee issue a Notice of Decision to Grant a Permit for the construction of multiple dwellings, a reduction in the car parking requirements, and alteration to a Transport Zone 2 at 104 Gordon Street Footscray, subject to conditions contained in Attachment 1.

Moved: Cr Anthony Tran
Seconded: Cr Sarah Carter

CARRIED

Agenda Item 5**UNCONFIRMED MINUTES****6.3. 1-3/315-321 Somerville Road Yarraville**

The purpose of this report was to present for consideration a planning application for 1-3/315-321 Somerville Road Yarraville which has received three objections.

Two requests to address the Committee were received and heard by the Committee:

- Dusan Milenkovic
- Luke Mooney

Committee Resolution

That the City Development Delegated Committee decide to issue a Notice of Refusal to Grant a Permit in relation to Planning Permit Application Number TP184/2021(1) for the construction of a multi storey building comprising dwellings on land affected by a Land Subject to Inundation Overlay at 315-321 Somerville Road, Yarraville on the following grounds:

1. *The overall 6 storey building height is excessive and does not appropriately respond to the adjoining open space and the built form character of the surrounding area.*
2. *The provision of landscaping on the site is minimal, creating a poor response to the garden character of the neighbourhood.*
3. *There is lack of balcony screening which will impact on the privacy of residents within and adjoining the proposed development.*

Moved: Cr Simon Crawford
Seconded: Cr Sarah Carter

CARRIED

Agenda Item 5**UNCONFIRMED MINUTES****6.4. Consideration of Council's submission for the proposed Maidstone Tram Maintenance Facility Project**

The purpose of this report was to seek endorsement of a submission to the Department of Transport regarding a proposed Planning Scheme Amendment that seeks to facilitate the use and development of land for a Tram Maintenance and Stabling Facility (among other things) at 61-71 Hampstead Road Maidstone.

| | |
|-----------------------------|--|
| SUBMITTED TO COUNCIL | 22 September 2020 |
| APPLICATION NUMBER | SC17539 |
| APPLICANT | Department of Transport, Victorian Government |
| SITE ADDRESS | 61-71 Hampstead Road, Maidstone. |
| PROPOSAL | To amend the Planning Scheme to introduce the <i>'Maidstone Tram Maintenance Facility Project, Incorporated Document, July 2022'</i> and apply the Special Controls Overlay (SCO5) to the project area to facilitate the use and development of the land for a Tram Maintenance and Stabling Facility |
| ZONE | <ul style="list-style-type: none"> • Part, General Residential Zone – Schedule 1 (GRZ1) • Part, Special Use Zone – Schedule 1 (SUZ1) |
| OVERLAYS | <ul style="list-style-type: none"> • Design and Development Overlay – Schedule 1 (DDO1) • Development Plan Overlay – Schedule 8 (DPO8) • Heritage Overlay (HO135) • Environmental Audit Overlay (EAO) |
| INTERNAL REFERRALS | <ul style="list-style-type: none"> • Governance and Commercial Services (Property Management) • Infrastructure Services (Engineering and Transport). • Infrastructure Services (Operations and Maintenance). • Infrastructure Services (Assets and Capital). • Infrastructure Services (Recreation and Open Space) • Major Projects and Strategic Relationships. • City Futures |
| COST OF DEVELOPMENT | \$1.85 billion (2022 State Budget) |
| WARD | River Ward |
| PUBLIC CONSULTATION | 5 to 30 September 2022 (undertaken by DoT) |

Agenda Item 5

UNCONFIRMED MINUTES

Committee Resolution

That the City Development Delegated Committee endorse the submission on the proposed Amendment to the Maribyrnong Planning Scheme (C178mari) that relates to the Maidstone Tram Maintenance Facility Project, as outlined in Attachment 1.

Moved: Cr Anthony Tran
Seconded: Cr Bernadette Thomas

CARRIED

7. COUNCILLOR QUESTION TIME

There was one question raised by Councillor Anthony Tran.

Question

When is the next Council Meeting scheduled?

Response

The Director Corporate Services advised that the next Council meeting will be held on 21 February 2023 and the next City Development Delegated Committee will be held on 28 February 2023.

The Chair declared Councillor Question Time closed at 7.27pm

8. URGENT BUSINESS

Nil.

9. DELEGATED MEETING CLOSURE

The Chair, Cr Michael Clarke, declared the meeting closed at 7.29pm.

To be confirmed at the City Development Delegated Committee Meeting
to be held on 28 February, 2023.

Chair, Cr Michael Clarke

Agenda Item 6.1 - Attachment 1

PETITION: 213 HYDE STREET MULTI-STOREY OFFICE COMPLEX

Director: Lisa King
Director Corporate Services

Author: Phil McQue
Manager Governance and Commercial Services

PURPOSE

To table a petition in relation to '213 Hyde Street Multi-Story Office Complex'.

ISSUES SUMMARY

- A petition has been submitted to the City Development Delegated Committee with 24 signatories.
- The text of the petition reads:

On 21 February 2023, Maribyrnong City Council (through its representatives at the Victorian Civic and Administrative Tribunal) indicated that it supports a proposed three-story office complex development at 213 Hyde Street, Yarraville subject to conditions which will be lodged with the Tribunal on 2 March 2023.

The undersigned petitioners request that Yarraville Ward Councillors meet with us at the park on Frederick Street to view the surrounding area and hear from us directly about our concerns as to the impact the development would have on nearby residents, before Council submits its proposed list of conditions to the Tribunal on 2 March 2023.

ATTACHMENTS

1. Petition - 213 Hyde Street Multi-Story Office Complex

OFFICER RECOMMENDATION

That the City Development Delegated Committee:

1. **Receives and notes the Petition: 213 Hyde Street Multi Story Office Complex;**
 2. **Requests the Chief Executive Officer to consider the petition and determine the appropriate response.**
-

Agenda Item 6.1 - Attachment 1

Maribyrnong City Council
Attn: Governance
Po Box 58
West Footscray VIC 3012

Via email Phil.McQue@maribyrnong.vic.gov.au

23 February 2023

Re: 213 Hyde Street Multi-Storey Office Complex

Dear Maribyrnong City Council

I urgently present the Maribyrnong City Council online petition calling for a meeting with our councillors regarding a proposed development at 213 Hyde Street, Yarraville before 2 March 2023.

On behalf of the online signatories to this petition, I ask that this petition (circulated in one day and which received 25 signatures) be tabled at the upcoming City Development Delegated Committee meeting on 28 February 2023. If this is not possible, I then ask the petition is forwarded directly to Cr Clarke, Cr Crawford and Cr Jorquera and presented to the next available General Council meeting.

I am nominated as the contact person for this petition, for acknowledgement of receipt of this petition, and all related communication can be directed to me at the contact details below.

In essence, the petition simply seeks an opportunity to talk to our Councillors about a proposed development in their ward. Councillors would be welcome to join the residents of Frederick Street and surrounds at the park on Frederick Street to hear about the impacts the development, as currently proposed.

A hard copy petition format is at **Appendix A**. The digital or online version is publicly accessible via <https://www.change.org/p/213-hyde-street-multi-storey-office-complex> which I understand to be a recognised online petition tool.

Kind regards,

[Redacted]

[Redacted]

Yarraville VIC 3013

Mobile: [Redacted]

Email: [Redacted]

Agenda Item 6.1 - Attachment 1

Appendix A



[REDACTED] started this petition

To Cr Michael Clarke, Cr Simon Crawford and Cr Jorge Jorquera,

On 21 February 2023, Maribyrnong City Council (through its representatives at the Victorian Civil and Administrative Tribunal) indicated that it supports a proposed three-storey office complex development at 213 Hyde Street, Yarraville subject to conditions which will be lodged with the Tribunal on 2 March 2023.

The undersigned petitioners request that Yarraville Ward Councillors meet with us at the park on Frederick Street to view the surrounding area and hear from us directly about our concerns as to the impact the development would have on nearby residents, before the Council submits its proposed list of conditions to the Tribunal on 2 March 2023.

| Name | City | State | Postal Code | Country | Signed On |
|------------|------------|-------|-------------|-----------|------------|
| [REDACTED] | Yarraville | VIC | 3013 | Australia | 21/02/2023 |
| | Yarraville | VIC | 3013 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3004 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3051 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3004 | Australia | 21/02/2023 |
| | Yarraville | VIC | 3013 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3000 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3183 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3000 | Australia | 21/02/2023 |
| | Yarraville | VIC | 3013 | Australia | 21/02/2023 |
| | Yarraville | VIC | 3013 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3000 | Australia | 21/02/2023 |
| | Yarraville | VIC | 3013 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3006 | Australia | 21/02/2023 |
| | Yarraville | VIC | 3013 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3000 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3000 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3001 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3004 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3004 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3004 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3000 | Australia | 21/02/2023 |
| | Melbourne | VIC | 3004 | Australia | 21/02/2023 |
| | Footscray | VIC | 3011 | Australia | 21/02/2023 |

Agenda Item 6.2**PLANNING APPLICATION AT 336 NICHOLSON STREET YARRAVILLE**

Director: Laura Jo Mellan
Director Planning and Environment Services

Author: Ashley Minniti
Manager City Places

PURPOSE

To present for consideration a planning application for 336 Nicholson Street Yarraville which has received 18 objections.

| | |
|--|---|
| APPLICATION RECEIVED | 25 November 2021 |
| APPLICATION NUMBER | TP561/2021(1) |
| APPLICANT | K Belfield - Belfield Planning Consultants |
| SITE ADDRESS | 336 Nicholson Street Yarraville |
| PROPOSAL | Construction of multiple dwellings on a lot |
| ZONE | General Residential Zone, Schedule 1 |
| OVERLAYS | Nil |
| INTERNAL REFERRALS | Engineering Services, ESD Advisor |
| EXTERNAL REFERRALS | N/A |
| COST OF DEVELOPMENT | \$1.5M |
| WARD | Yarraville |
| ADVERTISED | Yes |
| NUMBER OF OBJECTIONS | 18 |
| DATE OF PLANNING FORUM | 8 June 2022 |
| REASON FOR CONSIDERATION BY COUNCIL | More than 10 Objections received |

SUMMARY

- This application was previously presented to the City Development Delegated Committee on 23 August 2022 where the motion to issue a Notice of Decision to Grant a Planning Permit was lost.
- Council's Governance Rules state that if a motion is lost, a similar motion may not be put before Council for at least three months from the date it was last lost, unless Council resolves that the notice of motion be re-listed at a future meeting.
- Three months have passed and the planning permit application remains live. It must be determined by Council.
- Approval is sought for the construction of four dwellings on one lot.
- The dwellings comprise of three bedrooms, open plan living areas and two car spaces each.
- The application was advertised and 18 objections were received relating to neighbourhood character, amenity, parking, legal right to use Parkes Lane, traffic volumes and overdevelopment.

Agenda Item 6.2

- The dwellings achieve a good level of internal amenity with large areas of open space, adequate car parking and adequate daylight.
- The proposal has strong policy support, responding to the identified character statement and supports a diversity of dwelling types. The proposal represents incremental change in a well-established residential area.
- The application has been assessed against ResCode (Clause 55) and, subject to conditions resolving issues with the street setback and site coverage, demonstrates compliance.
- The proposal has adequately addressed the planning policy framework and will not result in a significant impact to the surrounding properties.
- The application is recommended for approval, subject to the conditions as outlined in Attachment 1.

ATTACHMENTS

1. Permit Conditions for Committees consideration
2. Advertised Plans

OFFICER RECOMMENDATION

That the City Development Delegated Committee issue a Notice of Decision to Grant a Permit for the construction of multiple dwellings on a lot at 336 Nicholson Street Yarraville subject to conditions contained in Attachment 1.

Agenda Item 6.2**BACKGROUND****1. Proposal**

The proposal is summarised as:

- The construction of four, three storey dwellings in a tandem arrangement.
- Each dwelling comprises a home office, sitting room, open plan living area, three bedrooms and terraces.
- Dwelling 1 will have a minimum front setback of 4.2 metres from Nicholson Street with Dwellings 2, 3 and 4 built in tandem behind.
- Two car spaces are provided to each dwelling via Parkes Lane.
- The proposal results in a site coverage of 66.28 per cent and permeability of 30.58 per cent.
- The dwellings propose a maximum building height of 10.1 metres.

2. Site and Surrounds**Subject Site**

The site is located on the west side of Nicholson Street and north side of Parkes Lane. The site is rectangular with a 13.72-metre wide frontage to Nicholson Street and a depth of 44.09 metres. The overall site area is approximately 605 square metres.

A single storey weatherboard dwelling with a tiled roof currently occupies the land. The site is bound by a 1.2m high timber picket front fence on the eastern boundary facing Nicholson Street and a 2.4 metre high paling fence with lattice on the southern boundary.

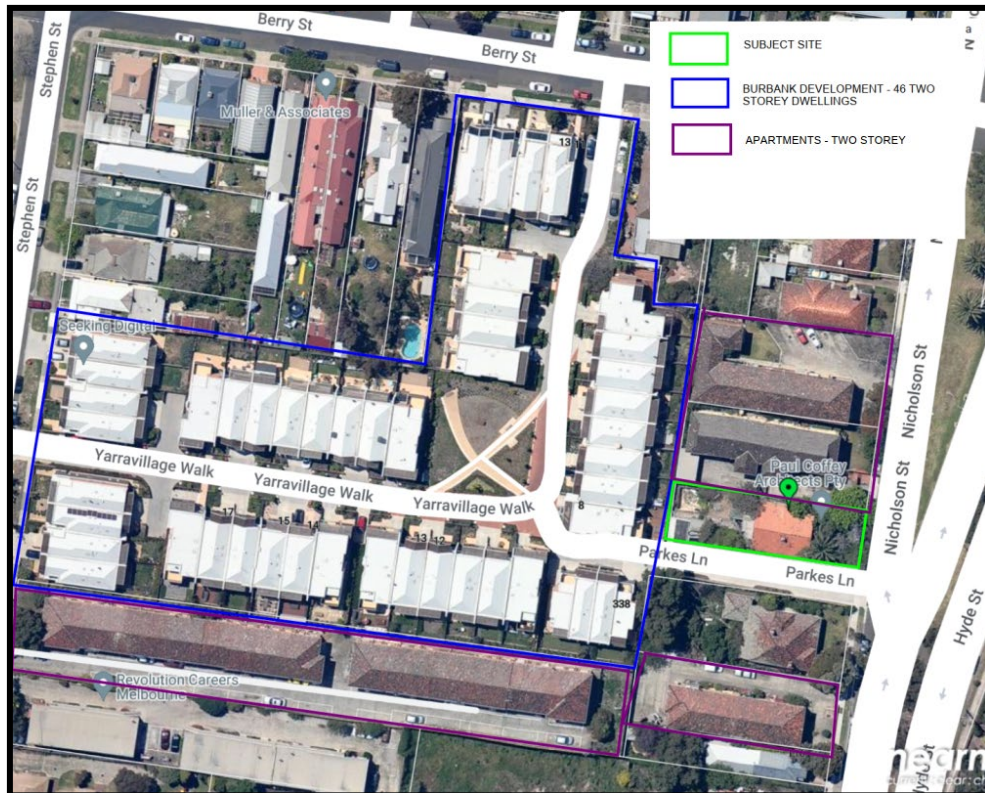


Figure 1: Subject site: 336 Nicholson Street, Yarraville and the south view Parkes Lane. Source: L Nguyen.

Surrounding Area

The surrounding area features much of the original post-war style walk up apartments on lengthy allotments. The residential buildings are generally setback from one side boundary with a common accessway down the other.

Directly to the west of the site is the Yarravillage Walk development, consisting of approximately 46 two storey dwellings (approved via planning permit TP576/2005) and can be accessed by foot via Parkes Lane to the south of the subject site.

Agenda Item 6.2

11-19 Berry Street Yarraville – 46 dwelling development. Source: NearMaps.

Abutting Properties

- North (1-8/334 Nicholson Street) – consists of a double storey brick apartment building. The building is setback 8.85m from the front boundary and 5.73 metres from the southern (common) boundary. A 1.9 metre high render front fence exists on that site.
- West (7-8/11 Yarravillage Walk) – consists of two double storey dwellings which formed part of the 46 dwelling Burbank development.

3. Policy Context and Permit Triggers

The site is located within a General residential zone. The site is not covered by any Overlays. A Planning Permit is required for the construction of two or more dwellings on a lot. (Clause 32.08-6)

Planning Policy Framework

The following State policies are applicable to the proposal:

- Clause 11 (Settlement), including; Clause 11.01-1S (Settlement), Clause 11.01-1R1 (Settlement - Metropolitan Melbourne), Clause 11.02 (Managing Growth) and Clause 11.03 (Planning for Places).
- Clause 15 (Built Environment and Heritage), including; Clause 15.01 (Built Environment), Clause 15.01-1S (Urban Design), Clause 15.01-1R (Urban design - Metropolitan Melbourne), Clause 15.01-2S (Building Design), Clause 15.01-3S (Subdivision design), Clause 15.01-4S (Healthy neighbourhoods), Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne), Clause 15.01-5S (Neighbourhood character), Clause 15.02 (Sustainable development), Clause 15.02-1S (Energy and resource efficiency).

Agenda Item 6.2

- Clause 16 (Housing), including: Clause 16.01 (Residential development), Clause 16.01-1S (Integrated housing), Clause 16.01-1R (Integrated housing - Metropolitan Melbourne), Clause 16.01-2S (Location of residential development), Clause 16.01-2R (Housing opportunity areas – Metropolitan Melbourne), Clause 16.01-3S (Housing diversity), Clause 16.01-3R (Housing diversity - Metropolitan Melbourne) and. Clause 16.01-4S (Housing affordability)

Local Planning Policy Framework

The following Local clauses are applicable to the proposal:

- Clause 21 (Municipal Strategic Statement), including; Clause 21.01 (Municipal Strategic Statement), Clause 21.02 (Municipal Profile), Clause 21.03 (Council Vision), Clause 21.04 (Settlement), Clause 21.05 (Environment and Landscape Values), Clause 21.06 (Built Environment and Heritage), Clause 21.07 (Housing), Clause 21.09 (Transport) and Clause 21.10 (Community and Development Infrastructure).
- Clause 22 Local Planning Policies, including; Clause 22.05 (Neighbourhood Character Statements).

4. Human Rights Consideration

The report and its contents do not impede the human rights listed in the *Charter of Human Rights and Responsibilities Act 2006*.

5. Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

6. Notification

The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987*. 18 objections were received and the grounds relate to:

- Neighbourhood Character/poor design
- Loss of on-street parking/Traffic volumes
- Overdevelopment
- Built form and site coverage
- Overshadowing
- Overlooking
- Legal use of Parkes Lane.

7. Referrals

The application was referred internally to Engineering Services Department and ESD Advisor. No Significant issues were raised in relation to the proposal. A number of standard conditions were required if any permit were to issue.

DISCUSSION

The key issues for the proposed development relate to built form, off-site amenity impacts, internal amenity and the provision of and access to parking.

Agenda Item 6.2**Does the development adequately address the Planning Policy Framework?**

The subject site is located within the General Residential Zone. Council's MSS identifies this as being an area for 'incremental change'. In incremental change areas, multi dwelling infill developments in the form of townhouses and units will continue to be encouraged. New development must be designed to respect existing neighbourhood character and contribute to an enhanced landscape character.

The proposal represents incremental change that is respectful of neighbourhood character. In accordance with Clause 11.02 (Managing Growth), the proposal appropriately responds to the needs of the existing and future communities through the provision of serviced land for housing. It facilitates development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

Clause 16.01 (Residential Development) supports well-placed development for greater variation to housing stock to meet the community needs. The increase in density contributes to policy that seeks to provide between 14,000 and 16,000 additional dwellings by 2031 (Clause 21.04-2 Housing Growth). To achieve these targets, Maribyrnong is required to have 1,254 new dwellings per annum to ensure sufficient housing supply.

The suburb of Yarraville is expected to have a population of 23,192 by 2041, which is an increase of 6,905 from 2018. The development of the site will contribute to the anticipated dwelling numbers needed to accommodate a population forecast of 156,794 in 2041. 98% of new housing will be in the form of apartments and attached housing.

The proposal is consistent with Clauses 15.01 and 21.06 (Built Environment and Heritage), with the development to be orientated to the street and via Parkes Lane, allowing for unimpeded views to the dwellings' façades. Additionally, the design achieves acceptable architectural and urban design outcomes that contribute to local urban character while avoiding detrimental impacts to the neighbouring properties. Further, the increase in density provides passive surveillance to both street frontages, increasing the sense of security.

The increase from one to four dwellings is appropriate, accommodating increasingly diverse needs with floor plans that allow for flexibility to support a range of household types. Clause 22.05 (Preferred Neighbourhood Character) identifies the site as being within the 'Inner Urban 1' area. The application is distinguishable from original building stock, but respectful of the key elements of the older dwelling styles. Subject to conditions requiring a simplified materials palette, the development will appropriately integrate into the streetscape.

Does the development adequately address the neighbourhood character of the area?

The development, subject to minor changes discussed below, demonstrates compliance with Clauses 55.01 (Neighbourhood Character and Infrastructure) and 55.03 (Site Layout and Building Massing) and 55.06 (Detailed Design) of the Maribyrnong Planning Scheme.

Agenda Item 6.2

The objective of Standard B31 is to encourage design detail that respects the existing or preferred neighbourhood character. The existing characteristics of the street are dwellings/residential buildings constructed of either weatherboard, brick or render, the proposed dwellings are visually compatible with the existing neighbourhood character. The use of brick is common in the area, while the render is a contemporary masonry material that would integrate well with the streetscape. The use of cladding would be unusual in the streetscape, with an alternative material required by way of permit condition.

The front setback to Hyde Street of 4.25 metres does not comply with the requirements of Standard B6 (front setback) which would require the development to be setback the same distance as the setback of the front wall of the existing building on the abutting allotment. In this instance the dwelling to the north is setback 8.85 metres. This was a concern raised by several objectors.

The argument for a reduced setback from the permit applicant is that the development would face Parkes Lane, not Nicholson Street. This is perhaps a technicality of the placement of the front door, as opposed to a rationale argument of where the development would be perceived from.

While some form of variation may be considered acceptable given the immediate context, the permit applicant has advised that any change in the setback would be unworkable. Accordingly, a condition is recommended which requires compliance with the relevant Standard. The increased setback would likely result in a smaller dwelling 1, potentially being a traditional living two bedroom dwelling. This type of dwelling would not be uncommon in the immediate area.

The proposed height of 10.1 metres (three stories) accords with the applicable maximum height limits for development in the General Residential Zone (11 metres/3 storey). Concerns were raised in relation to the disproportionate sizes of the dwellings compared to the neighbouring dwellings and apartments. Given the eclectic nature of the surrounding residential buildings and dwellings, and subject to the increased setbacks for dwelling 1, the development is consistent with the emerging character of the area.

The application does not comply with Standard B8 (Site Coverage) with an overall coverage of 66 per cent. There is inadequate justification to allow the non-compliance with this standard when designing from scratch. A condition on any permit issued should require compliance with this standard.

The proposal allows for adequate areas of landscaping and opportunities exist for the planting of canopy trees within the front setback of dwelling 1 and along the northern boundary. A landscape plan should be required by way of permit condition. While concerns were raised regarding the removal of existing vegetation, there are no restrictions on Title or Overlays affecting the site that prevent the removal of vegetation. Further, the proposal would relocate one of the two existing palm trees. Palm trees generally cope quite well with relocation, owing to their smaller root structure. This will provide mature vegetation from day 1.

Agenda Item 6.2

The garages for the dwellings do not dominate the streetscape as they are proposed along Parkes Lane which is consistent with the preferred neighbourhood character of being recessed behind the front building line.

Front fences should be low and allow views into the front garden. A 1.5m high brick fence has been provided to the front of the dwellings. While higher front fences are common along Nicholson Street, they generally have a degree of transparency. A condition on permit will require elevation plans to be updated to show the front fence along with dimensions, colours and materials with a minimum 25% transparency.

Are there any adverse impacts on adjoining properties?

The proposal responds appropriately to all adjoining sensitive interface and generally complies with the standards of Clause 55.04 (Amenity Impacts).

The proposal does not comply with this standard on the west and north elevation as required by Standard B17 (Side and Rear Setbacks). As the western boundary abuts has sensitive interfaces (backyards), compliance should be achieved. This should form a permit condition if a permit were to issue. Alternatively, given the north elevation abuts a common driveway and carport, the variation to the setbacks to this elevation is deemed acceptable in this instance.

Consideration of the impacts relating to the reduction of sunlight to windows to adjoining properties has assessed having regard to Standard B19 (Daylight to Existing Windows) and B20 (North-facing windows). The development is situated in excess of the setback outlined under B19 and is not constrained by any north facing windows.

Concerns were raised regarding the amount of overshadowing to the adjoining western properties. An assessment against Standard B21 (Overshadowing of Open Space) demonstrates that shadows cast by the development occurs on the western adjoining property (11 Berry Street Yarraville) at 9.00am, with shadows falling mainly over Parkes Lane from 10.00am to 3.00pm at the Equinox. The level of shadow complies with Standard B21 which requires secluded private open space to be clear of shadows for a minimum of five hours throughout the day.

Objections raised concerns relating to the validity of the Shadow diagrams and the restricted times the shadows have been shown. The objections included shadow impacts shown throughout every month of the year. Shadows can only be considered at the Equinox as noted at Clause 55.04-5 (Standard B21) of the Maribyrnong Planning Scheme.

Concerns were raised regarding overlooking. The northern and western elevation windows and balconies should require a condition on permit to ensure compliance with Standard B22 (overlooking).

Agenda Item 6.2**Does the proposed provide appropriate internal amenity for residents?**

The proposal appropriately responds to the requirements of Clause 55.05 (On-Site Amenity and Facilities). All ground habitable rooms are setback a minimum of 1 metre from the common boundary to allow sunlight into areas most frequented. Additionally first and second floor windows are generally open to the sky, with sun protection as required.

Each dwelling complies with Standard B28 (Private Open Space) as each dwelling consists of between 14 to 19 square metres of secluded private open space in the form of terraces and balconies. Each dwelling has its own ground floor courtyard of between 26 and 31 square metres for services such as rainwater tanks and clotheslines.

Concerns were raised regarding the pick-up of waste bins from the Parkes Lane frontage as well as rubbish removal trucks causing damage to Parkes Lane. The development shows that there is adequate room on the Nicholson Street frontage for the storage of bins for collection given no crossovers or street trees occupy the naturestrip in this location. Site services have been shown on the plan including an area for the clotheslines, rubbish bins, hot water system and storage (6 cubic metres).

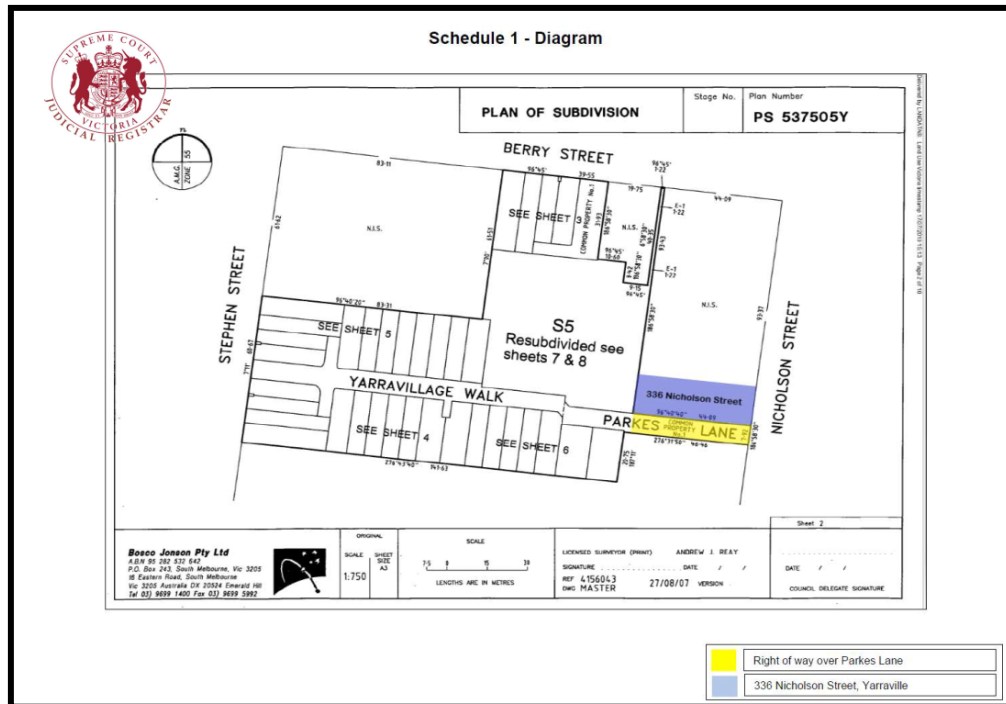
Does the property have legal rights of access to Parkes Lane?

Concerns were by residents of Yarravillage to the west regarding rights of access from the subject site to Parkes Lane.

The applicant applied to the Supreme Court of Victoria to formalise legal rights of access. A decision dated 8 May 2020 has been provided noting 336 Nicholson Street has benefits from a right of carriageway over Parkes Lane for the length of the Lot. The diagram below is an extract from the Supreme Court decision, with the site in blue and the rights of carriageway easement in yellow.

The right of access was formalised on Title on 4 November 2020. Easement A-1 is shown for the length of the lot and for the width of Parkes Lane. There is no question that the site enjoys rights of access via Parkes Lane. However, it does not enjoy rights of access to Parkes Lane through the Yarraville Walk development. Accordingly, a permit condition will stipulate that ingress/egress to/from the development may only be to/from Nicholson Street via Parkes Lane.

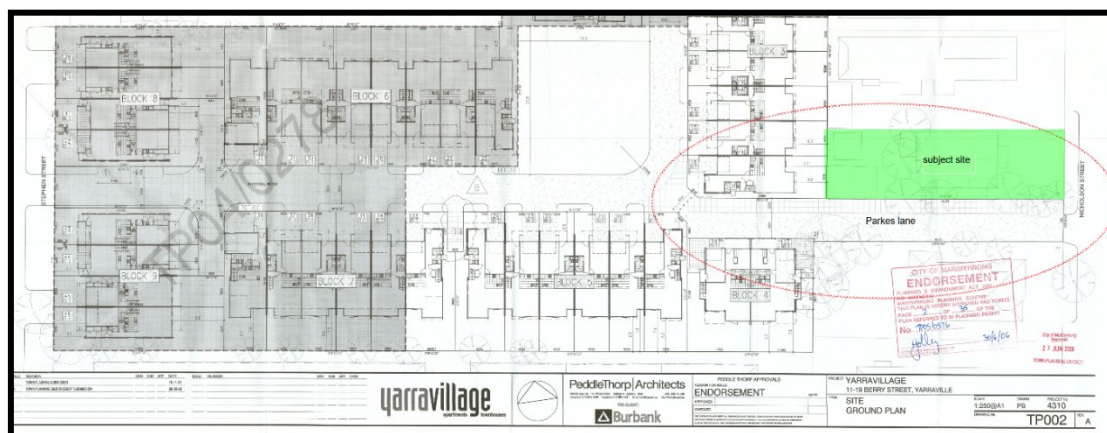
Agenda Item 6.2



Is adequate car/bicycle parking provided on site to cater for residents and visitors?

The application complies with Clause 52.06-5 (Car Parking) as two car parking spaces are provided to each dwelling. The application is not required to provide visitor spaces given its size.

Objectors raised concerns with the removal of visitor parking from within Parkes Lane. These car spaces did not form part of the approved Yarravillage Walk Development, authorised by Planning Permit TP576/2005(1). It would appear, based on the Supreme Court decision that parking in this area would not be permitted, as it would restrict the carriageway access.



Snippet clouded in red of Parkes Lane

Source: Endorsed plans dated 30 June 2006 – TP576/2005

Agenda Item 6.2**Has the development demonstrated best practice environmental design (ESD) principles?**

The Maribyrnong Planning Scheme requires an ESD Report for five or more dwellings. Given the size of the development, a formal ESD Report is not required.

The development has provided a STORM Report, demonstrating compliance with Clause 56.07 Integrated Water Management (WSUD) of the Maribyrnong Planning Scheme. Furthermore, the proposed stormwater strategy of roofs draining to 2500L rainwater tanks to outdoor taps, toilets and laundry and a section of Dwelling 1 roof area to 1.5m² of raingarden has been appropriately detailed on plans.

A condition on permit will require a notation specifying that “the rainwater tank are connected to outdoor taps, toilet flushing and laundry cold water taps” in lieu of “sanitary fixtures and laundry”.

A further condition will require consideration of solar panels, given the generally unrestricted roof form.

Objection/concerns not previously addressed

Concerns were raised that the application may be considered an over development given the net increase of three dwellings. The application has strong strategic support from Planning Policy. Overdevelopment is a subjective term which is often used to describe a development which results in a level of change. Signs of over development include insufficient car parking spaces and multiple non-compliances of Clause 55 (ResCode). As demonstrated throughout this report, subject to conditions outlined in attachment 1, the development is compliant with Clause 55 and the planning scheme more broadly.

Concerns were raised relating to the built form across the length and width of the site. The level of built form is not dissimilar to other apartment/townhouse style developments in the area, including the two unit blocks directly to the north of the site. The level of development is also similar to that just behind, at the Yarravillage Walk Development.

CONCLUSION

The proposal meets the overall intent and objectives of the State and Local Planning Policy Framework. Subject to conditions which require compliance with the street setback and site coverage objective, the development would meet the objectives of Clause 55 of the Scheme. The application should be supported subject to the conditions outlined in Attachment 1.

Agenda Item 6.2 - Attachment 1

CONDITIONS FOR COUNCIL CONSIDERATION

| | |
|---------------------------------|---|
| APPLICATION NUMBER: | TP561/2021(1) |
| SITE ADDRESS: | 336 Nicholson Street YARRAVILLE |
| PROPOSAL: | Construction of multiple dwellings on a lot |
| DATE OF COUNCIL MEETING: | 23 August 2022 |

The following conditions apply to this permit:

Amended Plans

- 1 Before the development starts, amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application, but modified to show:
 - (a) The materials palette simplified to have one main material at both first and second level, with a preference for a hard wearing, light coloured render (or similar) with limited to no use of cladding.
 - (b) The development modified to comply with Clause 55.03-1, Standard B6 (Front Setback) of the Maribyrnong Planning Scheme.
 - (c) The development modified to comply with Clause 55.04-3, Standard B8 (Site Coverage) of the Maribyrnong Planning Scheme.
 - (d) A front fence elevation plan showing dimensions, colours and materials, with a minimum 25% transparency.
 - (e) Demonstration of Compliance with Clause 55.05-1, Standard B17 (side and rear boundaries) to the western elevation.
 - (f) Demonstration of Compliance with Clause 55.05-6, Standard B22 (overlooking), as follows;
 - i Bedroom 2 of dwellings 2 and 3, north elevation to have a sill height of 1.7m above finished floor level or obscured glazing to a minimum of 1.7m above finished floor level.
 - ii The meals/lounge area to dwelling 4 to have a sill height of 1.7m above finished floor level or obscured glazing to a minimum of 1.7m above finished floor level.
 - iii Section diagrams showing restricted visibility from the second floor terraces to dwellings 2, 3 and 4.
 - (g) A notation on the plan to show double glazing (or other noise attention measures) to dwelling 1's eastern elevation windows.
 - (h) A notation on the plan to state "the rainwater tanks connected to outdoor taps, toilet flushing and laundry cold water taps" in lieu of "sanitary fixtures and laundry".
 - (i) Letterboxes and all services to be consolidated and shown on the plan facing Nicholson Street.
 - (j) The elevation plans to be updated to show compatibility between the existing driveway and proposed garage finished floor levels. The steps to the front door access must be setback from the edge of Parkes Lane within the property boundary.

Agenda Item 6.2 - Attachment 1

- (k) Notation on the plan to indicate waste collection will occur from the Nicholson Street frontage only.
- (l) Consideration of solar PV to all dwellings.
- (m) A revised landscape plan as per condition 6 below.

General Conditions

- 2 The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clause 62 of the Maribyrnong Planning Scheme.
NOTE: This does not obviate the need for a permit where one is required
- 3 Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.
- 4 Subject to the occupier of the relevant side neighbouring property allowing the necessary access to that property, the external faces of walls on or facing boundaries must be cleaned and finished to an acceptable standard to the satisfaction of the Responsible Authority.
- 5 All visual screening and measures to limit overlooking to adjoining properties must be erected prior to the occupation of the buildings, and thereafter maintained, all to the satisfaction of the Responsible Authority.
- 6 All site services (electrical, gas and water metres) must be at the entrance to each property and not co-located in the front setback.
- 7 The site has rights of access to Parkes Lane from Nicholson Street only. The site does not have rights of access to Parkes Lane through the development to the west. Prior to the occupation of the development, a sign (no smaller than A4 size) must be erected in the garage of each dwelling showing this access path. This sign must not be removed unless authorised in writing by the Responsible Authority.
- 8 Concurrently with the endorsement of plans pursuant to condition 1, STORM report 1237892 will be endorsed to form part of the permit. All stormwater management treatments identified in the STORM report endorsed to form part of this permit must be fully implemented prior to the occupation of the development, and thereafter maintained, to the satisfaction of the Responsible Authority.

Landscaping

- 9 Concurrent with the submission of plans pursuant to condition 1, a revised landscape plan must be submitted and be to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and provided in digital format (where possible). The plan must:
 - (a) Consider retention of both existing palm trees, to be relocated to the front setback.
 - (b) Show any changes required as a result of built from changes stemming from condition 1 requirements.
- 10 Before the occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed

Agenda Item 6.2 - Attachment 1

plans must be carried out and completed to the satisfaction of the Responsible Authority.

- 11 The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, this includes the replacement of any dead, diseased or damaged plants.

Engineering Conditions

- 12 Vehicular crossing(s) must be constructed and/or modified to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.
- 13 No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
- 14 Prior to commencement, detailed drainage plans to be prepared and submitted to Engineering Services for review and approval. The existing stormwater drains in Parkes Lane are private assets, therefore LPD for this development will be to a Council pit in front of the site in Nicholson St. Drainage discharge will be limited via on-site detention, in accordance with the requirements of the Stormwater Discharge Permit.
- 15 The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.

Expiry of permit for development

- 16 This permit will expire if one of the following circumstances applies: -
 - a) The development is not started within two years of the date of this permit.
 - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Notes

- This application has been assessed under Clause 55 (ResCode provisions) of the Maribyrnong Planning Scheme.
- Building Permit - This is not a Building permit. A building permit may also be required. Please contact your building surveyor.
- This permit (unless otherwise stated) does not give approval for the removal or replacement of any boundary fencing. Under the Fences Act 1968 the property owner and the neighbour are equally responsible for any dividing fence. More information on boundary fencing can be obtained at <http://disputes.vic.gov.au/fences>

Agenda Item 6.2 - Attachment 1

- Council has prepared a Municipal Development Contribution Plan (DCP) and is undertaking Planning Scheme Amendment C164 to introduce this DCP into the Maribyrnong Planning Scheme. The DCP proposal allows for the collection of community and development infrastructure levies which go towards funding local infrastructure. The development/increase in floor area, approved under this permit, may be subject to a DCP levy if all planning, subdivision and building permit approvals have not been obtained before the DCP comes into operation. For more information please consult Council's website (search DCP or C164) or call 9600 0200 for more information.
- Upon finalisation of construction and landscaping works please contact Urban Planning on urbanplanning@maribyrnong.vic.gov.au to arrange a compliance inspection.

Engineering notes

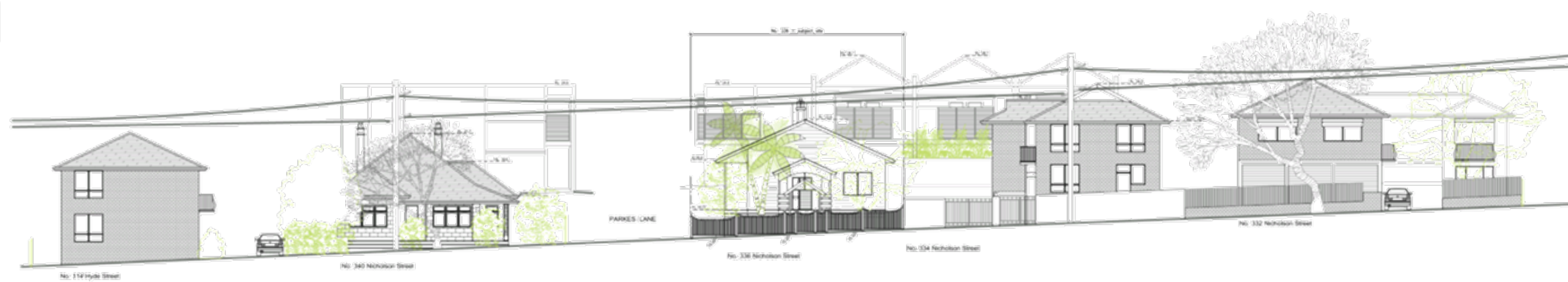
- A Stormwater Discharge Permit is required from MCC Operations and Maintenance.
- The owner shall be responsible for the loss of value or damage to Council's assets as a result of the development. Reinstatement or modification of the asset to Applicant.
- A Council officer will contact the owner/builder to arrange a Street Asset Protection Permit, and advise of the associated Bond required to be lodged prior to commencement of work.

Note: If using a private building surveyor, a Section 80 Form must be supplied to Council's Building Surveyor to initiate the above process.

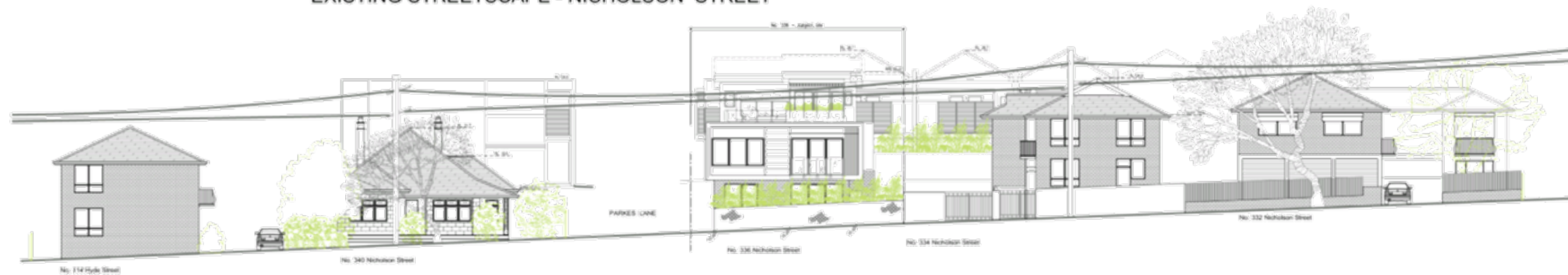
- A Road Opening Permit from the Responsible Authority is required for any work or excavation within the road reserve.
- Any work within the road reservation must be carried out to the satisfaction of the Responsible Authority.
- Materials are not to be stored on the road reserve without Responsible Authority approval.
- A Vehicle Crossing Permit is required from the Responsible Authority for any new crossing prior to the commencement of works. Vehicle crossing(s) shall be constructed in accordance with the Responsible Authority's Standard Drawings, Specification and Vehicle Crossing Policy

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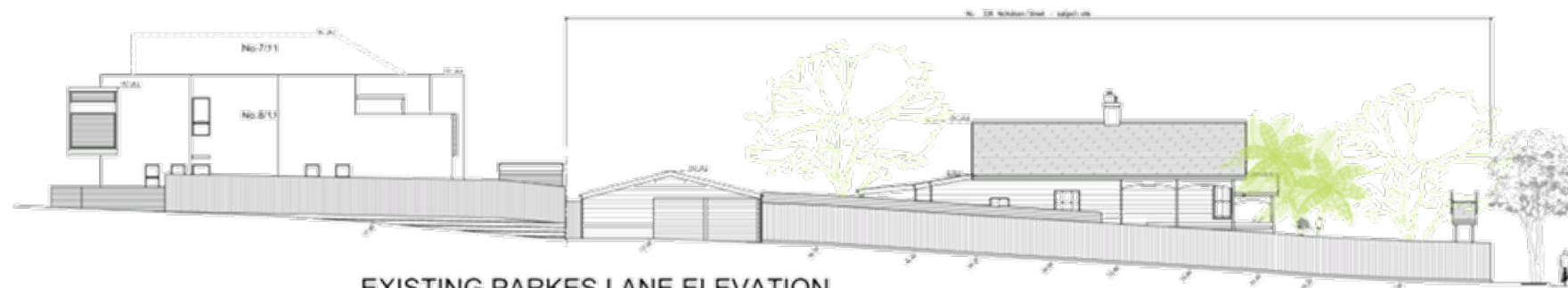
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EXISTING STREETScape - NICHOLSON STREET



PROPOSED STREETScape - NICHOLSON STREET

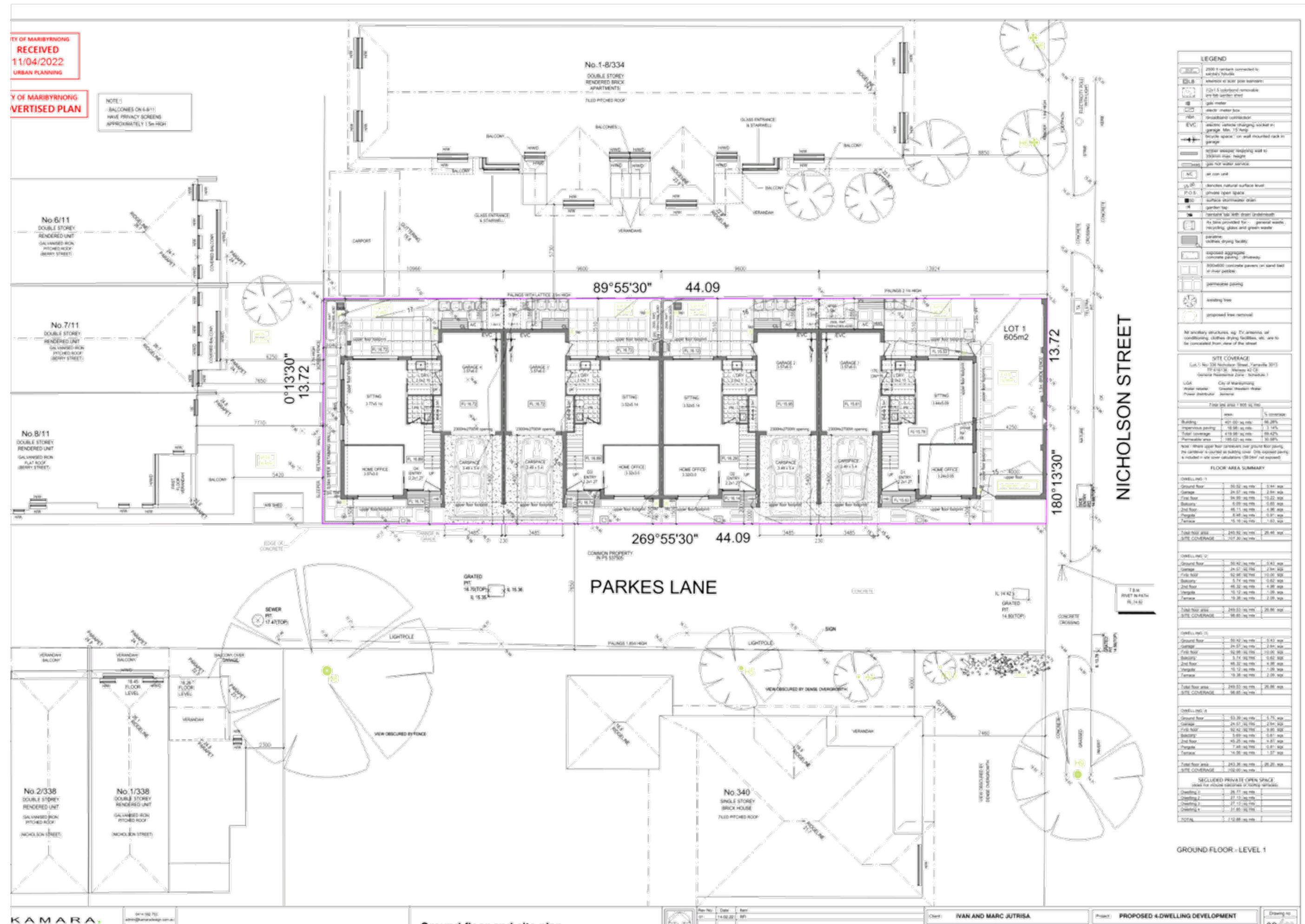


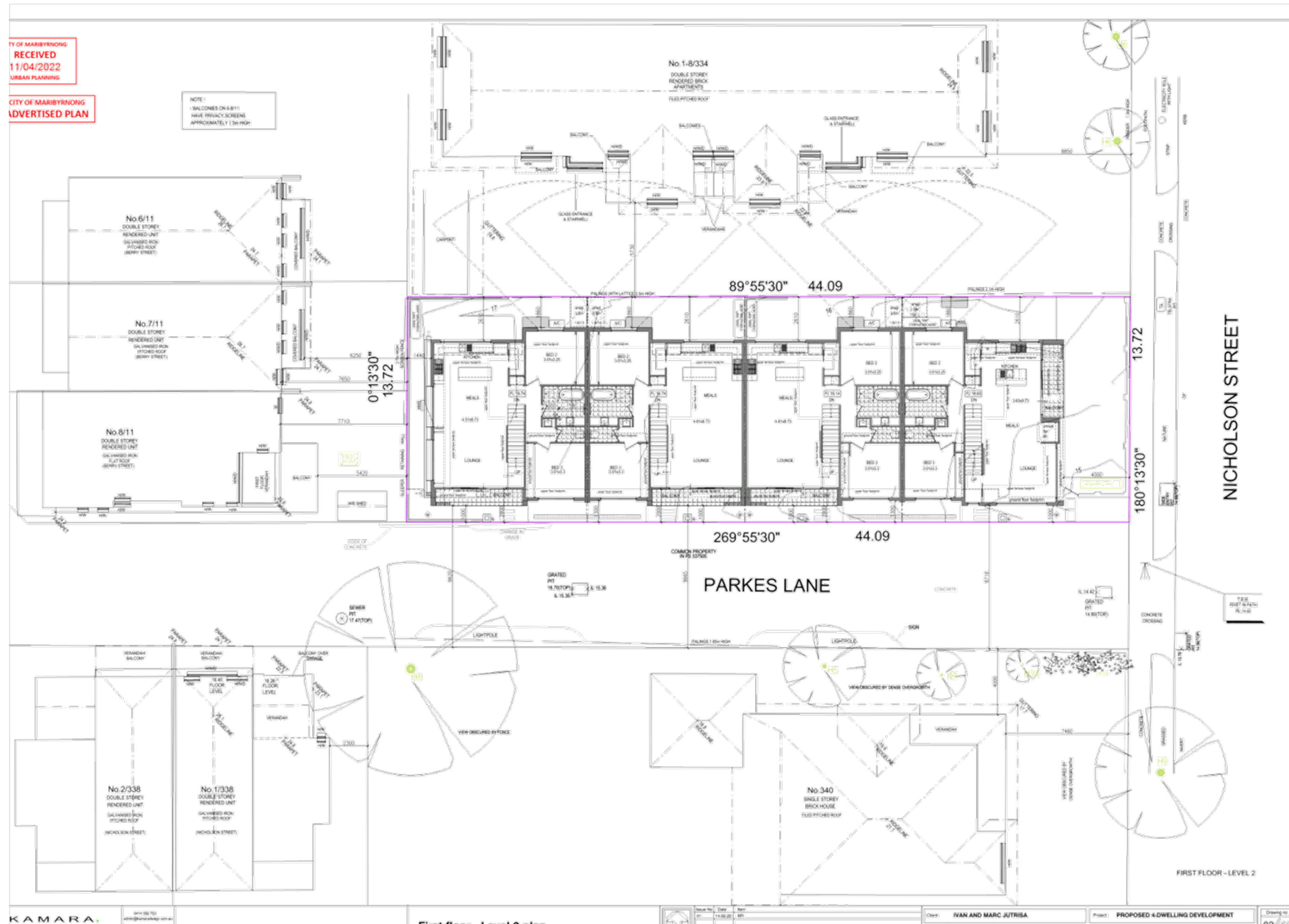
EXISTING PARKES LANE ELEVATION

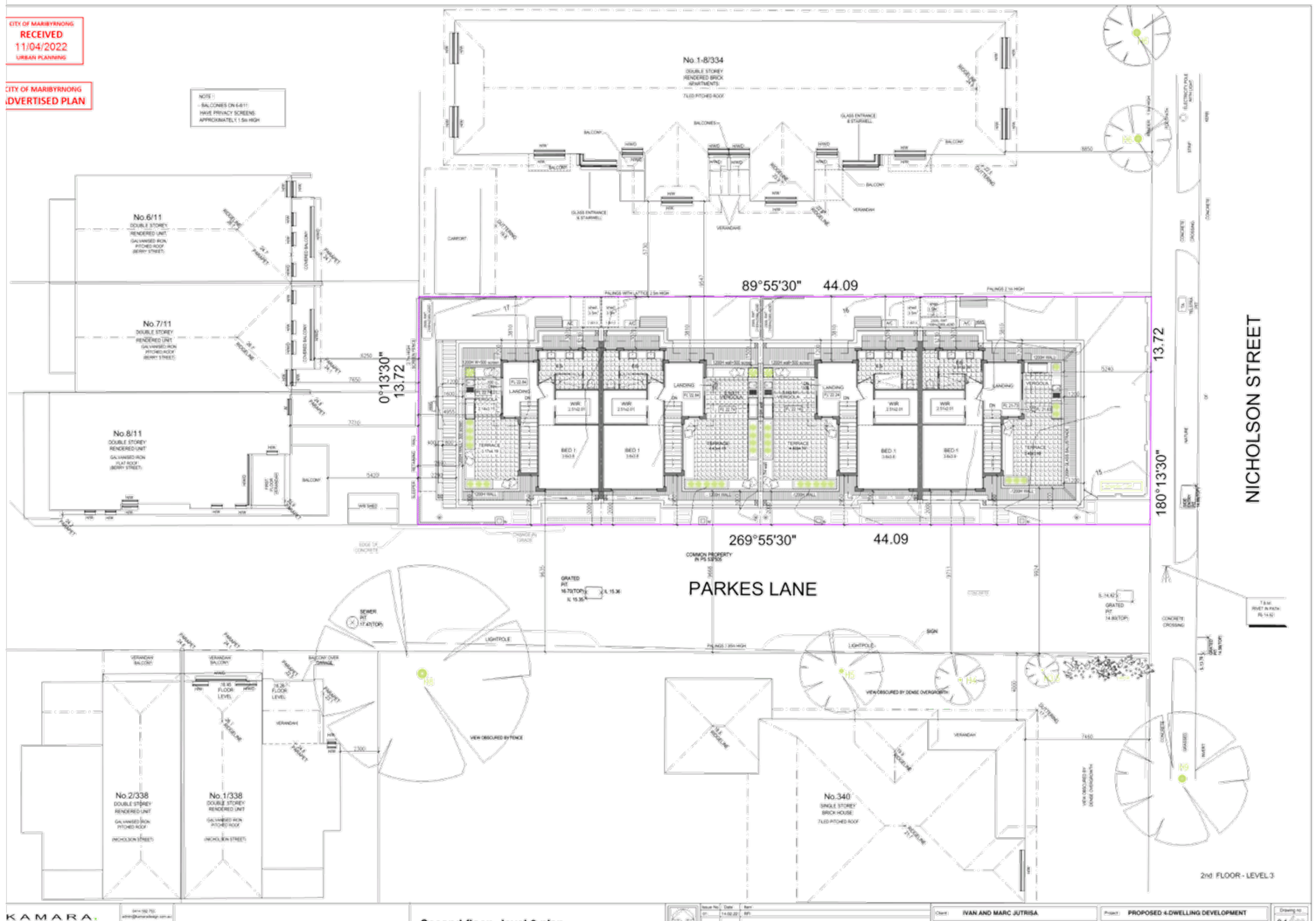


PROPOSED PARKES LANE ELEVATION

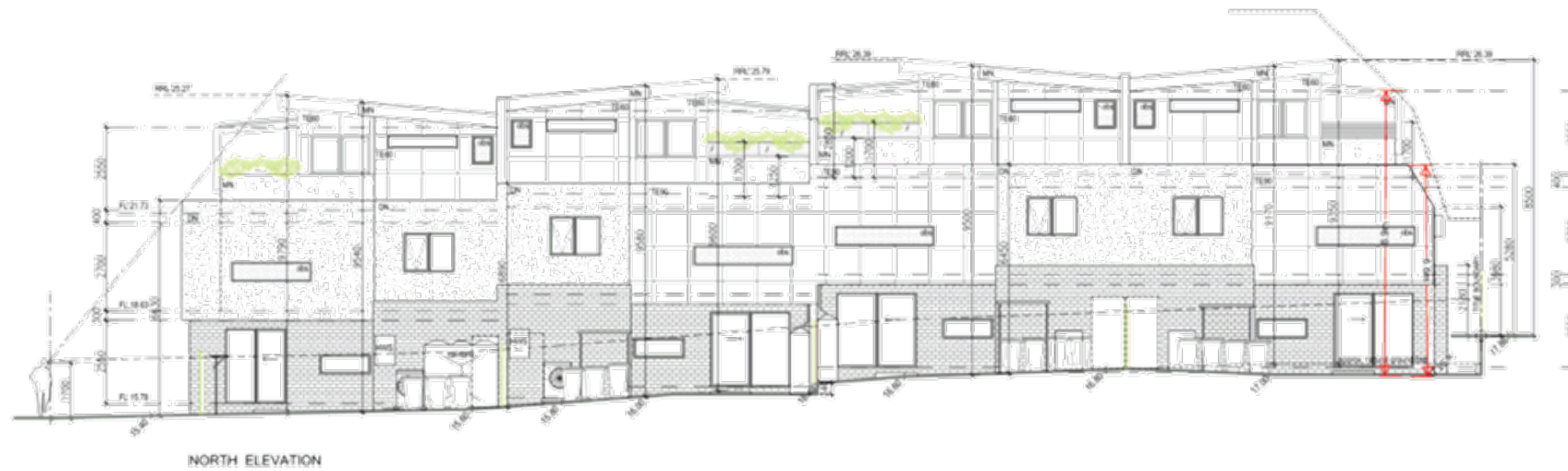
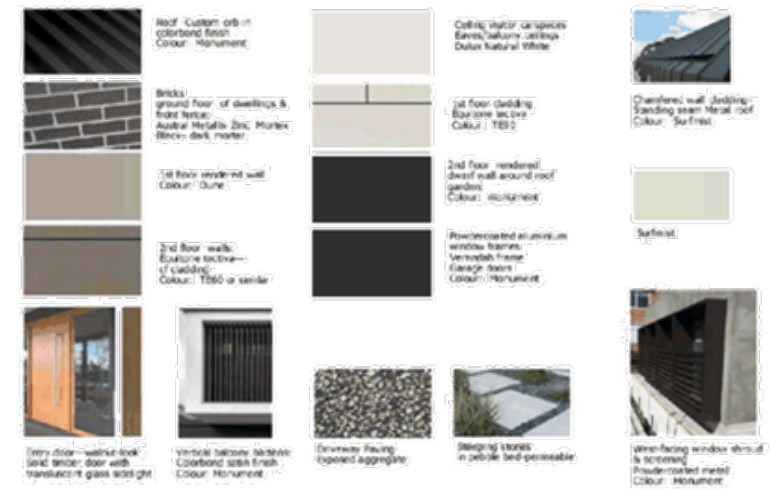
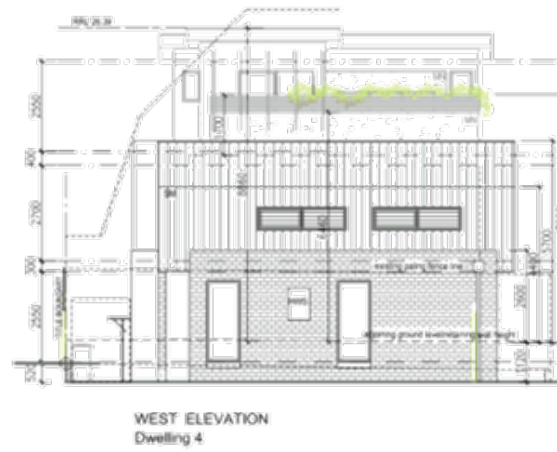
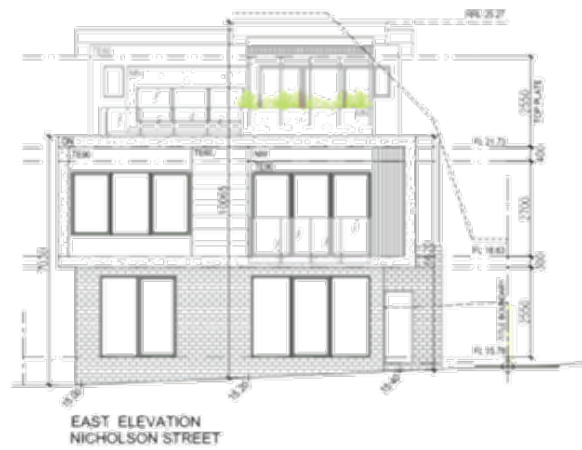
STREETScape 1:150



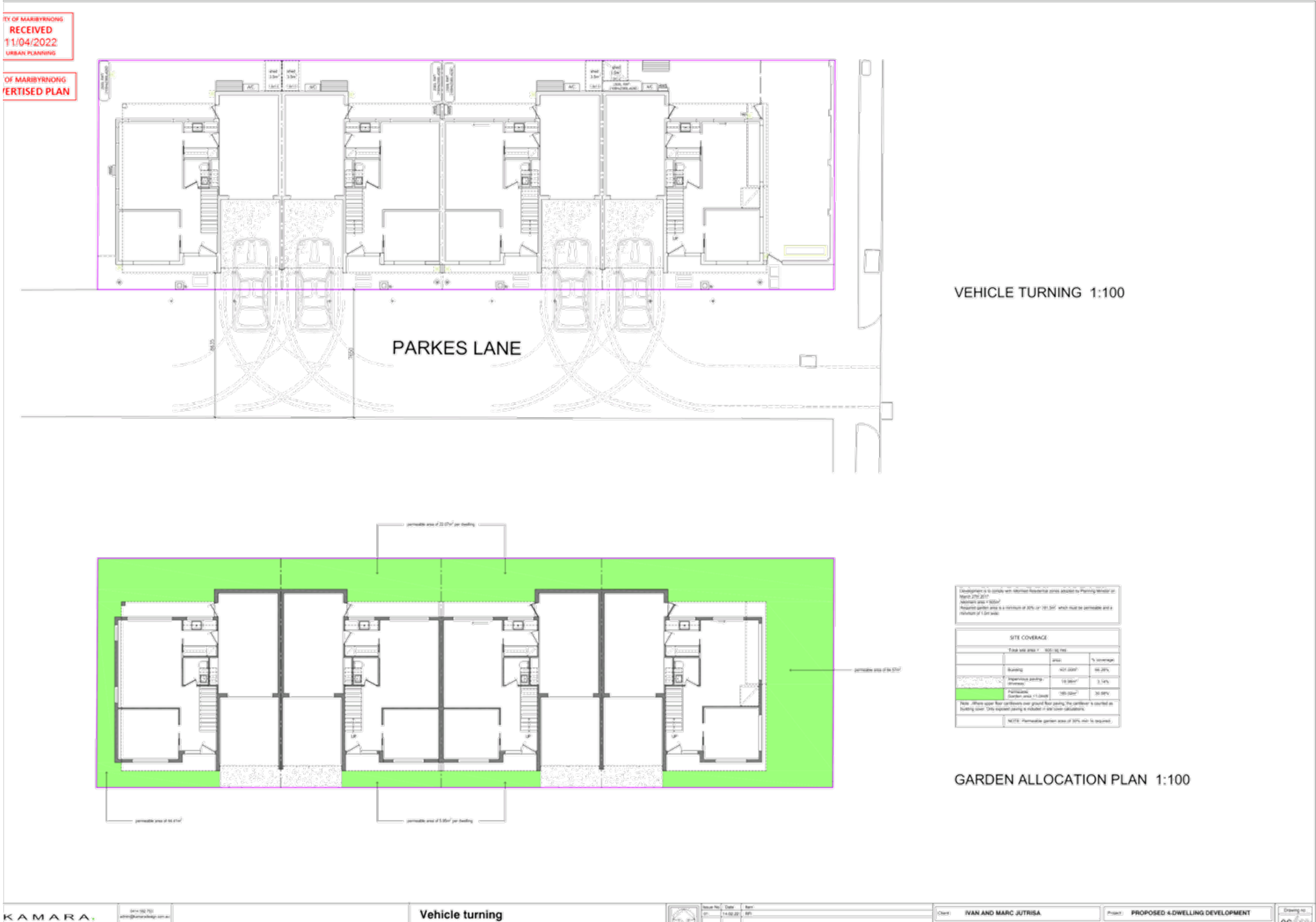




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| LEGEND | | |
|--------|---|---------------------------------|
| | INTERIAL | COLOR |
| | CUSTOM ONE SHEET ROOFING | MONUMENT |
| | GROUND FLOOR FACE BRICKWORK | AUSTRIA METALLIC 2ND DAWN METAL |
| | 1ST FLOOR Pondered WALL | DUAR DUNE - ON |
| | EQUITONE TEXTURA OF SHINGLING | RED |
| | 2ND FLOOR PERGOLA FRAME PENCIL CHANN WALL | MONUMENT - IN |
| | EQUITONE TEXTURA OF SHINGLING | RED |
| | BAYS BALCONY CEILINGS | NATURAL WHITE - SW |



KAMARA

0414 192 721
info@kamara.com.au

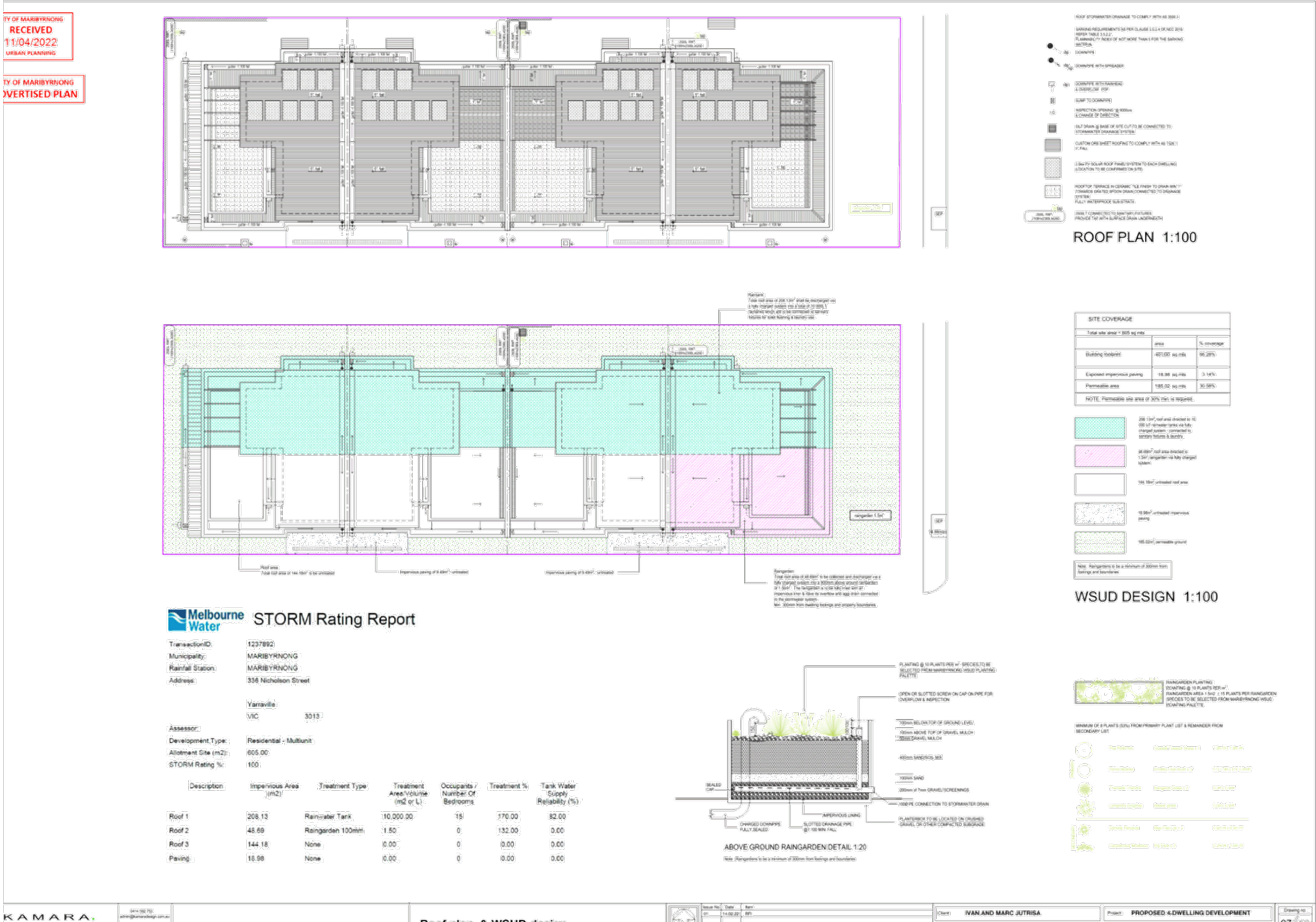
Vehicle No. Date Rev. 01 14.02.22 001

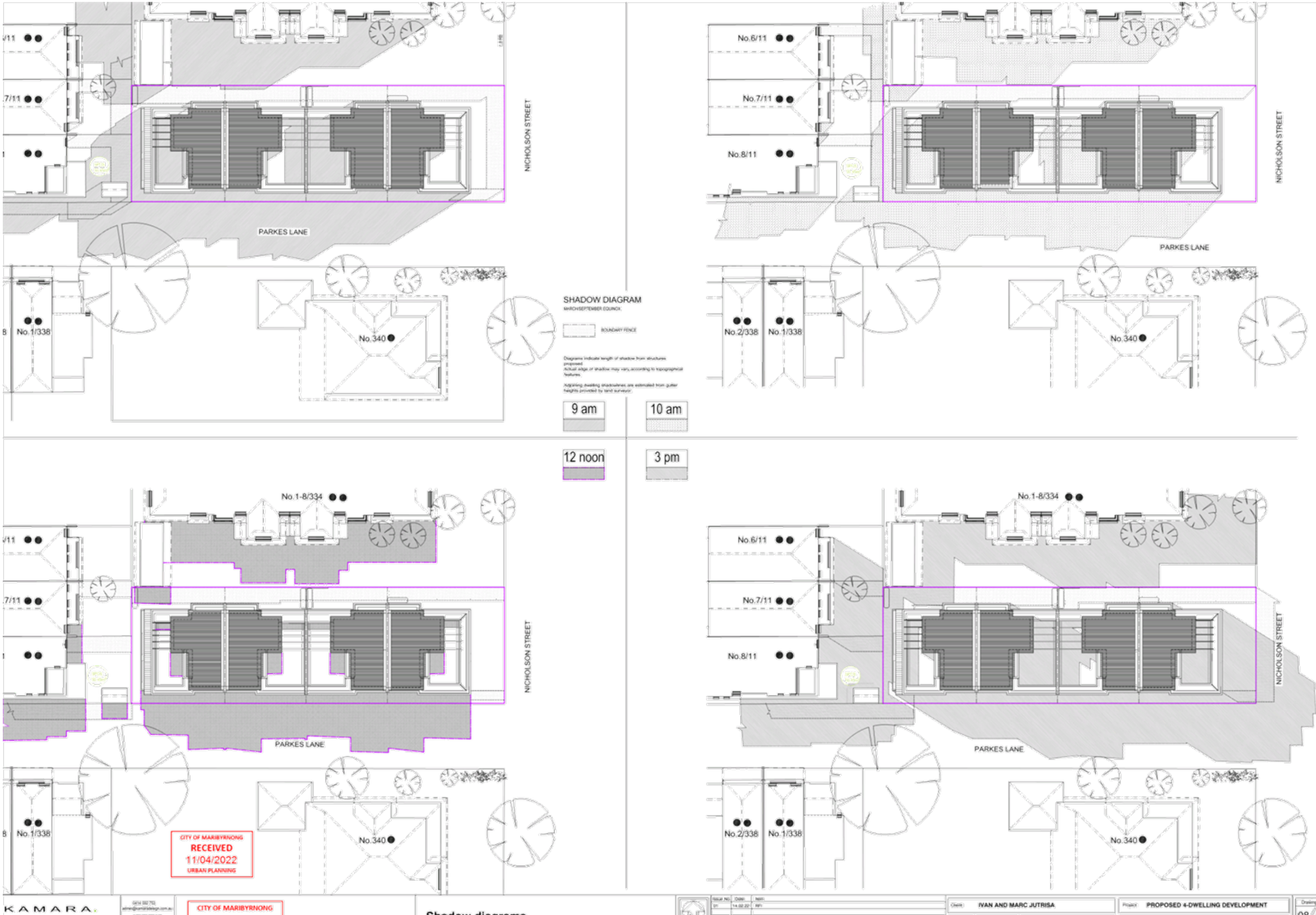
Vehicle turning

Client: IVAN AND MARC JUTRISA

Project: PROPOSED 4-DWELLING DEVELOPMENT

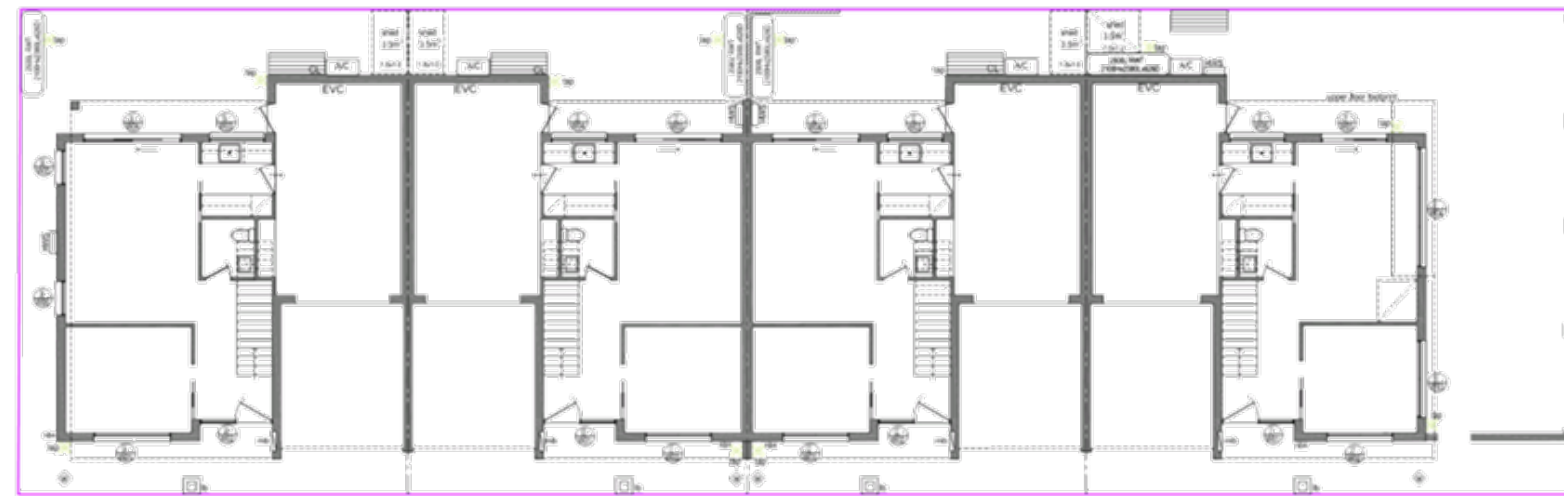
Drawing no. 01



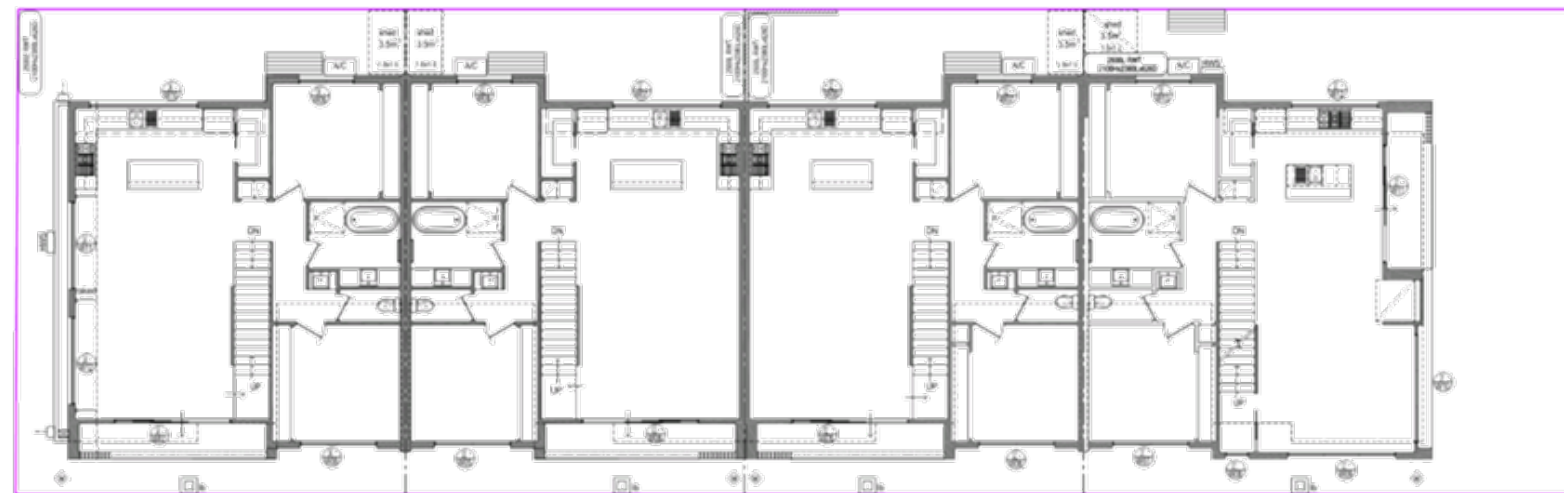


Agenda Item 6.2 - Attachment 2

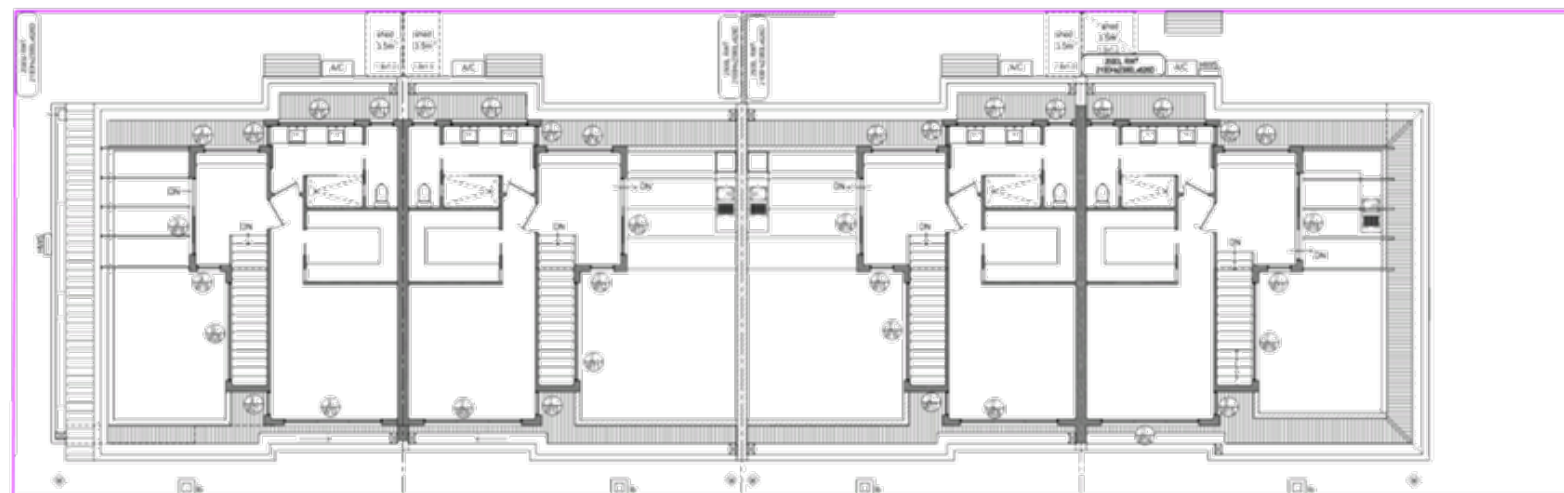
OVERVIEW PLAN



GROUND FLOOR - LEVEL 1



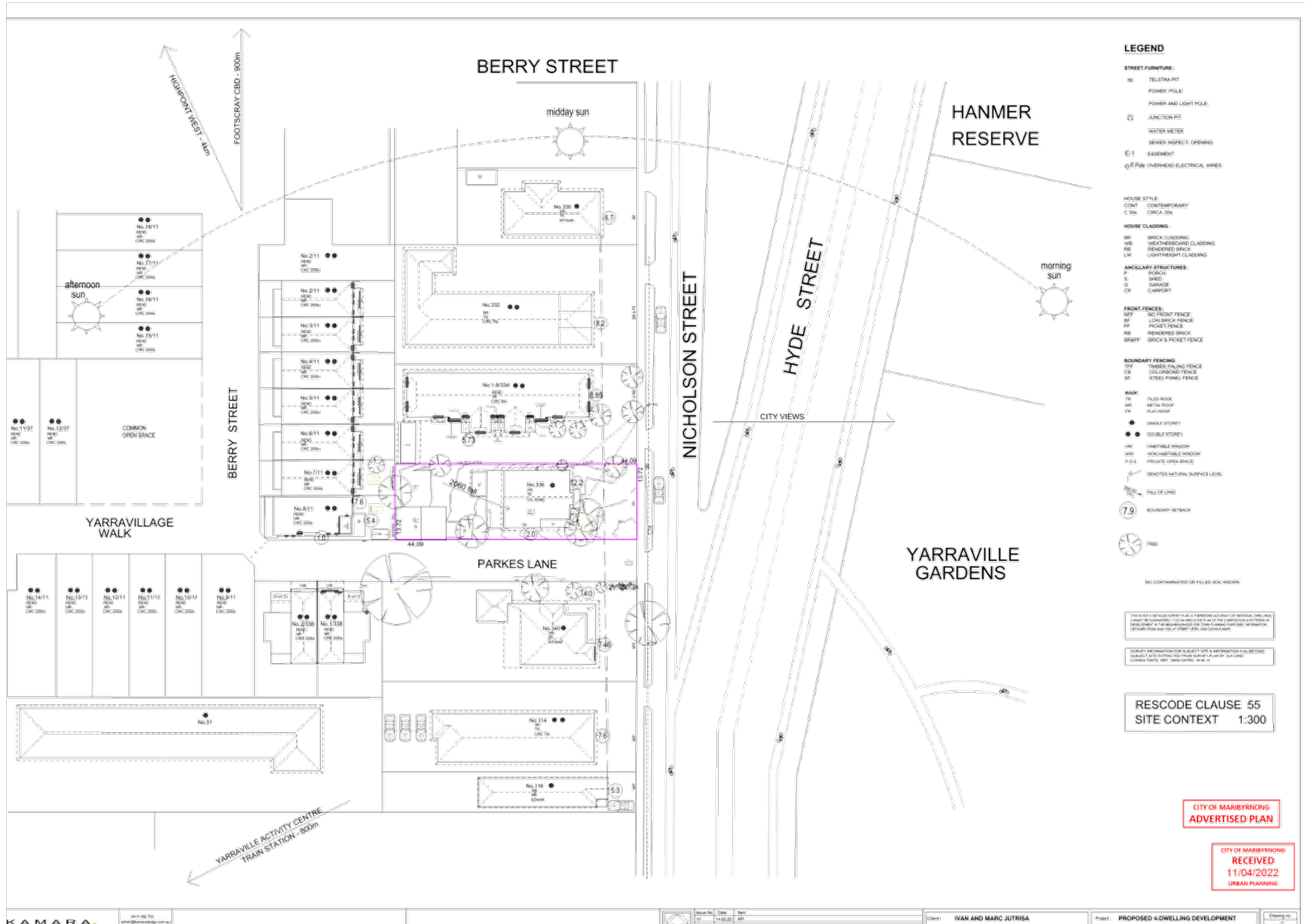
FIRST FLOOR - LEVEL 2

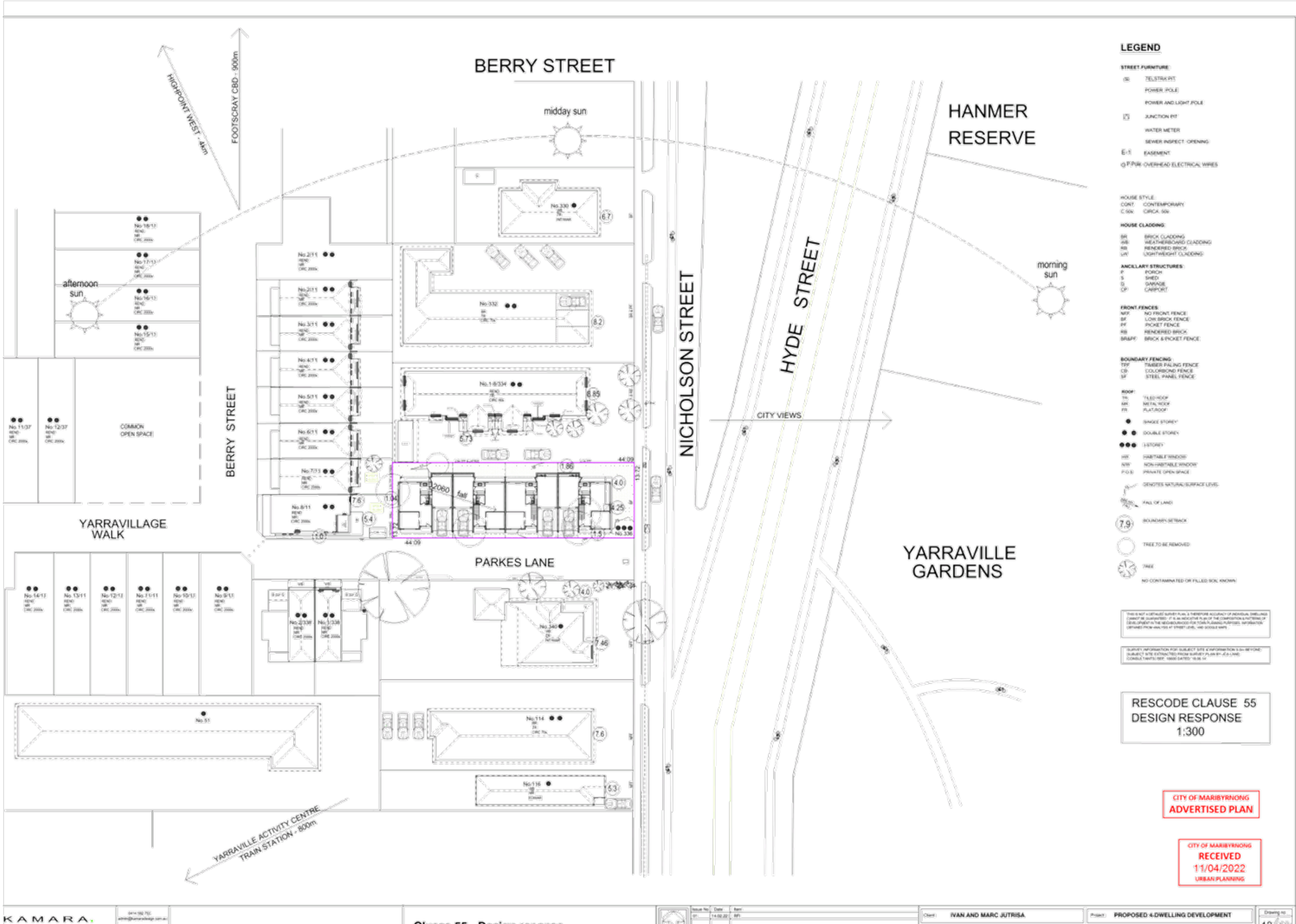


2nd FLOOR - LEVEL 3

| WINDOW SCHEDULE | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------|--------|---------|---------|---------|------------------------------|--|--|------|------|--|--|--|--|--|--|--|--|--|--|
| ALL WINDOWS ARE ASSUMED TO BE DOUBLE GLAZING UNLESS NOTED OTHERWISE | | | | | | | | | | | | | | | | | | | | | |
| SIZES REFER TO WINDOW TYPES NOT SET BY OPENINGS. ALL ARE SUBJECT TO VARIATION ACCORDING TO MANUFACTURER'S SPECIFICATIONS. | | | | | | | | | | | | | | | | | | | | | |
| ALL ANCHORS & EXTERNAL DOOR FRAMES TO BE SEALED FOR WEATHER RESISTANCE. WINDOWS TO BE FLASHED AS SHOWN. | | | | | | | | | | | | | | | | | | | | | |
| (DB) INDICATES THRESHOLD SLATING | | | | | | | | | | | | | | | | | | | | | |
| (L.S.) CHECK SPRING DIMENSIONS IN DETAIL | | | | | | | | | | | | | | | | | | | | | |
| (AD) INDICATES REINFORCING STEELING TO MEET CODES | | | | | | | | | | | | | | | | | | | | | |
| GLazing: | | | | | | | | | | | | | | | | | | | | | |
| All glazing including safety glazing shall be installed in a safe type and thickness as to comply with BS EN 12208. | | | | | | | | | | | | | | | | | | | | | |
| BSA Part 1.3 for Class 1 and Batching within its design wind speed of not more than N3, and | | | | | | | | | | | | | | | | | | | | | |
| BSA Part 1.3 for Class 2 and 3 and Buildings | | | | | | | | | | | | | | | | | | | | | |
| Operator window within 270° plane of the threshold floor must be recessed so that the springs do not permit a "climber" space to pass through it if the fall is greater than 0.8 metre from the internal ground level. | | | | | | | | | | | | | | | | | | | | | |
| Glazing, glassing to be used in the following cases: | | | | | | | | | | | | | | | | | | | | | |
| (1) All floors, within 500mm vertical of the floor | | | | | | | | | | | | | | | | | | | | | |
| Bespoke - unless otherwise noted, must not be left open & allow sufficient protection | | | | | | | | | | | | | | | | | | | | | |
| (2) Non-habitable or storage rooms, shower enclosures, utility areas | | | | | | | | | | | | | | | | | | | | | |
| (3) Bathrooms, unless otherwise noted from above, may either be fitted without or tough | | | | | | | | | | | | | | | | | | | | | |
| (4) Showers, unless otherwise indicated from above | | | | | | | | | | | | | | | | | | | | | |
| (5) Showers shall be made of safety glass | | | | | | | | | | | | | | | | | | | | | |
| For Glazing Safety glass to minimum of submittal & include | | | | | | | | | | | | | | | | | | | | | |
| SLATING SPECIFICATIONS - CODES | | | | | | | | | | | | | | | | | | | | | |
| CMP-1 | COMPOSITE 8 SG CLEAR 12x5 SHGC 0.57 | | | | | | | | | | | | | | | | | | | | |
| CMP-2 | COMPOSITE 8 SG CLEAR 12x5 SHGC 0.40 | | | | | | | | | | | | | | | | | | | | |
| CMP-3 | COMPOSITE 8 DG AIR FILL CLEAR CLEAR U-0.9 SHGC 0.51 | | | | | | | | | | | | | | | | | | | | |
| CMP-4 | COMPOSITE 8 DG AIR FILL CLEAR CLEAR U-0.9 SHGC 0.51 | | | | | | | | | | | | | | | | | | | | |
| CMP-5 | COMPOSITE 8 DG MASON FILL HIGH SOLAR GAIN LOW L-CLEAR 10x12 SHGC 0.49 | | | | | | | | | | | | | | | | | | | | |
| CMP-6 | COMPOSITE 8 DG MASON FILL HIGH SOLAR GAIN LOW L-CLEAR 10x12 SHGC 0.49 | | | | | | | | | | | | | | | | | | | | |
| DWELLING 1: | | | | | | | | | | | | | | | | | | | | | |
| LEVEL 1 - GROUND FLOOR - 2300 HEAD HEIGHT UNLESS NOTED OTHERWISE | | | | | | | | | | | | | | | | | | | | | |
| #ROOM# | ROOM | DIRECT | HEIGHT | U-VALUE | SPRANG | SLATING | REMARKS | | | AREA | SHGC | | | | | | | | | | |
| 101 | ENTRY | SOUTH | 2340 | > 0.00 | FIBRED | DB | 100% TAPER DOOR/SOUGHT COMBO | | | 1.8 | 0.57 | | | | | | | | | | |
| 102 | OFFICE | SOUTH | 2380 | > 0.00 | AIRFILL | CLEAR | 2 PANEES | | | 12 | 0.40 | | | | | | | | | | |
| 103 | OFFICE | EAST | 2380 | > 0.00 | AIRFILL | CLEAR | 2 PANEES | | | 12 | 0.40 | | | | | | | | | | |
| 104 | | | | | | | | | | | | | | | | | | | | | |

[illegible]



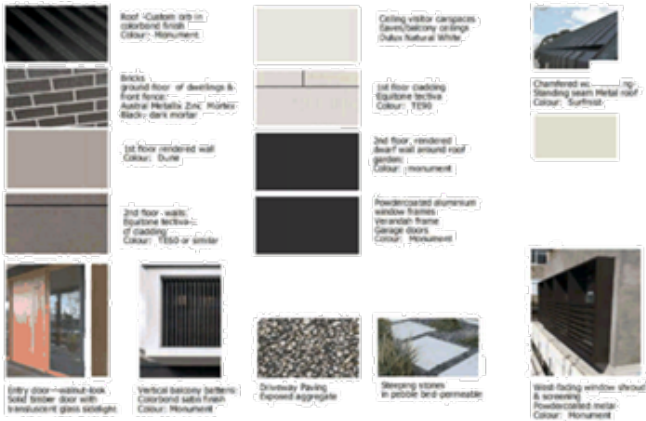




EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100























SOUTH ELEVATION
SCALE: 1:100

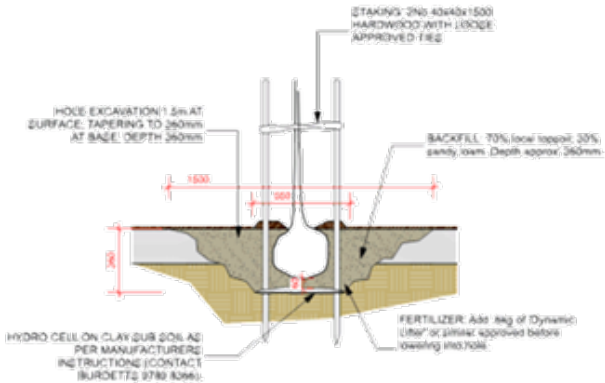
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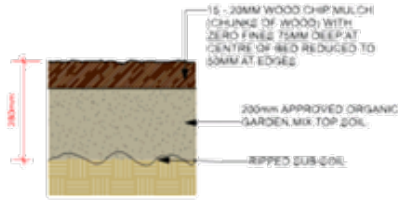


| Plant List | | | | | | | |
|---|----------|-----|------------------------------|---|------------------------|---------------|---------------|
| Image | ID | Qty | Common Name | Botanical Name | Scheduled Size | Mature Height | Mature Spread |
| Trees | | | | | | | |
|  | Lagerflm | 4 | Crape Myrtle | Lagerstroemia indica 'Natchez' | 1.5m HL 40 L | 8.0m | 6.0m |
|  | Phe | 1 | Casary Island Palm | Phoenix canariensis | Transplanted Tree size | 15 - 20m | 7-10m |
| Shrubs | | | | | | | |
|  | Arts | 33 | New Zealand Rock Lily | Anthopodium cinctum 'Te Puna' | 200mm Pot | .4m | .5m |
|  | Rsl | 9 | Cast Iron Plant | Aspidistra lurida 'Ginga' | 200mm Pot | 0.9-1.0m | 1.5-2.0m |
|  | Cale | 7 | Hybrid Bottlebrush Endeavour | Callistemon citrinus Endeavour | 200mm Pot | 2m | 2m |
|  | Cgl | 11 | Rock Cornus | Cornus glabra | 200mm Pot | 1.5-2m | 1.2-2.0m |
|  | Pho | 3 | Prothia | Prothia x fragrans 'Red Robin' | 200mm Pot | 3-5m | 2.0-3.5m |
|  | Rosp | 6 | Creeping Rosemary | Rosmarinus officinalis 'Prostratus' | 150mm Pot | 600mm | 2.0m |
|  | Sbc | 20 | Select Lilytily | Syringum paniculata 'Blackyard Bliss' | 200mm Pot | 3-4m | 1.8m |
| Ground Covers | | | | | | | |
|  | Chry | 36 | Yellow Buttons | Chrysanthemum apiculatum 'Desert Flame' | 150mm Pot | 0.2-0.3m | 0.4-0.5m |
|  | Or-El | 32 | Silver Falls | Ochandra repens | 150mm Pot | 0.0-0.3m | 0.9-1.2m |
|  | FlNo | 13 | Knobby Club-rush | Florin nodosa | 150mm Pot | 0.75-0.9m | 0.0-0.3m |
|  | KanP | 11 | Running Postman | Kennedia prostrata | 150mm Pot | 0.0-0.3m | 0.9-1.2m |
|  | Vh | 14 | Native Violet | Viola hederacea | 150mm pot | 0.0-0.3m | 1.2-2.0m |
| Grasses | | | | | | | |
|  | Dbr | 21 | Spreading Flax Lily | Dianella 'Breeze' | 150mm Pot | 0.60 | .65m |
|  | Dl | 81 | Spreading Flax Lily | Dianella revoluta 'Little Jazz' | 150mm Pot | 0.3-0.45m | .4m |
|  | Lrp | 77 | Hybrid Lure Lily | Girlope Musken 'Just Right' | 150mm Pot | 0.4m | 0.4m |
|  | Pels | 39 | Fountain Grass | Pennisetum alopecuroides 'Pennisetum' | 150mm Pot | .45m | .45m |
| Climbers | | | | | | | |
|  | FicP | 3 | Creeping Fig | Ficus pumila var minima | 150mm Pot | 3-5m | 3.5-6m |
| Succulent | | | | | | | |
|  | Agr | 4 | Sweet Neck Agave | Agave attenuata | 200mm Pot | 0.75-0.9m | 1.2-1.5m |
| Total | | 425 | | | | | |

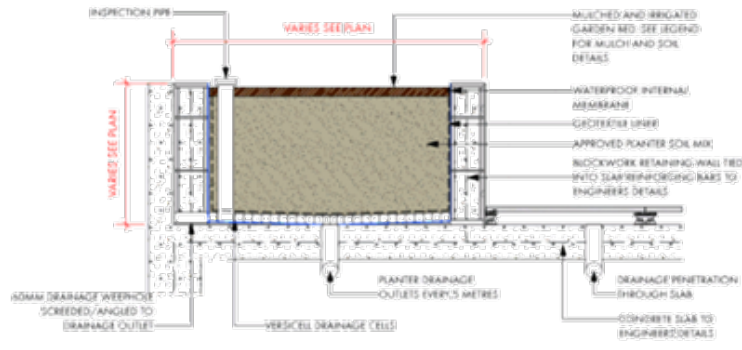
| EXISTING TREE SCHEDULE | | | | | | | | |
|------------------------|-----------------------|-------------------------|--------|--------|---------|-----------|------------------|--------------------------------|
| Tree No. | Genus Species | Common Name | Height | Canopy | Caliper | Condition | Significance | Action/Comment |
| EG1 | Cedrela Tree | | 3000 | 4000 | 300 | Arise | Less Significant | Remove |
| EG2 | Phorix casuarina | Casary Island Date Palm | 30000 | 4000 | 300 | Good | Most Significant | Transplant - Original location |
| EG3 | Phorix casuarina | Casary Island Date Palm | 30000 | 4000 | 300 | Good | Most Significant | Remove |
| EG4 | Jacaranda mimosifolia | Jacaranda | 7000 | 4000 | 300 | Arise | Less Significant | Remove |
| EG5 | Tournefortia | Parrotia pepper | 4000 | 4000 | 300 | Good | Less Significant | Remove |
| EG6 | Evergreen tree | | 3000 | 4000 | 300 | Good | Less Significant | Remove |
| EG7 | Rotunda melle | Parrotia pepper | 4000 | 12000 | 300 | Good | Less Significant | Retain |



1 Semi Advanced Tree Detail
Scale: 1:20



2 Garden Bed Detail
Scale: 1:20



3 Raised Planter detail
Scale: 1:20

FOR PLANNING ONLY - 18/11/23

Agenda Item 6.3**PLANNING APPLICATION AT 63 SUNSHINE ROAD WEST FOOTSCRAY**

Director: Laura Jo Mellan
Director Planning and Environment Services

Author: Ashley Minniti
Manager City Places

PURPOSE

To present for consideration a planning application at 63 Sunshine Road, West Footscray which has received three objections and has a cost of construction of over \$10M.

| | |
|--|---|
| APPLICATION RECEIVED | 2 August 2022 |
| APPLICATION NUMBER | TP331/2022(1) |
| APPLICANT | Contour Consultants |
| SITE ADDRESS | 63 Sunshine Road West Footscray |
| PROPOSAL | Partial demolition and the construction of buildings and works in association with the proposed use of the land for the purposes of warehouses, offices, and a food and drink premises, buildings and works to display business identification signage on a lot in a Heritage Overlay and reduction in the car parking requirement. |
| ZONES | Industrial 1 Zone Industrial 3 Zone |
| OVERLAYS | Heritage Overlay- Schedule 161 Development Contributions Overlay – Schedule 2 |
| INTERNAL REFERRALS | Parks and Gardens Development Engineering Transport Engineering Heritage Environment Sustainable Design |
| EXTERNAL REFERRALS | Department of Transport |
| COST OF DEVELOPMENT | \$29.1M |
| WARD | Stony Creek |
| ADVERTISED | Yes |
| NUMBER OF OBJECTIONS | Three |
| DATE OF PLANNING FORUM | N/A |
| REASON FOR CONSIDERATION BY COUNCIL | Cost of works over \$10M |

Agenda Item 6.3**ISSUES SUMMARY**

- Approval is sought for partial demolition of the single storey section to the rear of the existing warehouse building, the construction of buildings and works in association with the proposed use of the land for warehouses, offices and a food and drink premises, display business identification signage on a lot in a Heritage Overlay and reduction in the car parking requirement.
- A Planning Permit is required under the Industrial 1 and 3 Zone, the Heritage Overlay, signage and car parking provisions.
- The key concerns relate to whether the proposed development and use is appropriate to the Planning Policy Framework, Council heritage policies, and the provisions for signage and car parking.
- The application was advertised and received 3 objections.
- The application is recommended for approval, subject to the conditions as outlined in Attachment 1.

ATTACHMENTS

1. Proposed Permit Conditions
2. Advertised Plans

OFFICER RECOMMENDATION

That the City Development Delegated Committee:

1. **Issue a Notice of Decision to Grant a Permit for:**
 - a. **the partial demolition and the construction of buildings and works in association with the proposed use of the land for the purposes of warehouses, offices and a food and drink premises, buildings and works and to display business identification signage on a lot in a Heritage Overlay and reduction in the car parking requirement at 63 Sunshine Road West Footscray subject to conditions contained in Attachment 1.**
2. **Delegate to the Manager City Places the authority to settle any matter before the Victorian Civil and Administrative Tribunal which may arise as a result of the issuing of this planning permit.**

Agenda Item 6.3**BACKGROUND****1. Proposal**

- Demolition of the single storey section to the rear of the existing building.
- Demolition/restoration works to the remainder of the existing building including the roof sheeting, window frames, glazing, façade elements and signage.
- Construction of two new buildings to the rear of the existing. The buildings will have a gross floor area of 5,789 square metres and a maximum height of 21.3 metres.
- The new building would have a 5 metre setback to the south along Indwe Street and be constructed on the McArthur Street boundary to the west.
- Use of the land for the purposes of warehouses, offices, food and drink premises (café) and industry.
- Display of business identification signage.
- A total of 233 car parking spaces would be provided on site, requiring a reduction of 195 car spaces based on the statutory rate.

2. Site and Surrounds**Subject Site**

The site is located on the south side of Sunshine Road and is irregular in shape. It has a frontage of 91.44 metres to Sunshine Road with a maximum depth of 365.11 metres along the site's McArthur Street boundary. The site has an overall area of 2.72 hectares (27,299sqm).

The site has an existing four storey warehouse building known as the *Goldsbrough Mort & Co Ltd Wool Store*, with a single storey section to the rear of the main building (Pictures 1, 2 and 3). The southern half of the site is currently vacant, with no vegetation.



Picture 1 – Aerial view of subject site. Source: Nearmaps, December 2022

Agenda Item 6.3

Picture 2 – Street view of subject site from Sunshine Road. Source: Googlemaps, October 2022



Picture 3 – Street view of the rear of site from McArthur Street. Source: Googlemaps, October 2022.

Restrictive Covenants

The site is formally described as Lot 2 on Plan of Subdivision 301910G Volume 10006 Folio 061. There is a 5.18 metre railway line easement located within the north eastern corner of the subject site.

The site is impacted by Covenant J861008 stating that the proprietor *will not erect or cause or suffer to be erected ... any building or other erection (other than railway lines) within a distance of 15.24m from the eastern boundary of the said Lot 2 for a distance of 61 metres along the eastern boundary of the said lot 2 from the north-east corner of the said Lot 2.*

Agenda Item 6.3

The *Planning and Environment Act 1987* defines 'building' as including:

- (a) A structure and part of a building or a structure; and
- (b) Fences, walls, out-buildings, service installations and other appurtenances of a building; and
- (c) A boat or a pontoon which is permanently moored or fixed to land.

The canopies proposed along the eastern part of the existing building encroach into this space and may contravene this covenant.

Surrounding Area

The built form and existing land uses along the southern part of Sunshine Road are fairly consistently characterised by industrial land uses with a consistent three to four storey built form. This particular stretch of Sunshine Road contains some similarly styled four storey heritage wool stores/warehouses – at 47-61 Sunshine Road and to a lesser extent at 79 Sunshine Road and 4 McArthur Street. To the north of the site across Sunshine Road is the existing rail line. There is an established residential zone south of Indwe Street.

East: There are two lots that adjoin the subject site to the east. 47-61 Sunshine Road is oriented to Sunshine Road and contains a similarly styled four storey heritage wool store building (Picture 4). The building occupies most of the site and has an identical front setback to that of the subject site. The site has two crossovers to Sunshine Road and two crossovers to Roberts Street.

3. Site History

A number of historic planning permits can be found on Council's records for the site, with the following permit of particular relevance to the current proposal:

- TP202/2013(1) – Buildings and works to construct a warehouse in an industrial 1 and 2 Zone and within a heritage overlay and reduction in the car parking requirement – Planning permit issued on 16/10/2013, expired 16/10/2015.

Other applications are:

- TP04/0091 – signage in a heritage overlay
- TP02/0684 – bricking up of ground floor warehouse windows

Heritage citation – Statement of Significance

The site is individually significant within the local area. The relevant Statement of Significance is replicated below;

“Goldsborough Mort wool store is of regional historical and architectural significance, this and the adjoining Australian Estates wool stores represent the height of the development of the wool and pastoral industries in Victoria. The wool industry has played a significant role in the development of Victoria and Australia, and wool stores have been one of the most prominent building types in Melbourne's West. (Criterion A4)

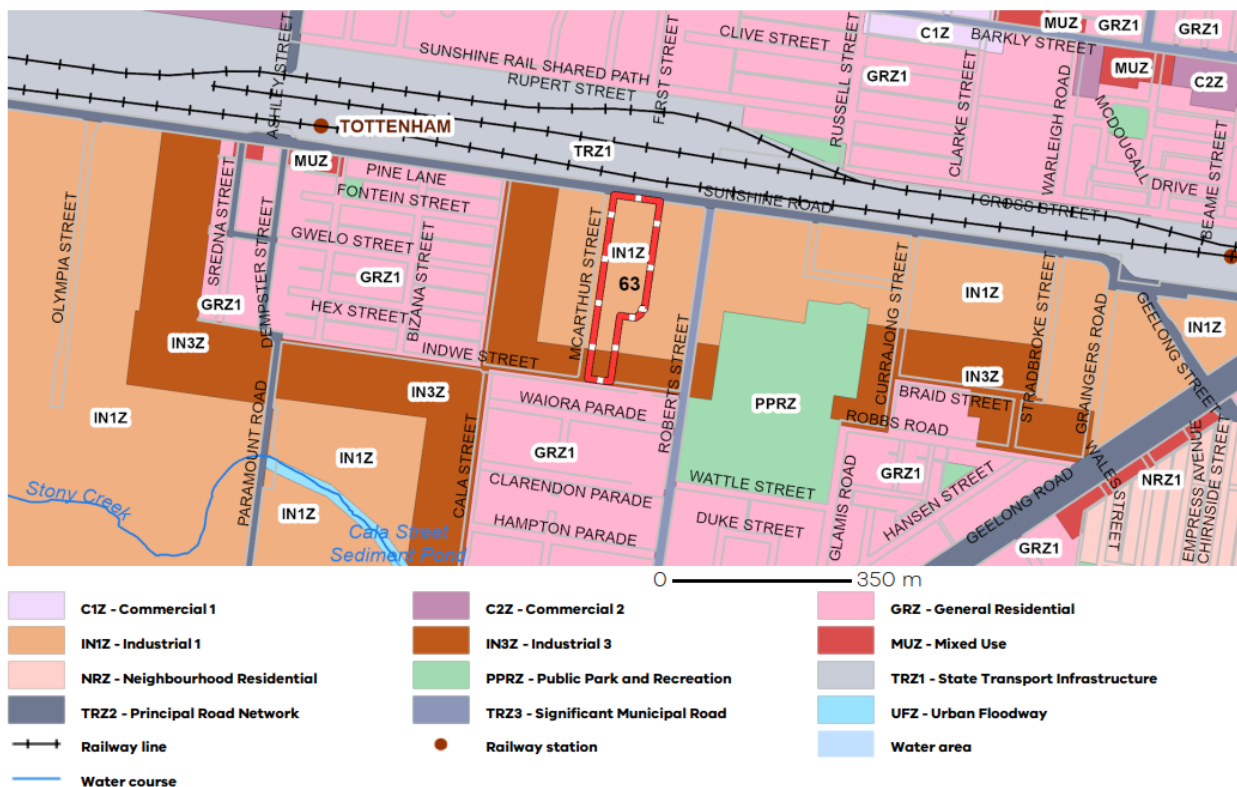
Agenda Item 6.3

The scale of the architecture of these buildings reflect the prosperity of the firms and the great contribution of the wool industry to Australia's trade and growth in the post war period. The location of the stores on railway lines which provide access to the Melbourne ports and the pastoral land in the north and west of the state is indicative of the way in which the export wool industry has been controlled by intermediary agents.

Architecturally this building represents the epitome of wool store design with the functional married seamlessly to the decorative."

4. Policy Context and Permit Triggers

The site is largely located within an Industrial 1 Zone, with the southern part of the site nearest to Indwe Street within the Industrial 3 Zone (Picture 6). The site is also covered by a Heritage Overlay (HO161) and Development Contributions Plan Overlay (DCPO2).



Picture 4 – Zone Map. Source: VicPlan, 3 February 2023.

A Planning Permit is required for the following:

- Industrial 1 Zone: A permit is required to use the land for a food and drink premises and office (Clause 33.01-1).
- Industrial 3 Zone: A permit is required to use the land as a warehouse within 30 metres of a residential zone (Clause 33.03-1).
- A permit is required to construct a building or construct or carry out works (Clause 33.01-4 and Clause 33.03-4).

Agenda Item 6.3

- Heritage Overlay – Schedule 161: A permit is required to demolish or remove a building and to construct a building or construct or carry out works (Clause 43.01-1).
- Signs: A permit is required to construct and display business identification signage (Clause 52.05-12).
- Car Parking: A permit is required to reduce the number of car parking spaces required under Clause 52.06-5. (Clause 52.06-3).

A permit is not required for 'Warehouse' or 'Industry' in the Industrial 1 Zone area unless the threshold distances identified in Clause 53.10 (Uses with adverse amenity potential) cannot be met for the specific use. There are only warehouses, with ancillary offices, proposed within the Industrial 3 Zone part of the site.

Development Contributions Plan Overlay – Schedule 2 - A planning permit is not required under this overlay but a permit for additional commercial/industrial/retail floor area must contain a condition requiring payment of a Development Infrastructure Levy (DIL).

Planning Policy Framework

The relevant section of the Planning Policy Framework have been considered in the assessment of this application. Specifically, Clause 11 (Settlement), Clause 15 (Built Environment and Heritage), Clause 17 (Economic Development), Clause 21 (Municipal Strategic Statement) and Clause 22 (Local Planning Policies).

5. Human Rights Consideration

The report and its contents do not impede the human rights listed in the *Charter of Human Rights and Responsibilities Act 2006*.

6. Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

7. Notification

The application was advertised pursuant to Section 52 of the *Planning & Environment Act 1987*. Three (3) objections were received and the grounds of objections related to:

- Heavy vehicle traffic generation on Indwe Street
- Car parking reduction
- Noise
- Hours of Operation
- Indwe Street crossover forming a safety hazard
- Neighbourhood Character
- Height and setback from Indwe Street

8. Referrals

The application was referred externally to the Department of Transport and Planning (DTP). DTP did not object to the application subject to a number of conditions which do not affect the proposed layout or operation of the site.

Agenda Item 6.3

The application was referred internally to Development Engineering, Transport Engineering, Parks and Gardens, Heritage Advisor and Environmental Sustainable Design Advisor. A number of standard and specific heritage conditions were required if any permit is to issue. No significant issues were raised in relation to the proposal, apart from a concern with the required car parking waiver by the Transport department. An assessment against the car parking requirements is detailed further below in this report.

DISCUSSION

The key issues for the proposed development relate to whether the proposal accords with the Industrial 1 and 3 Zone, the Heritage Overlay, and particular provisions for signage and car parking.

Planning Policy Framework

The proposal meets the relevant objectives of the Planning Policy Framework. The objectives and policy is to locate commercial/industrial facilities in core industrial areas. The site is ideal from this perspective with regard to the location of the subject site in an established industrial area. The use supports the Industrial Related Employment Land (IREL) objective at Clause 21.08-3 in maintaining a stable supply of IREL to deliver jobs and economic prosperity, as well as to support a greater range of employment generating uses. The use of the land for the purpose of warehouses, offices and food and drink premises is considered to activate the site and is an appropriate fit, given the already diverse land uses within the immediate area.

The development accords with the draft *West Footscray Precinct Framework Plan (2020)* which identifies the subject site as a heritage site and supports commercial and industrial goals of the site whilst maintaining the industrial heritage character of the buildings and area. The development also accords with the strategic directives of the Maribyrnong Economic and Industrial Development Strategy (MEIDS) as it is an example of adaptive reuse of historic buildings into offices/warehouse and other employment purposes.

Industrial 1 and 3 Zone

The proposal is consistent with the purpose and decision guidelines contained at Clauses 33.01-4 and 33.03-4. The site is currently utilised as a large warehouse with ancillary offices. The proposal will introduce new uses including offices, food and drink premise and industry but the main offer will continue to be warehouses. It is noted that the use of warehouse and industry does not require a permit under the Industrial 1 Zone unless the specific industrial uses do not meet threshold distances contained in Clause 53.10 (uses with adverse amenity impacts). A permit is only required for a warehouse use where the development falls within the Industrial 3 Zone and is within 30 metres of residential land. The proposed office and food and drink premises all require permits in the Industrial 1 Zone.

Agenda Item 6.3

For the speculative warehouse and industry uses (where threshold distances are not required under Clause 53.10) located in the Industrial 1 Zone, a planning permit is not required and therefore they are not subject to restrictions in operating hours.

Regardless of this the applicant has proposed hours of operation for all uses as being generally between 6am to 7pm, Monday to Sunday, which are acceptable hours given the context.

The Industrial 3 Zone is located to the south of the site, approximately 66m from the southern Indwe Street frontage. Within this zone, Warehouses H-WH-5, H-WH-14, and H-WH-13 are located less than 30m from the residential interface on Indwe Street. The proposed 6am to 7pm, Monday to Sunday operating hours are appropriate and would manage amenity conflicts between residential interfaces. The installation of acoustic fencing along the sites eastern boundary will also reduce noise transmission outside the site. Finally, restrictions of heavy vehicle access from Indwe Street, and restrictions on deliveries, loading and unloading times will adequately manage the use in terms of its context. Many of these recommendations are outlined in the acoustic report and its recommendations will be endorsed.

The intensification of the existing use, along with the additional office, food and drink premise use, whilst a significant increase in scale, continue to comply with the purpose of the zone and are at an appropriate scale for the size of the development.

The proposed built form is consistent with that of the existing warehouses and structures within the surrounding area. The new structures incorporate a design that successfully differentiates itself from the heritage buildings and provides a complementary design that is in keeping with the mix of built form within this industrial area.

There is an established residential area to the south of the subject site, approximately 15 metres from the southern boundary of the subject site. The draft *West Footscray Precinct Framework Plan (2020)* requires that a 5 metre setback be proposed between any new buildings which have a residential interface. A 5 metre setback from Indwe Street is proposed with dense landscaping to soften the built form. The framework plan also requires that new built form be setback 3 metres from any secondary boundary where located on a corner, with a one metre setback proposed. While less than the draft plan requires, the nature strip in this location is approximately 5 metres wide, and is currently in a state of disrepair. The applicant will be required to reconstruct the nature strip and footpath, with street tree planting to soften the impact of the building on the streetscape.

In terms of the remainder of the site, the buildings would occupy approximately 47% of the site with car parking and circulation areas occupying the remainder of the area. This would leave very little area for landscaping, except for the improvements to McArthur Street discussed previously. To address this, four car parking spaces along the north (Sunshine Road) boundary should be converted to space for canopy tree planting, with two x two bays converted. While reducing car parking, the overall improvement to the streetscape is, on balance, a better outcome. Consideration should also be given to a green roof to the new (southern) warehouses.

Agenda Item 6.3

The proposal is generally consistent with the purpose of the IN1Z and IN3Z and manages sensitive interfaces.

Heritage Overlay

The subject site contains an individually significant heritage building – the *Goldsborough Mort Wool Store*. The building would be reused and restored after many years of inattention, improving its appearance and cementing its longevity. Council's Heritage Advisor supports the application subject to requiring the submission of a Conversation Works Report and digital archival of the site prior to any demolition.

The proposed new built form is sympathetic to the heritage building, being located and designed to provide a sympathetic response. Despite there being some alterations to the façade of the original building, ultimately, the scale of the contributory fabric that is being retained and restored and the setbacks provided to the new structures provide an acceptable response to the heritage character of the site.

Clause 52.06 - Car Parking

A total of 428 spaces are required for the proposal, as demonstrated via the below table. There are 233 car spaces shown on the plans, requiring a reduction of 195 car spaces.

| Use | Car Parking Rate | Area of Proposed Use | Required car spaces |
|--------------------------------|---|--|---------------------|
| Warehouse | 2 to each premises + 1.5 to each 100sqm of net floor area | 22 warehouses 13,481sqm of increase warehouse space – this includes new ancillary office spaces | 224 |
| Industry | 2.9 to each 100sqm of net floor area | 3,910sqm | 133 |
| Office | 3.5 to each 100sqm of net floor area | 1,717sqm | 60 |
| (Café) Food and drink premises | 4 to each 100sqm leasable floor area | 288sqm | 11 |
| Total | | | 428 |

A 195 car space waiver is considered satisfactory given the site attributes and context.

The site is currently occupied by an existing warehouse development of some 14,909sqm including ancillary office space. The application of standard Planning Scheme rates to the existing floor area results in an existing requirement for 227 car spaces. Aerial photos and advice from the applicant indicates that 55 car spaces are currently provided on-site providing a deficit of 172 car spaces associated with the existing use of the land.

Agenda Item 6.3

Case study data provided by the applicant, from a range of multi-unit warehouse and industrial sites with comparable floor areas found that there was a peak demand of 0.52 car parking spaces per 100sqm, or peak car parking demand of 102 car spaces. This is fewer than the amount of car parking provided on site and less than a third of what is required by the planning scheme.

The majority of the proposed floor area is for warehousing which does not allow for any in-person retail or allow for collection of goods purchased on-line. The operation of warehouse and industrial uses are becoming increasingly automated resulting in a decrease in the number of employees required to service larger floor areas. Any other intensive uses of these spaces will require a planning permit and an assessment on the parking or traffic impacts will be made at that time.

The proposed food and drink premises are largely expected to service the warehouse, industry and office uses on-site and in the near vicinity and are not expected to attract a large number of patrons in their own right.

Traffic counts show that the existing industrial street network on McArthur Street (330m long) and the northern side of Indwe Street are unrestricted and include a sufficient amount of parking availability at most times of the day to accommodate any overflow parking. The Sunshine Road frontage has no parking restriction other than a Clearway between 6:30am to 9:30am Monday to Friday however parking in this area is not encouraged given the amount and type of traffic that use this thoroughfare.

Public transport is reasonably available to the site despite being outside the Principal Public Transport Network area. Tottenham Station is located within 700m or 8 minute walk to the west along Sunshine Road, with West Footscray Train Station a similar distance to the east. The Laverton-Footscray bus (414) travels along Roberts Street and east along Sunshine Road, providing access to the east and south-west. An on-road bike lane is provided along Roberts Street which provides access to the site from Indwe and McArthur Streets. The development is providing bicycle storage areas and end of trip facilities in excess of the planning scheme requirements in an effort to encourage active transport usage.

A reduction of the car parking requirement is appropriate based on proximity of public transport, existing car parking deficiency and the case-based evidence provided for similar developments.

With regard to access to and from the site, swept path diagrams show that vehicle and heavy vehicle access to and from the site is achievable subject to conditions required by the Department of Transport and implementation of no parking areas along McArthur Street, proposed by the applicant. Conditions on the permit will reflect this outcome.

Agenda Item 6.3**Clause 52.34 - Bicycle Facilities**

Pursuant to Clause 52.34-5, the proposed office, industry, and food and drink premises are required to be provided with 14 bicycle parking spaces. A total of 36 bicycle parking spaces will be provided for staff and visitors.

Given the requirement of 11 spaces to be provided to staff, two showers and change rooms are required as per Clause 52.34-3. The proposal has exceeded the requirements of this standard by providing six showers and changing rooms, as well as the provision of 25 lockers. However, given the quantum of car parking which the application seeks to waive, an increase in the volume of bicycle parking is required. This will form a recommended permit condition.

It is noted that the use of land as a warehouse is one that is not listed under Clause 52.34, and thus carries no specific requirement for bicycle spaces.

Clause 52.05 - Signs

The total area of the proposed signage exceeds 8 square metres thus a permit is required under this provision. As the site is within the Industrial 1 and 3 zone, the land is classified as Category 2 – Office and industrial (low limitation). Pursuant to Clause 52.05-12, the purpose of land within this category is to provide for adequate identification signs and signs that are appropriate to office and industrial areas.

The majority of the proposed signage is minor in nature and is in keeping with the existing signage character of the area as there are some examples of similar business advertising signs found along Sunshine Road and McArthur Street. The signs are largely small scale (less than 5sqm) with the exception of several large signs to be located on the facades of the existing building as well as the facades of the proposed buildings to the south. The signage is to represent the branding of the warehouse facility, numbering of warehouses and tenant artwork and are not illuminated. The signs do not represent visual clutter or visual disorder as the proposed signs are spread throughout the site, avoiding a clutter of signage within one location.

Whilst the majority of the proposed signs have been assessed as compliant, proposed 'Sign Type 7' proposes a 10.989 metre tall and 2.3 metre wide free standing/pylon signs located within the Sunshine Road frontage as well as the McArthur Street frontages. These signs are located within prominent locations close to the site frontage along both these interfaces and are too large and out of character when taking into account the signage character of the area and heritage significance of the site.

Business identification signage in this area is typically located on the facades of buildings and not in free standing locations within frontages. Further, the proposed heights of these signs would be significant, and the materiality unsympathetic to the heritage character of the site. A condition will be placed on the permit requiring these signs be redesigned with more sympathetic materials.

Waste Management

A waste management plan has been prepared and designed to accommodate the introduction of new industry, office, warehouse, and food and drink uses. Waste will be collected by a private contractor. Waste is stored appropriately in designated service

Agenda Item 6.3

areas, with dedicated areas for hard waste, recycling, and landfill waste. The plan also anticipates the requirement for individual glass recycling bins when required. The Waste Management Plan will be endorsed as a part of any permit.

Environmental Sustainable Design (ESD) and Stormwater Management

A Sustainable Management Plan (SMP) has been prepared and designed to accommodate the introduction of new building. ESD initiatives include rainwater harvesting and collection through raingardens and water tanks, bicycle storage areas, and a 120kW rooftop solar system. The SMP notes a 56% BESS Score, exceeding best practice ESD.

A STORM report has been provided which meets the 100% requirement. The sustainable management plan meets Council SDAPP requirements, and Clause 53.18-5 (Stormwater management), and will be endorsed as a part of the permit. A condition on the permit will require a construction management plan to protect stormwater infrastructure during construction.

Objection/concerns not previously addressed

Truck traffic and access to the subject site from Indwe Street – The applicant has submitted a traffic assessment detailing the impact of traffic generation created by the proposed warehouse, industry, office, and food and drink premises use. It is anticipated, based on previous case studies that the combined uses will generate up to 102 trips during the AM peak hour period and a rate of 156 trips during the peak hour periods. The trips correspond to an AM peak hour of 8:30am-9:30am and a PM peak hour of 5:00pm-6:00pm.

Table 7.5: Total Traffic Generation

| Land Use | AM Peak Hour | | | PM Peak Hour | | |
|------------------------|--------------|-----------|------------|--------------|------------|------------|
| | In | Out | Total | In | Out | Total |
| Warehouse / Industrial | 64 | 19 | 83 | 49 | 88 | 137 |
| Office | 15 | 2 | 17 | 2 | 15 | 17 |
| Café | 2 | 0 | 2 | 0 | 2 | 2 |
| Total | 81 | 21 | 102 | 51 | 105 | 156 |

It is expected that most traffic generated will flow directly to and from Sunshine Road and McArthur Street, with 80% utilising Sunshine Road and from MacArthur Avenue as the most direct routes to the arterial road network. The proposed increase will not create adverse operational or safety impacts along Sunshine Road, McArthur Street and/or the surrounding road network.

Agenda Item 6.3

To ensure heavy vehicles only access the subject site from Sunshine Road and McArthur Street, a condition on the permit will prohibit heavy vehicles from using the Indwe Street entrance/exit. It is also proposed to include a boom gate to the Indwe Street access which will restrict vehicle access outside normal operating hours and signage requiring trucks to use access from McArthur Street or Sunshine Road.

Overshadowing – Shadow diagrams have been submitted and do not show any overshadowing of residential dwellings on the southern side of Indwe Street.

Warehouse interface with residential dwellings on Indwe Street – The building has been setback more than 5.0m from the southern boundary, will comprise of dense landscaping and the building is finished in a concrete frame, and brick façade finish which is sympathetic to the industrial heritage of the area. There are some doors opening from the admin/office area for these warehouses facing onto Indwe Street. A condition will be included which requires the removal of these doors and all access to these warehouses and ancillary offices to be from the internal driveway areas.

CONCLUSION

The proposal meets the objectives of the Planning Policy Framework, the Industrial 1/3 Zone, the Heritage Overlay and the objectives of Clause 52.05 (Signs) and Clause 52.06 (Car Parking) of the Scheme. The application should be supported subject to the conditions outlined in Attachment 1.

Agenda Item 6.3 - Attachment 1

CONDITIONS FOR COUNCIL CONSIDERATION

| | |
|---------------------------------|---|
| APPLICATION NUMBER: | TP331/2022(1) |
| SITE ADDRESS: | 63 Sunshine Road West Footscray |
| PROPOSAL: | Partial demolition and the construction of buildings and works in association with the proposed use of the land for the purposes of warehouses, offices, and a food and drink premises, buildings and works to display business identification signage on a lot in a Heritage Overlay and reduction in the car parking requirement. |
| DATE OF COUNCIL MEETING: | 28 February 2023 |

Amended Plans

1. Before the development starts, amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and provided in a digital format. The plans must be generally in accordance with the advertised plans but modified to show:
 - a) The area affected by Restrictive Covenant J861008 on Lot 2 on Plan of Subdivision 301910G Volume 10006 Folio 061 shown on all relevant plans, with all buildings (including projecting elements) outside of this area.
 - b) Substitute blue cladding on the warehouses for a more subtle colour that is sympathetic to the redbrick colour of the significant graded buildings (such as reds, browns or dark greys) or the sheet metal cladding at the rear of the subject site (such as light grey).
 - a) Redesign signage towers (sign type 7) to be lightweight, transparent and industrial in character, reflecting the heritage building.
 - b) An increase in the size of the end of trip facilities (E.O.T. on plan TP100, rev. TP3) commensurate with the reduction of car parking spaces sought OR an additional E.O.T. facility of approximately the same size to serve the southern warehouses.
 - c) All pedestrian access to the Admin area of Warehouse H-WH-5 to be provided to the north within the site or MacArthur Street and not along the Indwe Street frontage.
 - d) Details of the 'substation' to the Sunshine Road frontage, including screening to limit visibility while ensuring accessibility.
 - e) The provision of a boom gate or similar to restrict vehicle access from Indwe Street outside of operating hours.
 - f) Location and detail of a sign at the Indwe Street entrance outlining that truck access (entry and exit) is not available from this entrance.
 - g) Details of any acoustic screening in accordance with the recommendations of the acoustic assessment.
 - h) Visibility splays with notations showing compliance with Clause 52.06-9 for each proposed driveway entrance.
 - i) The following notation: "The removal and relocation of the fire hydrant on Indwe Street to make way for the new crossover, to the satisfaction of the Responsible Authority".

Agenda Item 6.3 - Attachment 1

- j) The following notation: "A portion of the existing footpath to be reconstructed and lowered to avoid vehicle scraping for the new crossover on Indwe Street, to the satisfaction of the Responsible Authority".
- k) The following notation "All redundant crossovers on McArthur Street removed with kerb and channel reinstated to the satisfaction to the Responsible Authority".
- l) Notation that all car space dimensions must comply with the requirements of Clause 52.06 of the Maribyrnong Planning Scheme.
- m) The following notation: "Three new crossovers on MacArthur Street designed to industrial standard (SD-X6) and to the satisfaction of the Responsible Authority".
- n) The width of crossover on Sunshine Road noted on all relevant plans.
- o) A new 1.5m wide reinforced concrete Council Footpath, constructed by the developer, against the lot boundary along the full length of the site's McArthur Street frontage.
- p) Table 1 and Table 2 as identified in the applicant's response to Council Internal Referral Comments, prepared by Ratio Consultants, Document number MEM02-F01, dated 20/10/2022 included on the plans as the maximum vehicle length allowable for each warehouse.
- q) Notation of any/all internal pedestrian pathways.
- r) Distance of eastern most street tree on Indwe Street to the proposed new crossover.
- s) An arboricultural impact assessment in accordance with Condition 42.
- t) A Conservation Works Report to the satisfaction of the Responsible Authority in accordance with Condition 5.
- u) Any changes as required by the Conservation Works Report, in accordance with Condition 5.
- v) An updated Landscape Design (plan 000-CS, rev. D), in accordance with Condition 16.
- w) An amended Landscape and Public Realm Plan in accordance with Condition 29.

General Conditions

- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clause 62 of the Maribyrnong Planning Scheme. NOTE: This does not obviate the need for a permit where one is required.
- 3. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.

Heritage conditions

- 4. Prior to any demolition commencing, an archival quality (digital only) photographic survey of the entire site must be completed. The survey must include (but is not limited to) rear annexe and the interior. The photographic survey must be completed by a suitably qualified photographer, and to the satisfaction of Council. The photographic survey must include a location plan and contact sheet, denoting where photographs have been taken from. Digital images must be submitted in both JPG and TIFF format. Digital images must be submitted via a downloadable link and on 2 x USB drives. A copy of the photographic survey must be made available to both Council and the Footscray Historical Society. The survey must accord with the '*specification of the submission of archival photographic records – technical note*' prepared by Heritage Victoria. Note: recommended photographers can be provided on request.
- 5. Concurrent with the submission of plans pursuant to condition 1, a Conservation Works Report (CWR) must be prepared to the satisfaction of the Responsible Authority. The

Agenda Item 6.3 - Attachment 1

CWR must be completed by a suitably qualified heritage consultant and include the methodology and specification for, but not limited to:

- a. Replacement of all roof cladding, including manufacturer's details of proposed replacement material.
- b. Investigation into the cladding (above the front entrance) to the front façade to determine if there are heritage elements beneath the cladding. If there are original elements then restoration and/or provision of signage in this location should reflect these heritage elements.
- c. Downpipe and rainwater head replacements.
- d. Conservation of steel framed windows in like for like manner. Note: steel-like materials will not be supported, windows must be restored or replaced like for like.
- e. Restoration of the north-facing entrance doors and surrounding windows with flat roof canopy above.
- f. Restoration of the interior terrazzo entrance floor (if possible).
- g. Conservation of the brick façade, including graffiti removal and removal of non-contributory sheet metal cladding on northern façade.
- h. Signage restoration.
- i. All other conservation works noted on architectural drawings.

Use, amenity and waste management conditions

6. The permitted warehouse (H-WH-5, H-WH-13 and H-WH-14), office, and food and drink premises uses may operate only between the hours of:

- 6am and 7pm - Monday to Sunday

except with the written permission of the Responsible Authority.

7. Deliveries to and from the subject site, including the loading and unloading of trucks must not occur between the following hours:

- 10pm to 7am (inclusive) - Monday to Sunday

except with the written permission of the Responsible Authority.

8. The loading and unloading of goods from heavy vehicles must only be carried out on the land within the designated loading bay[s]/warehouse and must not occur in external car parking areas or disrupt the circulation and parking of vehicles on the land.
9. Access to the site by any heavy vehicle (defined as a vehicle that has a gross vehicle mass (GVM) or aggregate trailer mass (ATM) of more than 4.5 tonnes) may only occur through Sunshine Road and McArthur Street. Heavy vehicles must enter or exit the site via Indwe Street at anytime unless in the case of an emergency.
10. Outside of the operating hours allowed by this permit (refer condition 6), the boom gate to the Indwe Street entry/exit must be locked and not used, except in the case of an emergency.
11. The use and/or development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) Transport of materials, goods or commodities to or from the land.
 - b) Appearance of any building, works or materials.

Agenda Item 6.3 - Attachment 1

- c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- d) Harbourage and/or presence of vermin).

All to the satisfaction of the Responsible Authority.

- 12. No goods are permitted to be stored or left exposed outside the building so as to be visible from any public area.
- 13. Any external lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
- 14. Waste management must be carried out in accordance with the Waste Management Plan, prepared by Leigh Design, dated 27 June 2022 unless otherwise agreed to in writing.
- 15. Bins must be stored in designated waste storage spaces within the warehouse or within dedicated bin storage rooms only. Bins must be only collected on the site by the waste contractor and not on Sunshine Road, McArthur Street or Indwe Street.

Environmentally Sustainable Design conditions

- 16. Concurrent with the submissions of plans pursuant to condition 1, an amended Sustainable Management Plan (SMP) must be submitted to the satisfaction of the Responsible Authority. The amended (SMP) must be generally in accordance with the SMP prepared by ADP Consulting: Engineering (dated 27 September 2022 (Project MEL2889, rev. 04)) but modified as follows;
 - a. Consideration of stormwater management for the entire site (including both new and existing buildings, car parking and paved areas), noting the Objectives and Standards of Clause 53.18 (Stormwater Management in Urban Development) of the Maribyrnong Planning Scheme.

Once the SMP is endorsed it will form part of this permit. The requirements of the SMP must be fully implemented prior to the occupation of the development, and thereafter satisfactorily maintained, to the satisfaction of the Responsible Authority.

- 17. All stormwater management treatments identified in the STORM Report (Transaction ID 1375098, dated 27 September 2022), prepared by ADP Consulting: Engineering, endorsed to form part of this permit must be fully implemented prior to the occupation of the development, and thereafter satisfactorily maintained, to the satisfaction of the Responsible Authority.

Acoustic conditions

- 18. Concurrently with the endorsement of plans the Acoustic Assessment prepared by Acoustic Logic (Project ID 20220516-1) dated 27/05/2022 will be endorsed to form part of this permit. All of the recommendations of the acoustic assessment must be implemented prior to occupation/commencement of the use/development, to the satisfaction of the Responsible Authority.
- 19. Concurrent with the submission of plans pursuant to condition 1, a report/plan must be submitted to the satisfaction of the Responsible Authority detailing how the recommendations identified in the Acoustic Assessment prepared by Acoustic Logic

Agenda Item 6.3 - Attachment 1

(Project ID 20220516-1) are to be incorporated into the development and use of the site. Once approved, the report/plan will be endorsed and all measures must thereafter be implemented and maintained to the satisfaction of the Responsible Authority.

20. The permit holder/operator must, at the reasonable request of the Responsible Authority, commission further acoustic testing should the Responsible Authority consider that noise emissions from the site to likely be exceeding the levels as set out in the endorsed acoustic assessment. The permit holder/operator must engage a suitably qualified acoustic engineer without delay to undertake testing and provide a report to the Responsible Authority within 14 days. If the report shows non-compliance, the use (or that part of the use identified) must immediately cease until such time as mitigation measures have been implemented to the satisfaction of the Responsible Authority.
21. Noise levels emanating from the premises must not exceed noise levels as determined by the EPA Victoria Publication Noise Limit and Assessment Protocol 1826.4, or result in unreasonable and aggravated noise as defined by Part 5.3 of the *Environment Protection Regulation 2021*, or other equivalent policy to the satisfaction of the Responsible Authority.
22. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose without the written consent of the Responsible Authority.
23. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a security service.

Signage Conditions

24. The location and details of the signs, including those of the supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
25. The signs must not contain any flashing light.
26. The sign lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
27. The signs must be constructed and maintained to the satisfaction of the Responsible Authority.
28. Bunting, streamers, flags, wind-vanes or festooning must not be displayed without the written consent of the Responsible Authority.

Landscape & Public Realm Conditions

29. Concurrent with the endorsement of plans pursuant to condition 1, an amended landscape plan is to be prepared to the satisfaction of the Responsible Authority. The plan must be generally in accordance with the landscaping works shown on the Landscape Design Plan, prepared by Urbis, Drawing 000-CS – Drawing 901-DT, dated 5/5/2022, but modified to show;
 - a. Six car parking spaces along the north (Sunshine Road) frontage and six car parking spaces along the east (boundary) converted to canopy tree planting.

Agenda Item 6.3 - Attachment 1

The six car parking spaces could be six individual spaces or three x two spaces to each boundary, depending on the species of tree.

- b. A green roof to the new (southern) warehouses (roof material MT-06), using drought tolerant and low maintenance plants. NOTE: this excludes any area used for solar panels.
- c. Canopy Tree planting along the McArthur Street nature strip.

30. The landscaping shown on the endorsed plans, including the public realm planting to McArthur Street, must be completed prior to the occupation of the development, and thereafter maintained to the satisfaction of the Responsible Authority. This includes the replacement of any dead, diseased or damaged plants. Any lawn shown must be laid as either instant lawn (i.e. rolled turf) or seed. Artificial lawn/turf is not permitted.

Transport & Engineering Conditions

31. End-of-trip facilities are to be made available to all tenants of the site during operating hours. Should the site be subdivided in the future, the end-of-trip facilities must remain in common property to remain accessible to all tenants unobstructed.
32. Vehicular crossing(s) must be constructed and/or modified to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.
33. All disused or redundant vehicle crossings must be removed and the area reinstated with either/or footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.
34. Before the use and/or occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be to the satisfaction of the Responsible Authority and be:
- (a) constructed
 - (b) properly formed to such levels that they can be used in accordance with the plans
 - (c) surfaced with an all weather seal coat
 - (d) drained
 - (e) line marked to indicate each car space and all access lanes
 - (f) clearly marked to show the direction of traffic along access lanes and driveways
35. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
36. The site must be drained to the satisfaction of the Responsible Authority and is subject to any requirements, conditions and subsequent approval from VicRoads. Stormwater run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground stormwater system. Any cut, fill or structure must not adversely affect the natural stormwater runoff from and to adjoining properties.
37. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
38. Prior to the commencement of any works on the site and/or subdivision of the land, the owner must submit for approval to the Responsible Authority drainage plans to the requirements outlined in the Stormwater Discharge Permit.

Agenda Item 6.3 - Attachment 1

39. Any works in the vicinity of the existing power poles and/or any modifications to the existing power poles along the property's eastern title boundary to be carried to the satisfaction of both the Utility Provider and the Responsible Authority.
40. Prior to the occupation of the development, the permit holder/developer must construct the entire footpath along McArthur Street and works to Indwe Street. Works must have the prior written consent from Council's Engineering Department and carried out to Council specifications. All works are to be at the cost of the owner/developer/permit holder.
41. Prior to the occupation of the development, signage required to direct traffic or restrict parking to allow for safe turning of vehicles is to be erected by the owner/developer/permit holder in consultation with Council. All works are to be at the cost of the owner/developer/permit holder.

Tree Management Conditions

42. Concurrent with the submission of plans pursuant to condition 1, an arboricultural impact assessment must be provided to the satisfaction of the Responsible Authority. The assessment must provide the following information:
 - a. A comprehensive arboricultural impact assessment of the proposed construction including details of all three street trees on Indwe Street proposed to be retained with specifications and details of recommended tree protection measures.

All information must be consistent with the Australian Standard-AS-4970-2009, Protection of Trees on Development Sites. All arboricultural reporting and documentation must be prepared by a suitably qualified arboricultural consultant (i.e. minimum qualification of AQF level 5). The name and qualifications of the Arborist must be identified in the report. If the Arborist is providing comment on methods to protect the tree, then they should reference the development plans (i.e. Architect, project number, date, revision) to ensure the correct plans have been assessed.
43. Before the development starts (including any demolition works), tree protection measures in accordance with AS4970-2009 (Protection of trees on Development Sites) must be erected around the existing street trees on Indwe Street. Tree protection measures must remain in place until construction is completed.
44. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

Construction Management Plan

45. Prior to any works commencing on the land a "Construction Management Plan" (CMP) must be prepared to the satisfaction of the Responsible Authority, detailing how the owner will manage the environmental and construction issues associated with the development. The "Construction Management Plan" when approved will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address:-
 - the contact name and phone number(s) of the site manager,

Agenda Item 6.3 - Attachment 1

- bulk excavation,
- management of the construction site,
- land disturbance,
- hours of construction, including program/duration of works
- noise,
- control of dust,
- public safety,
- traffic management,
- construction vehicle road routes,
- largest vehicle expected to the site,
- soiling and cleaning of roadways,
- discharge of any polluted water,
- Erosion and sediment
- Stormwater
- Litter, concrete and other construction wastes
- Chemical contamination.
- Standard W3 of Clause 53.18-6 (Site Management Objectives) of the Maribyrnong Planning Scheme.
- security fencing, disposal of site waste and any potentially contaminated materials,
- crane locations during construction,
- location of site offices, and onsite staff parking,
- redirection of any above or underground services,
- site lighting during any night works.

Department of Transport Conditions

46. Vehicles off Sunshine Road must enter and exit the site in a forward direction, at all times.
47. Prior to commencement of use, all disused or redundant vehicle crossings on Sunshine Road must be removed, and the area reinstated to kerb and channel to the satisfaction of and at no cost to the Head, Transport for Victoria.
48. Prior to commencement of use, the crossover and driveway on Sunshine Road generally in accordance with the 'Ground Floor Plan TP1 dated 19/7/22', to be constructed to the satisfaction of the Head, Transport for Victoria and the Responsible Authority and at no cost to either the Head, Transport for Victoria nor the Responsible Authority.
49. Prior to commencement of use, the access lanes, driveways, crossovers and associated works must be provided and available for use and be:
 - i. Formed to such levels and drained so that they can be used in accordance with the endorsed plans.
 - ii. Treated with an all-weather seal or some other durable surface.
50. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g. by spilling gravel onto the roadway).
51. Any security boom, barrier, gate or similar device controlling vehicular access from Sunshine Road, must be open during trading hours or setback a minimum of the

Agenda Item 6.3 - Attachment 1

largest vehicle accessing the site, inside the property boundary to allow vehicles to store clear of the Sunshine Road pavement and footpath.

Permit Expiry

52. This permit as it relates to signage expires 15 years from the date of issue for that component of the permit. Upon the expiry of this permit, the signs and structures built specifically to support and illuminate the signs must be removed.

53. This permit will expire if one of the following circumstances applies:

- a) The development is not started within two years of the date of this permit.
- b) The development is not completed within four years of the date of this permit.
- c) The use does not start within two years after the completion of the development.
- d) The use is discontinued for a period of two years.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development/use allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Notes

- **Building Permit** - This is not a Building permit. A building permit may also be required. Please contact your building surveyor.
- **Use of the land** - Use of the land for the purpose of a warehouse and/or industry (including storage of chemicals) may require a further planning permit if that use does not comply with the condition specified in the Table of Uses at Clause 33.01-1 (Industrial 1 Zone), Clause 33.03-1 (Industrial 3 Zone) or the threshold distance for a purpose referred to in Clause 53.10 of the Maribyrnong Planning Scheme.
- **Boundary Fences** – This permit (unless otherwise stated) does not give approval for the removal or replacement of any boundary fencing. Under the Fences Act 1968 the property owner and the neighbour are equally responsible for any dividing fence. More information on boundary fencing can be obtained at <http://disputes.vic.gov.au/fences>
- A **Stormwater Discharge Permit** is required from MCC Operations and Maintenance and is subject to any requirements, conditions and subsequent approval from VicRoads.
- The owner shall be responsible for the loss of value or damage to Council's assets as a result of the development. Reinstatement or modification of the asset to Applicant.
- A Council officer will contact the owner/builder to arrange a **Street Asset Protection Permit**, and advise of the associated Bond required to be lodged prior to commencement of work.
Note: If using a private building surveyor, a **Section 80 Form** must be supplied to Council's Building Surveyor to initiate the above process.

Agenda Item 6.3 - Attachment 1

- A **Road Opening Permit** from the Responsible Authority is required for any work or excavation within the road reserve.
- Any work within the road reservation must be carried out to the satisfaction of the Responsible Authority.
- Materials are not to be stored on the road reserve without Responsible Authority approval.
- Protection of Council's street trees shall be in accordance with Council's Street Tree Policy and Protocol.
- A **Vehicle Crossing Permit** is required from the Responsible Authority for any new crossing prior to the commencement of works. Vehicle crossing(s) shall be constructed in accordance with the Responsible Authority's Standard Drawings, Specification and Vehicle Crossing Policy.
- **Public Open Space Contribution** - If/when an application for subdivision is lodged following the approval/construction of this development, a Public Open Space contribution will be required in accordance with Clause 52.01 of the Maribyrnong Planning Scheme and the *Subdivision Act 1988*.
- **Development Contribution Plan Levy** - Planning Scheme Amendment C164 introduced a municipal wide development contributions plan (DCP) into the Maribyrnong Planning Scheme. The DCP provides for imposition of infrastructure contributions to fund local infrastructure. For the purposes of the Development Contributions Plan Overlay Schedule 2 this property is located in the **5B** charge area. For more information please consult Council's website (search DCP) or call 9688 0200.

Department of Transport Note

- The proposed development requires the construction of a crossover and reinstatement of discussed crossover to kerb and channel. Separate approval under the Road Management Act 2004 for these activities may be required from the Head, Transport for Victoria. Please contact the Department of Transport prior to commencing any works.

Agenda Item 6.3 - Attachment 2

SUNSHINE RD.

63 Sunshine Rd West Footscray VIC


TOWN PLANNING

| DRG. | DRG. NAME | REVISION | Current Revision Date |
|-------|--|----------|-----------------------|
| TP000 | COVER SHEET & DRAWING LIST | TP3 | 22/10/12 |
| TP001 | SITE SURVEY PLAN - FEATURE & LEVEL | TP3 | 22/10/12 |
| TP002 | AERIAL IMAGE OVERLAY | TP3 | 22/10/12 |
| TP003 | PRECINCT PLAN | TP3 | 22/10/12 |
| TP005 | SITE CONTEXT IMAGES | TP3 | 22/10/12 |
| TP080 | EXISTING CONDITION PLAN/GROUND | TP3 | 22/10/12 |
| TP081 | EXISTING CONDITION ILO1 | TP3 | 22/10/12 |
| TP082 | EXISTING CONDITION ILO2 | TP3 | 22/10/12 |
| TP083 | EXISTING CONDITION ILO3 | TP3 | 22/10/12 |
| TP084 | EXISTING ROOF PLAN | TP3 | 22/10/12 |
| TP085 | EXISTING CONDITION ELEVATION | TP3 | 22/10/12 |
| TP090 | DEMOLITION PLAN - GROUND | TP3 | 22/10/12 |
| TP091 | DEMOLITION PLAN - L01 | TP3 | 22/10/12 |
| TP092 | DEMOLITION PLAN - L02 | TP3 | 22/10/12 |
| TP093 | DEMOLITION PLAN - L03 | TP3 | 22/10/12 |
| TP095 | DEMOLITION ELEVATIONS | TP3 | 22/10/12 |
| TP100 | GROUND FLOOR PLAN | TP3 | 22/10/12 |
| TP101 | GROUND FLOOR/MEZZANINE PLAN | TP3 | 22/10/12 |
| TP102 | FIRST FLOOR PLAN | TP3 | 22/10/12 |
| TP103 | FIRST FLOOR MEZZANINE PLAN | TP3 | 22/10/12 |
| TP104 | ROOF PLAN | TP3 | 22/10/12 |
| TP105 | ELEVATION MARKUP PLAN | TP3 | 22/10/12 |
| TP300 | EASTERN ELEVATION | TP3 | 22/10/12 |
| TP301 | WESTERN ELEVATION | TP3 | 22/10/12 |
| TP302 | NORTHERN AND SOUTHERN ELEVATION | TP3 | 22/10/12 |
| TP303 | INTERNAL FACADE ELEVATIONS | TP3 | 22/10/12 |
| TP310 | FENCE ELEVATIONS | TP3 | 22/10/12 |
| TP400 | BUILDING SECTION AA | TP3 | 22/10/12 |
| TP401 | CROSS BUILDING SECTIONS | TP3 | 22/10/12 |
| TP500 | PARKING / TRAFFIC MANAGEMENT PLAN | TP3 | 22/10/12 |
| TP501 | LANDSCAPE CONCEPT PLAN | TP3 | 22/10/12 |
| TP600 | END OF TRIP & BIN STORE DETAIL PLANS | TP3 | 22/10/12 |
| TP700 | SHADOW DIAGRAM 9AM | TP3 | 22/10/12 |
| TP701 | SHADOW DIAGRAM 10AM | TP3 | 22/10/12 |
| TP702 | SHADOW DIAGRAM 12M | TP3 | 22/10/12 |
| TP703 | SHADOW DIAGRAM 3PM | TP3 | 22/10/12 |
| TP705 | SHADOW DIAGRAM 9AM & 10AM - WINTER EQUINOX | TP3 | 22/10/12 |
| TP706 | SHADOW DIAGRAM 12PM & 3PM - WINTER EQUINOX | TP3 | 22/10/12 |
| TP900 | MATERIALS AND FINISHES SCHEDULE | TP3 | 22/10/12 |
| TP901 | SIGNAGE SCHEDULE | TP3 | 22/10/12 |
| TP902 | STAGING PLAN | TP3 | 22/10/12 |
| TP910 | PERSPECTIVE RENDERS | TP3 | 22/10/12 |
| TP911 | PERSPECTIVE RENDERS | TP3 | 22/10/12 |
| TP950 | DEVELOPMENT SCHEDULE | TP3 | 22/10/12 |

CITY OF MARIBYRNONG
ADVERTISED PLAN

The *Journal of Management Inquiry* is a peer-reviewed journal of management research, practice, and theory. It is the only journal in the field of management that is published by a non-profit organization. The journal is published by the American Academy of Management (AOM), which is a non-profit organization that is dedicated to the advancement of management knowledge and practice. The journal is published quarterly and is available online and in print. The journal is a leading source of information for management scholars and practitioners. The journal is a must-read for anyone interested in management research, practice, and theory. The journal is a leading source of information for management scholars and practitioners. The journal is a must-read for anyone interested in management research, practice, and theory.

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 PPS 23/06/12 70mch Ph. Annand APPROVAL
 PPS 19/07/12 70mch Ph. Annand REPLY

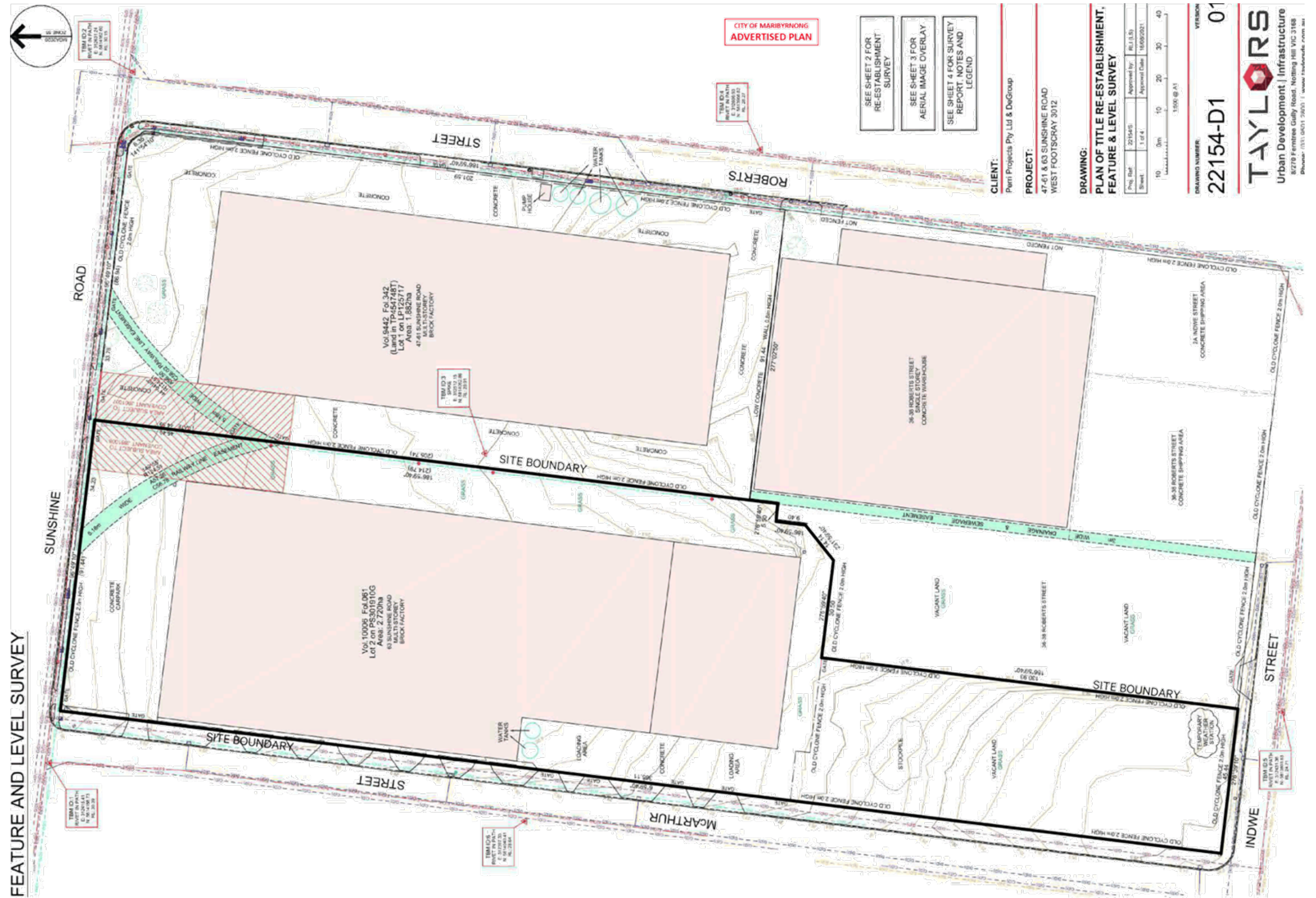
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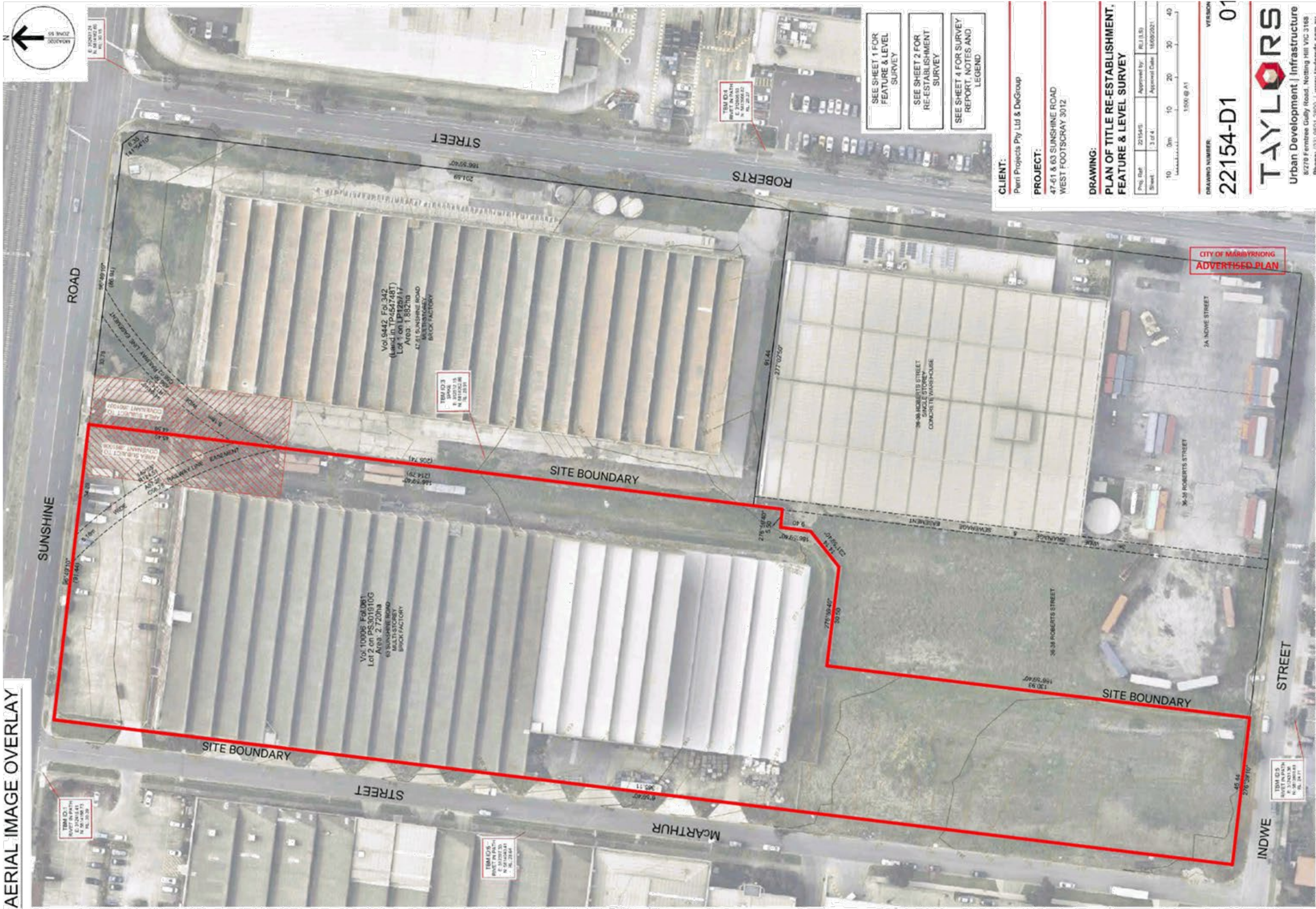
PERRI PROJECTS

PROJECT INFORMATION
21_009
SUNSHINE RD.
63 Sunshine Rd West Footscray VIC

COVER SHEET & DRAWING LIST

| | |
|-----------------|-------------|
| DRAWING SCALE: | DRAWN BY: |
| NOT TO SCALE | JC |
| SHEET STATUS: | CHECKED BY: |
| TOWN PLANNING | SB |
| DRAWING NUMBER: | REV: |







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CITY OF MARIBYRNONG
ADVERTISED PLAN

TPR: 22/03/22 TOWN PLANNING REVIEW RESPONSE
TPR: 22/06/22 TOWN PLANNING APPROVAL
TPR: 24/07/22 TOWN PLANNING REVIEW

REV: (DATE) REASON FOR ISSUE

ARCHITECT:
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03 9594 1000
03 9594 1000

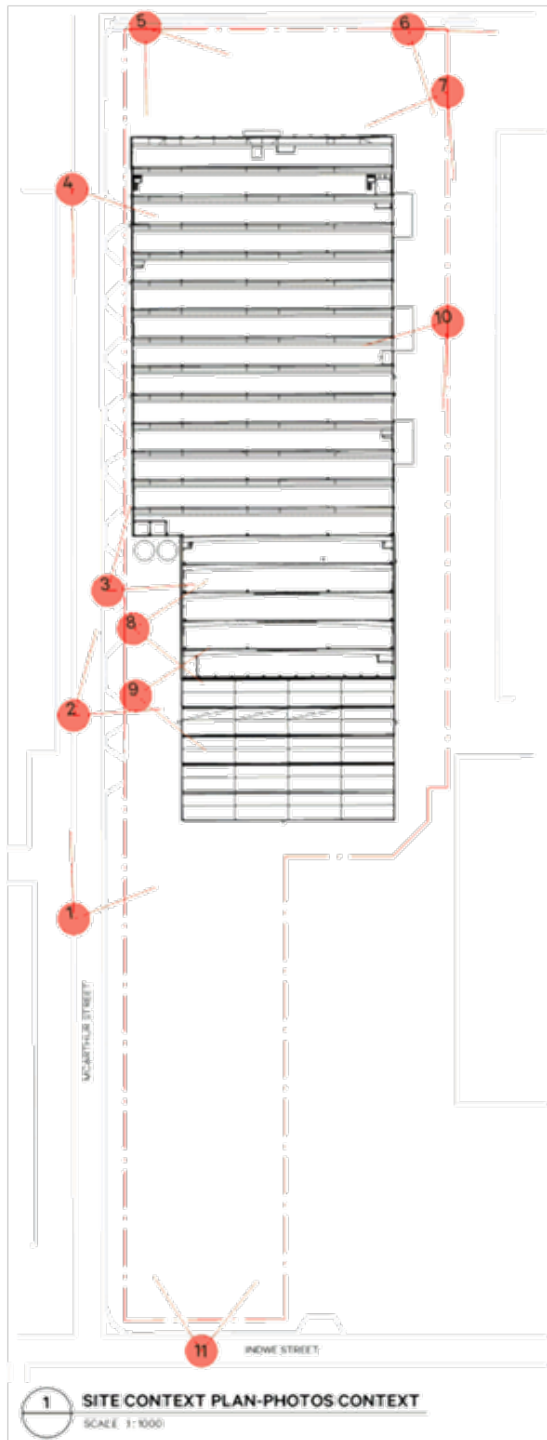
CLIENT:
PERRI PROJECTS

PROJECT INFORMATION:
25,000
SUNSHINE RD.
63 Sunshine Rd West Footscray VIC

DRAWING TITLE:
PRECINCT PLAN

DRAWING SCALE: 1:2000 @ A1
DRAWN BY: JC
CHECKED BY: SB
DRAWING NUMBER: 10000
REV: 1

- 1- MCDONALD RESERVE
- 2- STONY CREEK
- 3- MARIBYRNONG COUNCIL OPERATION CENTRE
- 4- YARRAVILLE CLUB - CRICKET CLUB
- 5- ROBERT STREET CAR PARK
- 6- KINGSVILLE TENNIS CLUB
- 7- TOTTENHAM STATION
- 8- WEST FOOTSCRAY STATION
- STREET
- V-LINE MELBOURNE - BENDIGO VIA SUNBURY
- SUNBURY LINE
- CREEK
- RAILWAYS



1 - McArthur St. West side South end



2 - McArthur St. West side South end



3 - McArthur St. West elevation fire tanks



4 - McArthur St. West elevation



5 - North elevation



6 - North Side, View 47 Sunshine Rd.



7 - East elevation from North corner



8 - West elevation: Facade detail



9 - West elevation south end



10 - East elevation south end



11 - South of Site, from Innes Street

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CITY OF MARIBYRNONG
ADVERTISED PLAN

TP1: 22/03/22 TOWN PLANNING INFO RESPONSE
TP2: 22/03/22 TOWN PLANNING APPROVAL
TP3: 22/03/22 TOWN PLANNING REVIEW

REV: (DATE) REASON FOR ISSUE

ARCHITECT:
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tandem-studio.com
studio@tandem-studio.com

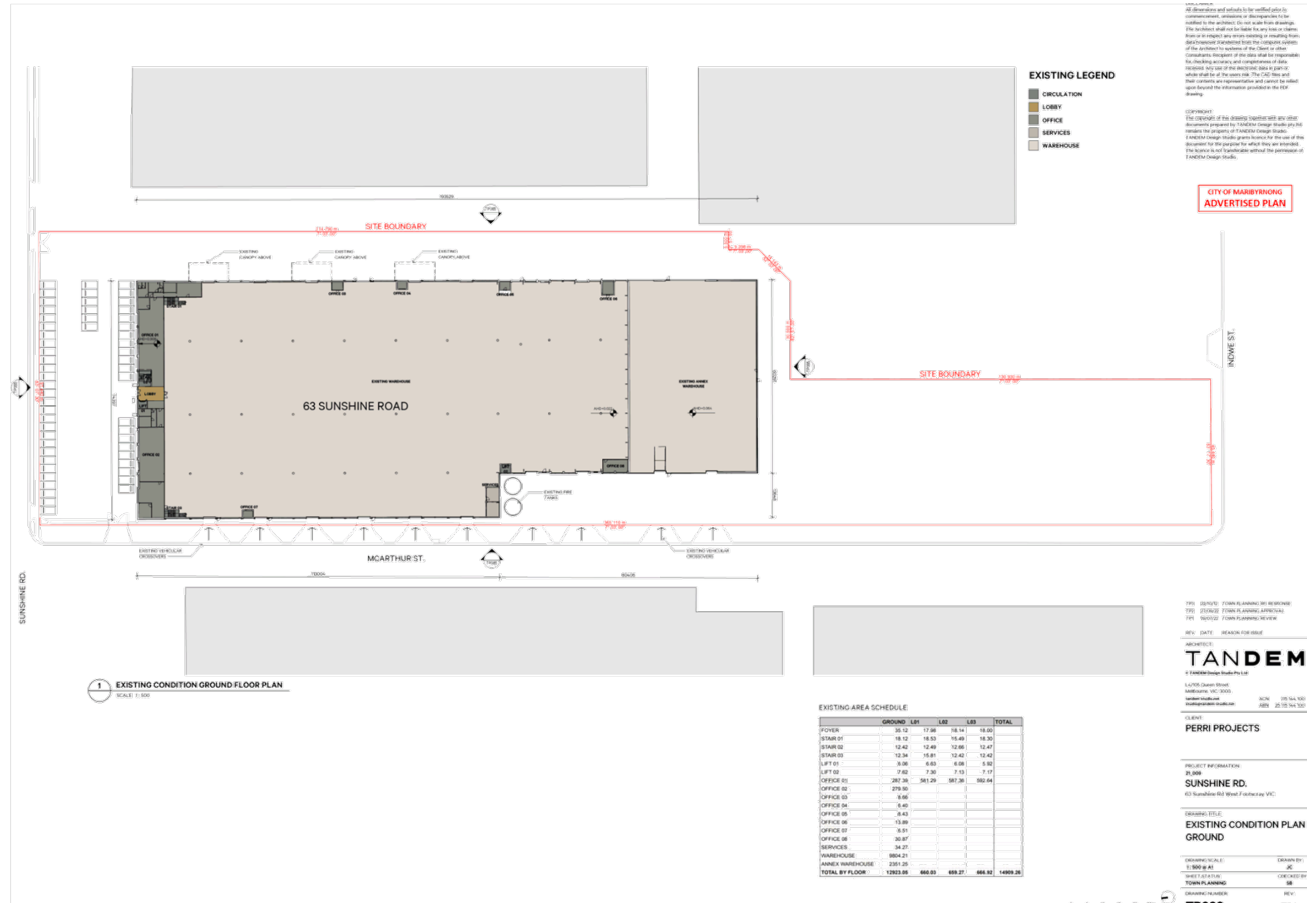
CLIENT:
PERRI PROJECTS

PROJECT INFORMATION:
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SUNSHINE RD.
60 Sunshine Rd West Footscray VIC

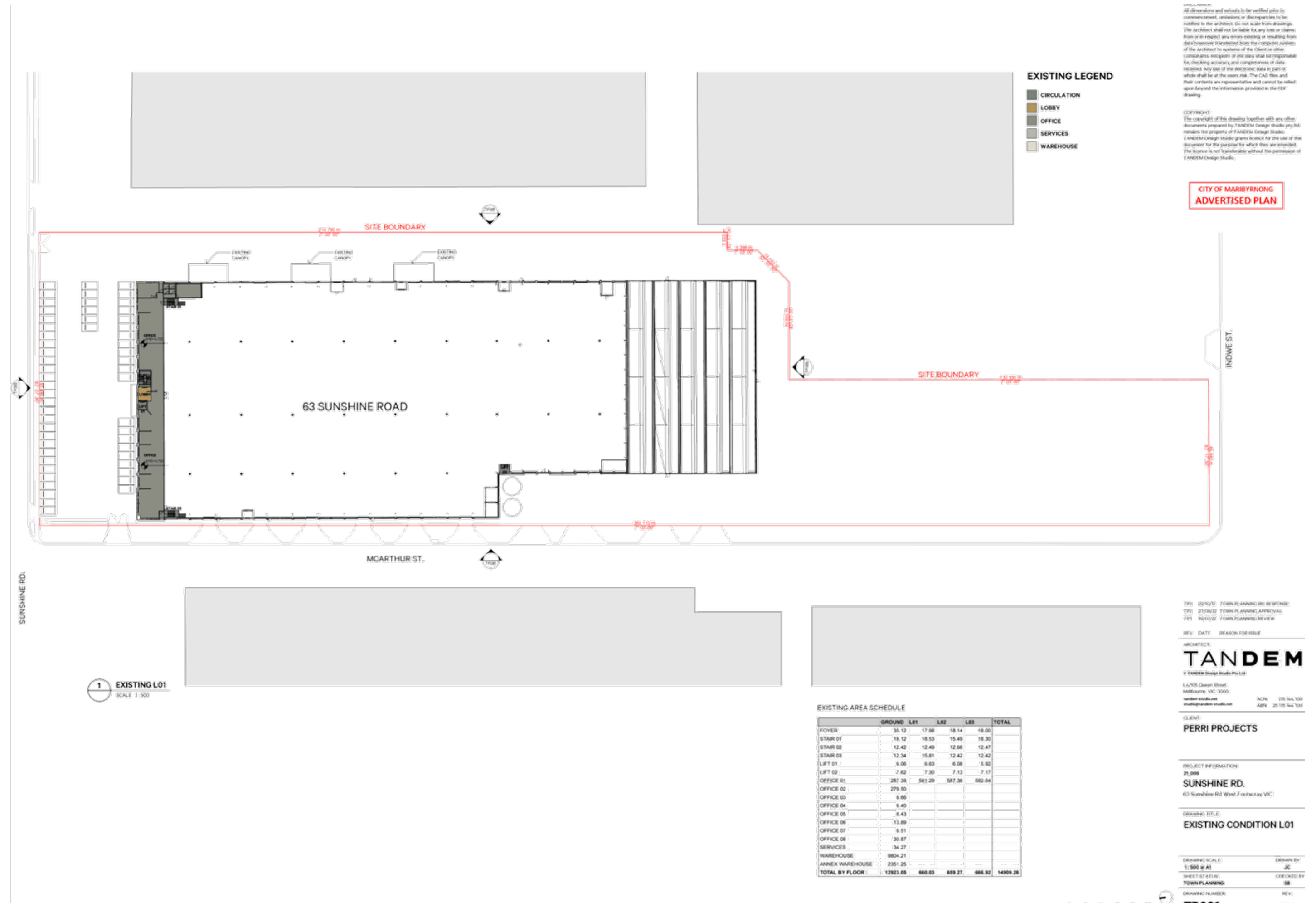
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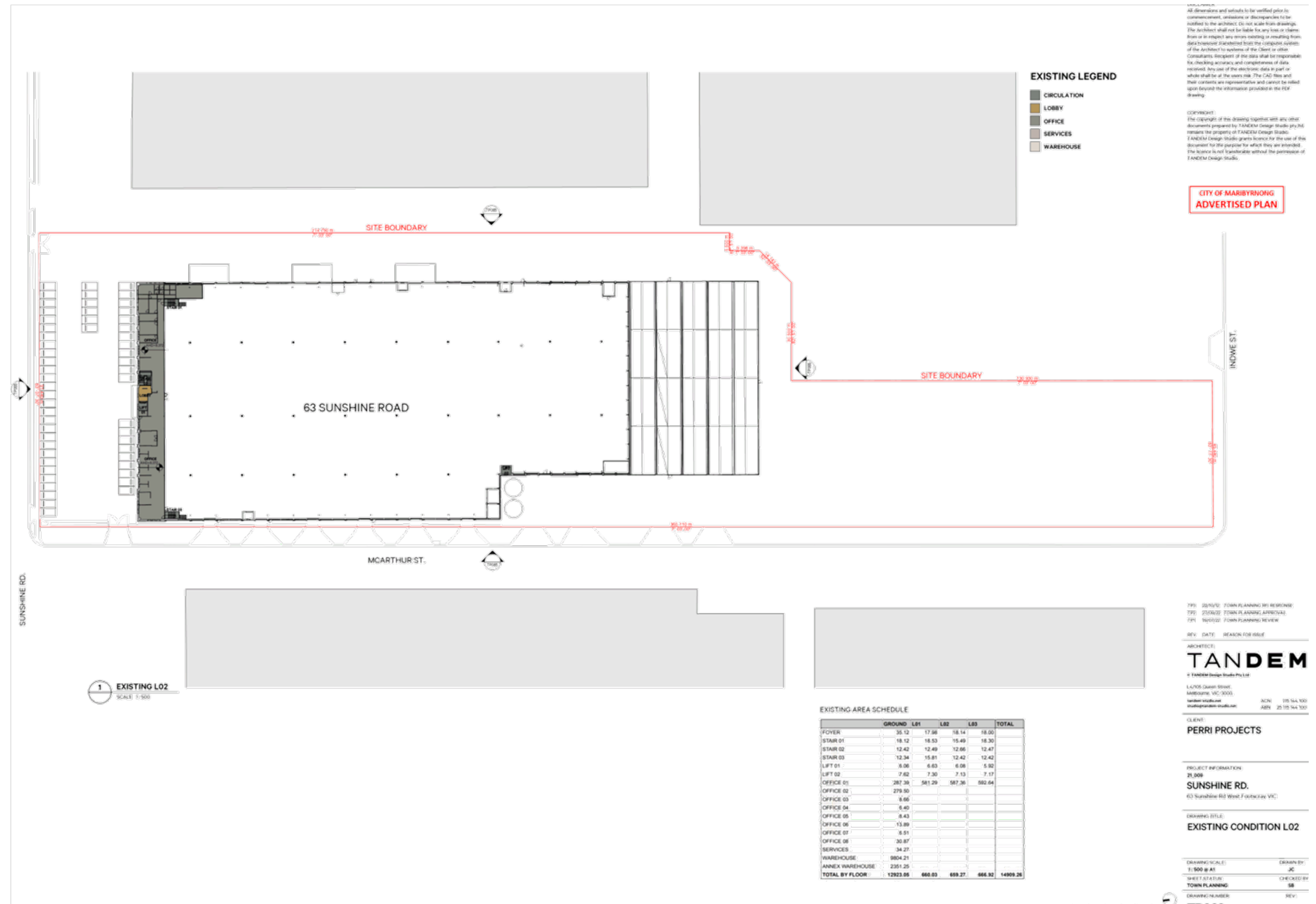
Agenda Item 6.3 - Attachment 2



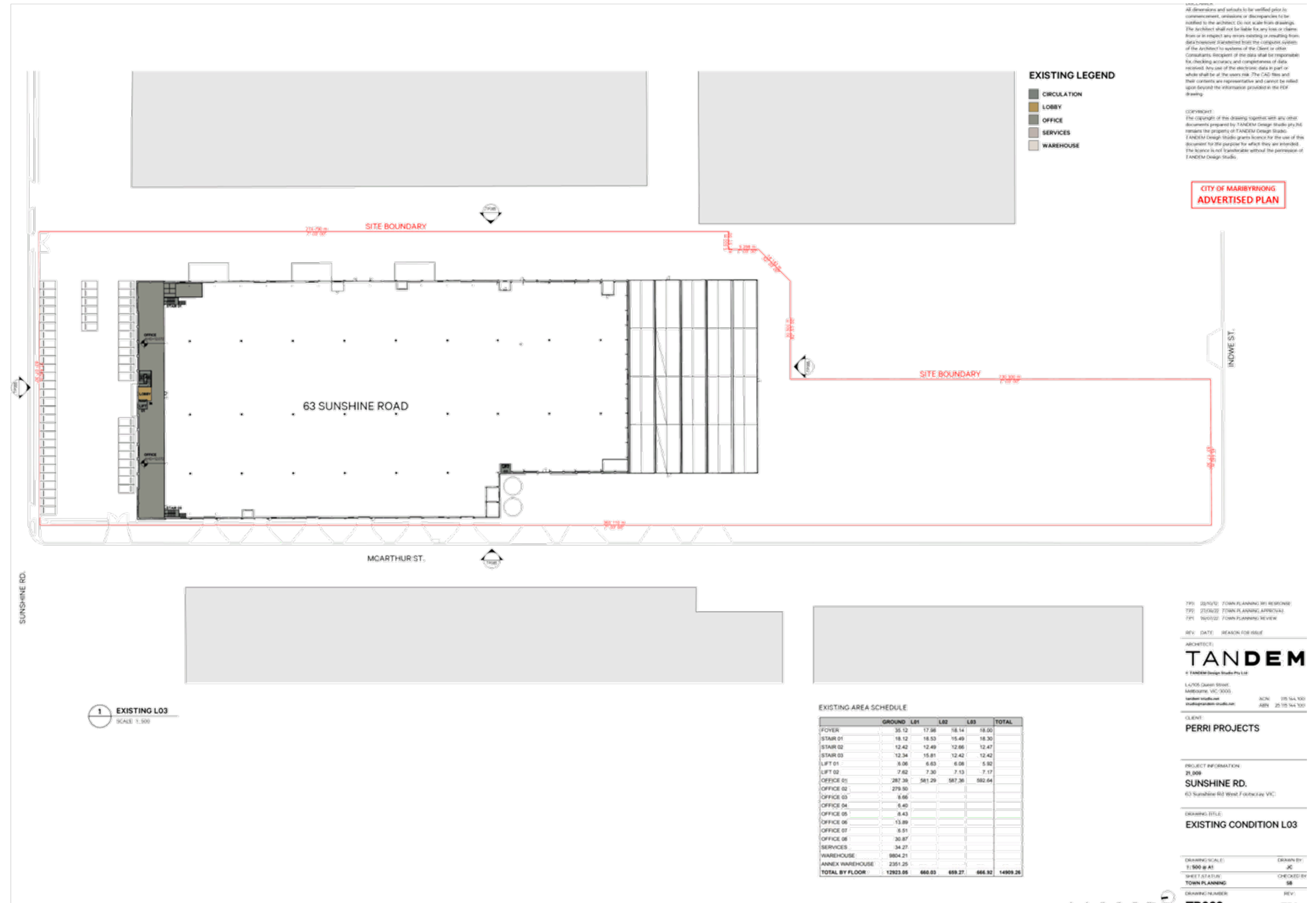
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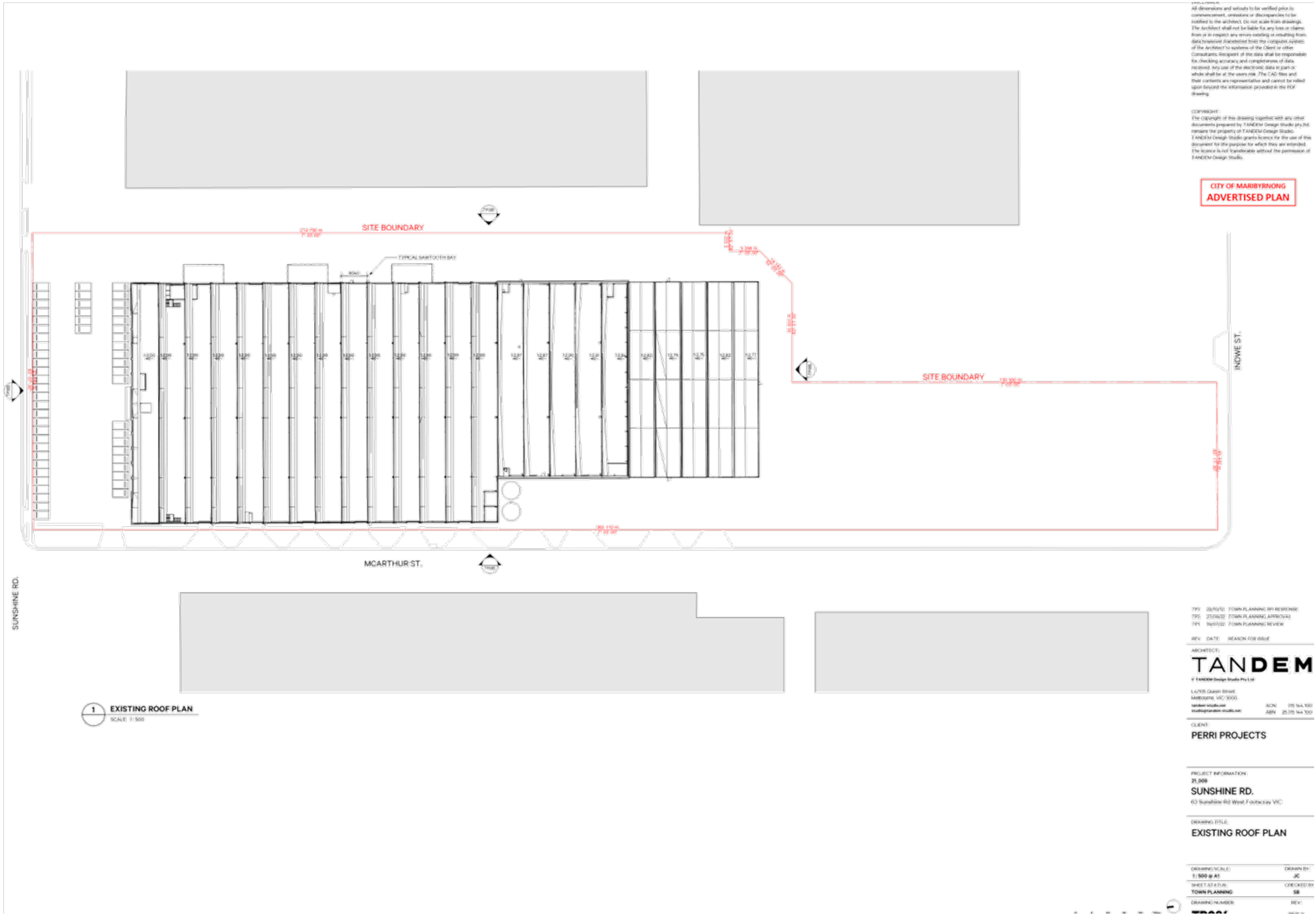


Agenda Item 6.3 - Attachment 2

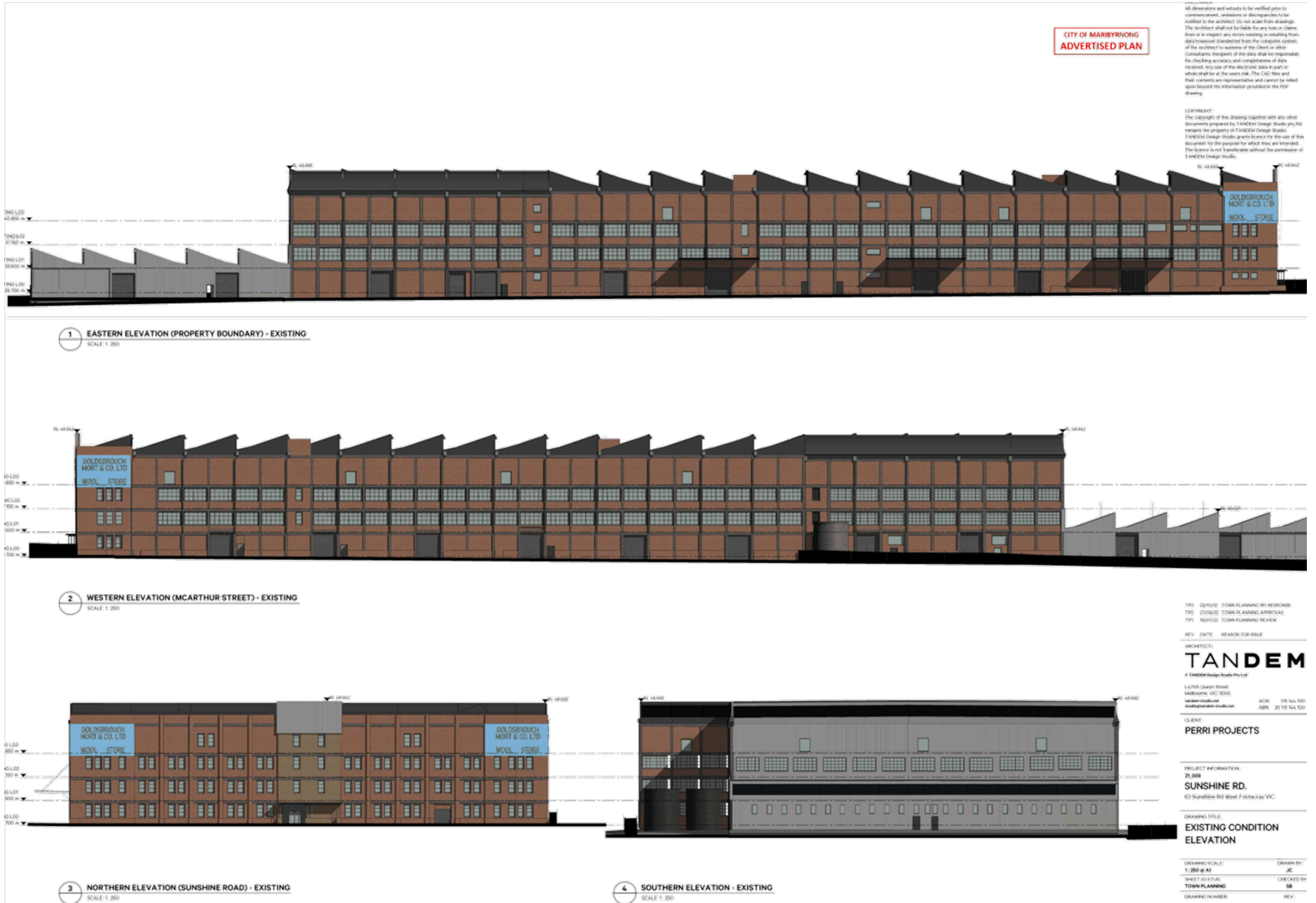


Agenda Item 6.3 - Attachment 2

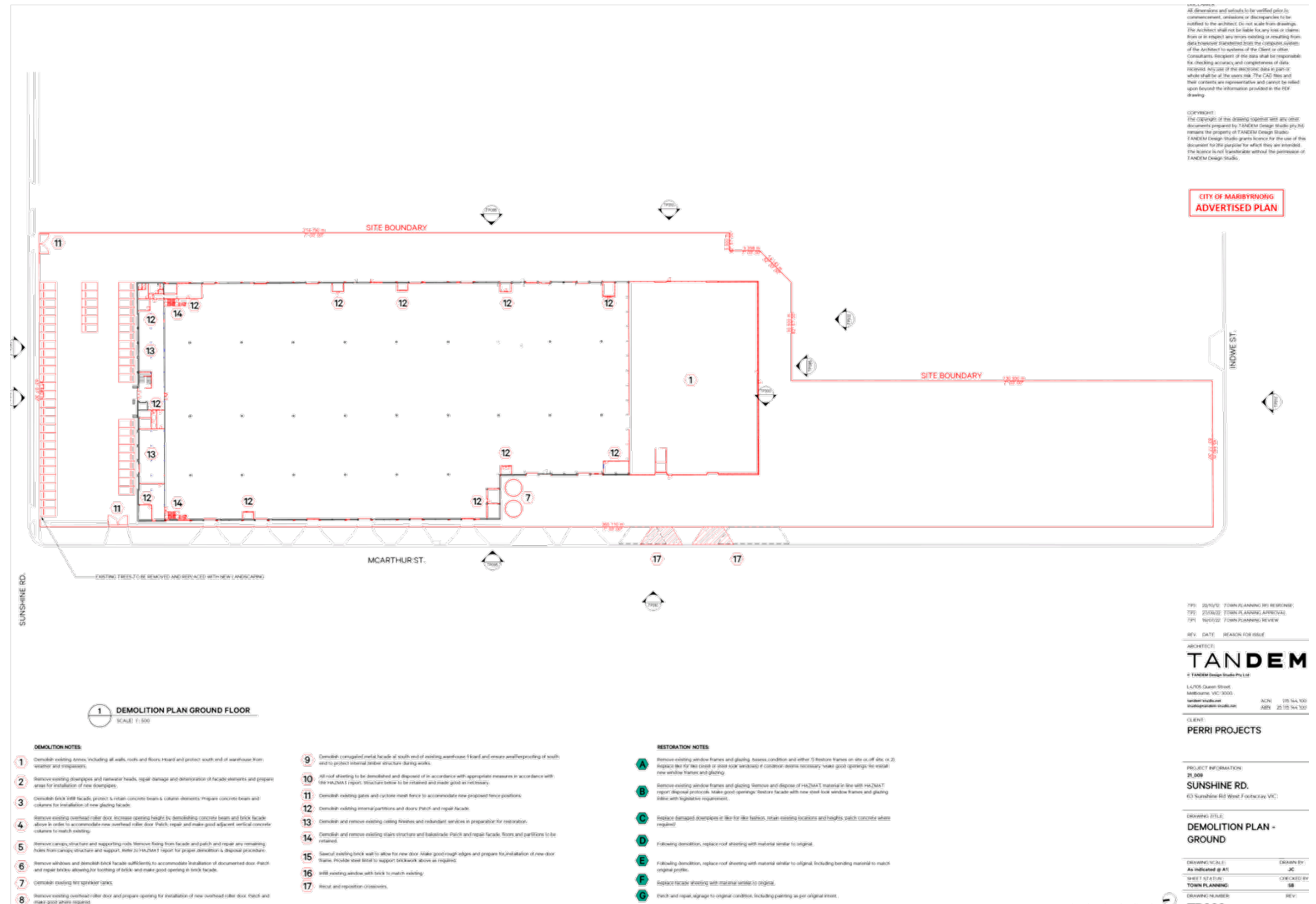




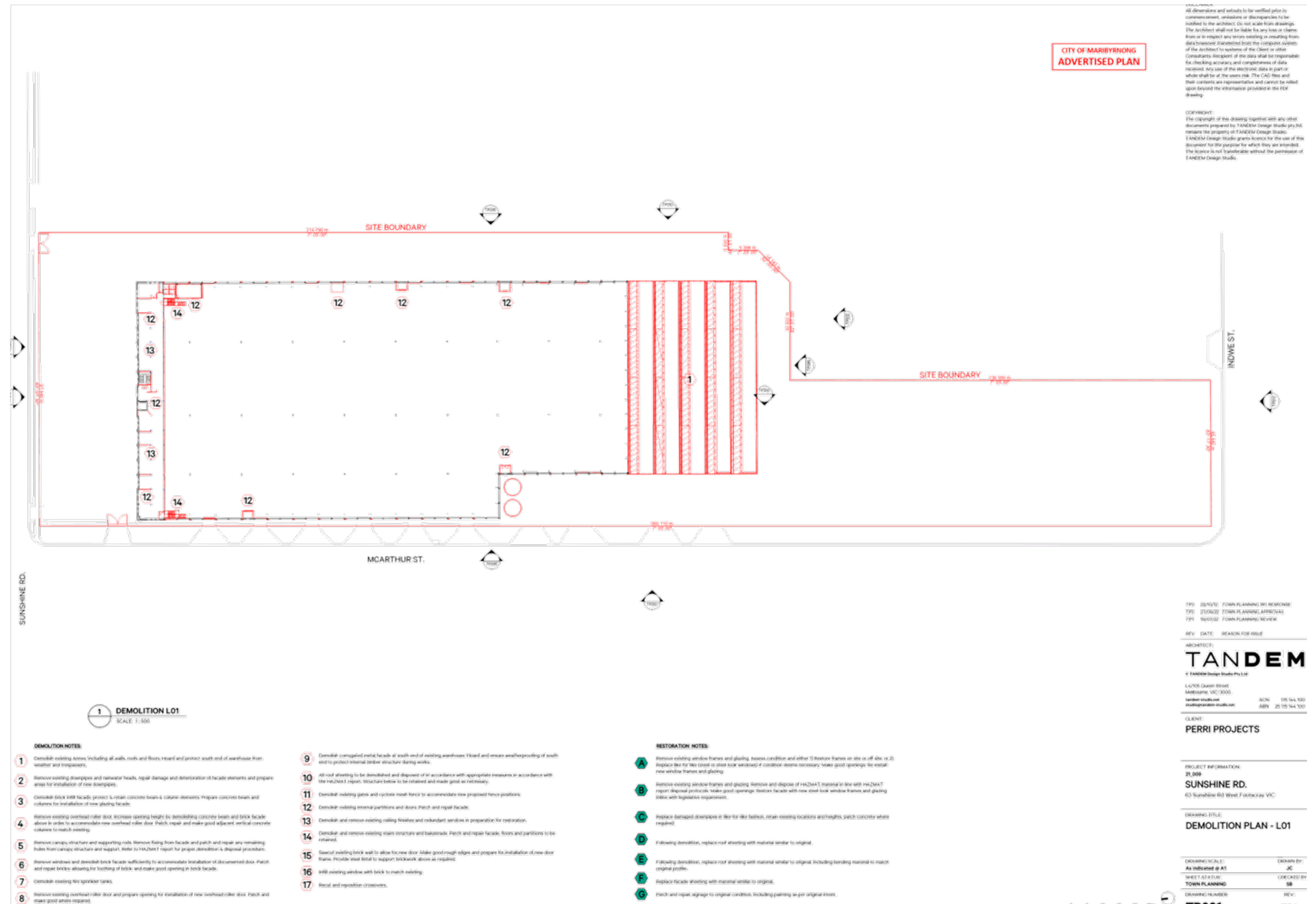
Agenda Item 6.3 - Attachment 2



Agenda Item 6.3 - Attachment 2



Agenda Item 6.3 - Attachment 2

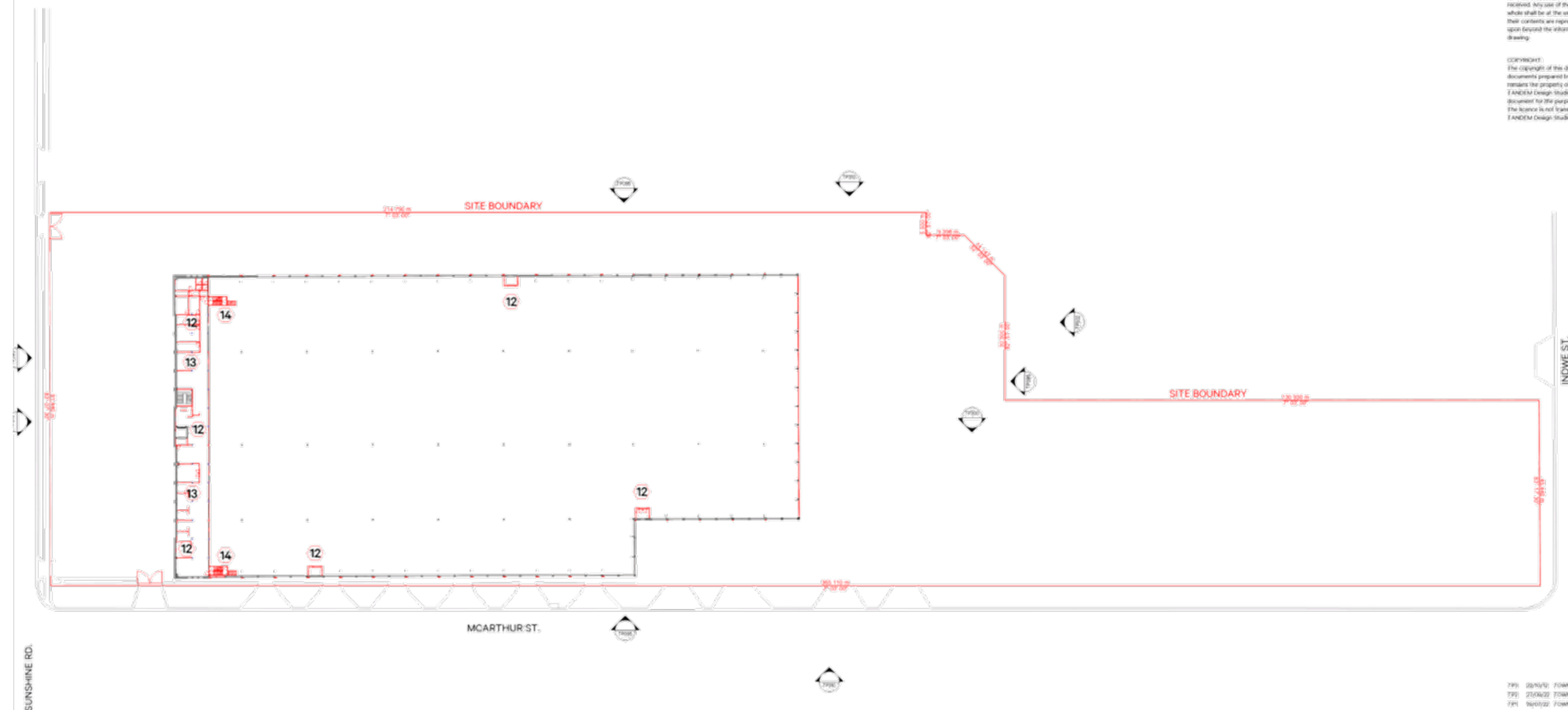


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CITY OF MARIBYRNONG
ADVERTISED PLAN

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1 DEMOLITION L02
SCALE: 1" = 5'-0"

DEMOLITION NOTES:

- 1 Demolish existing Annex, including all walls, roofs and floors. Hoard and protect south end of warehouse from weather and trespassers.
- 2 Remove existing downpipes and rainwater heads, repair damage and deterioration of facade elements and prepare areas for installation of new downpipes.
- 3 Demolish brick infill facade; protect & retain concrete beams & column elements. Prepare concrete beams and columns for installation of new glazing facade.
- 4 Remove existing overhead roller door. Increase opening height by demolishing concrete beam and brick facade above in order to accommodate new overhead roller door. Patch/ repair and make good adjacent vertical concrete columns to match existing.
- 5 Remove canopy, structure and supporting rods. Remove fixing from facade and patch/ and repair any remaining holes from canopy structure and support. Refer to HAZMAT report for proper demolition & disposal procedure.
- 6 Remove windows and demolish brick facade sufficiently to accommodate installation of documented door. Patch/ and repair bricks/ allowing for finishing of brick/ and make good opening in brick facade.
- 7 Demolish existing fire sprinkler tanks.
- 8 Remove existing overhead roller door and prepare opening for installation of new overhead roller door. Patch/ and make good where required.

RESTORATION NOTES:

- A** Remove existing window frames and glazing. Assess condition and either 1) Restore frames on site or off site or 2) Replace like for like (steel or steel look windows) if condition deems necessary. Make good openings. Re-install new window frames and glazing.
- B** Remove existing window frames and glazing. Remove and dispose of HAZMAT material in line with HAZMAT report disposal protocols. Make good openings. Restore facade with new steel look window frames and glazing (in line with legislative requirement).
- C** Replace damaged downpipes in like-for-like fashion, retain existing locations and heights, patch concrete where required.
- D** Following demolition, replace roof sheeting with material similar to original.
- E** Following demolition, replace roof sheeting with material similar to original, including bending material to match original profile.
- F** Replace facade sheeting with material similar to original.
- G** Patch and repair signage to original condition, including painting as per original intent.

| | | |
|-----|----------|---------------------------|
| 799 | 22/05/22 | TOWN PLANNING WP RESPONSE |
| 799 | 21/06/22 | TOWN PLANNING APPROVAL |
| 799 | 06/07/22 | TOWN PLANNING REVIEW |

| REV | DATE | REASON FOR ISSUE |
|-----|------|------------------|
|-----|------|------------------|

ARCHITECT:

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14/105 Queen Street

landmark studies.net (ACN) (185 544 500)

studio@anderson-studio.net (404) 251-1544 (XO)

REDDI PRO FECTS

PROJECT INFORMATION

21,009

63 Sunshine Rd West Foothill, CA 91040

DRAWING TITLE

DEMOLITION PLAN - L02

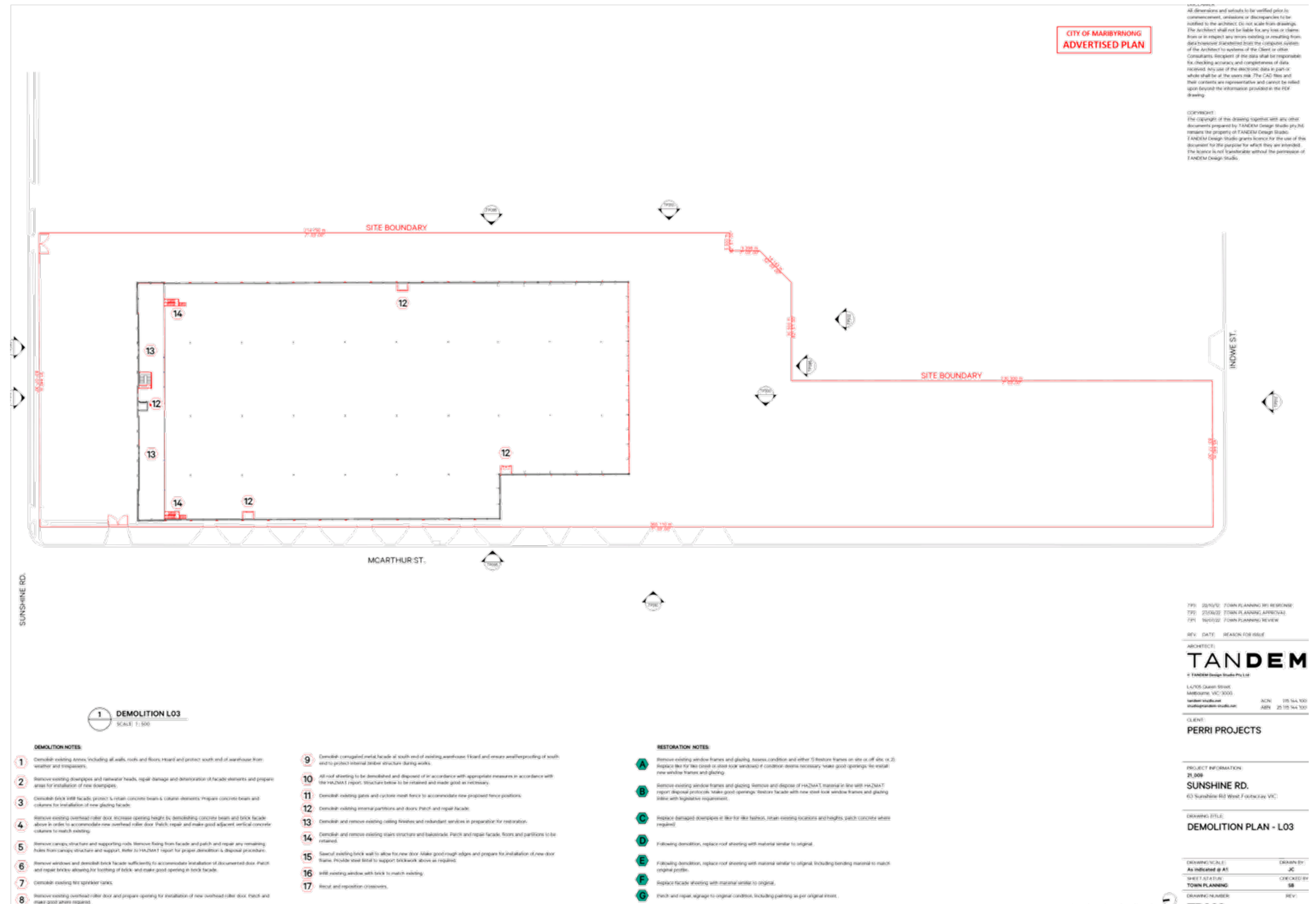
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| As indicated @ A1 | JC |
| SHEET STATUS | CHECKED BY |

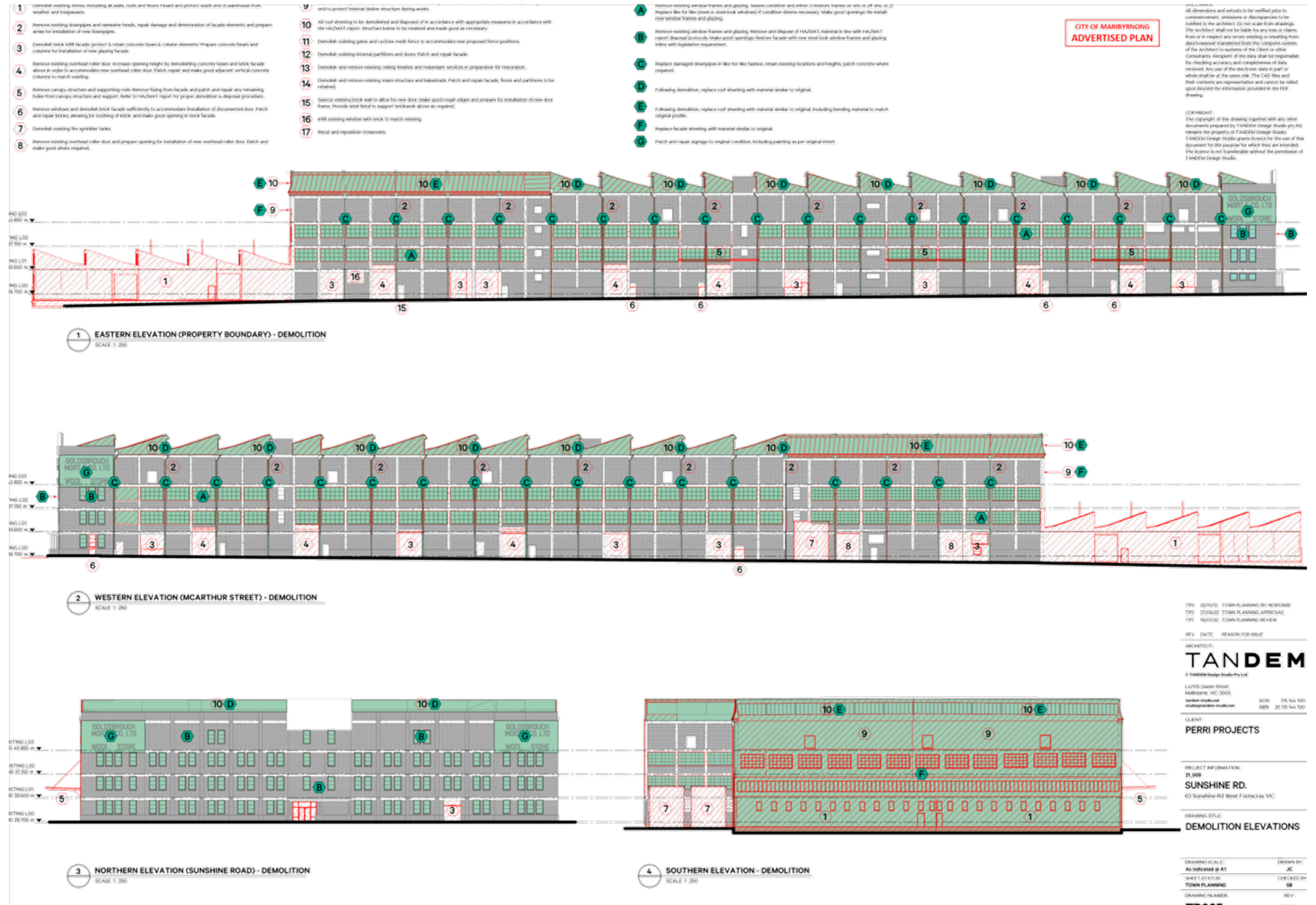
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58

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Agenda Item 6.3 - Attachment 2

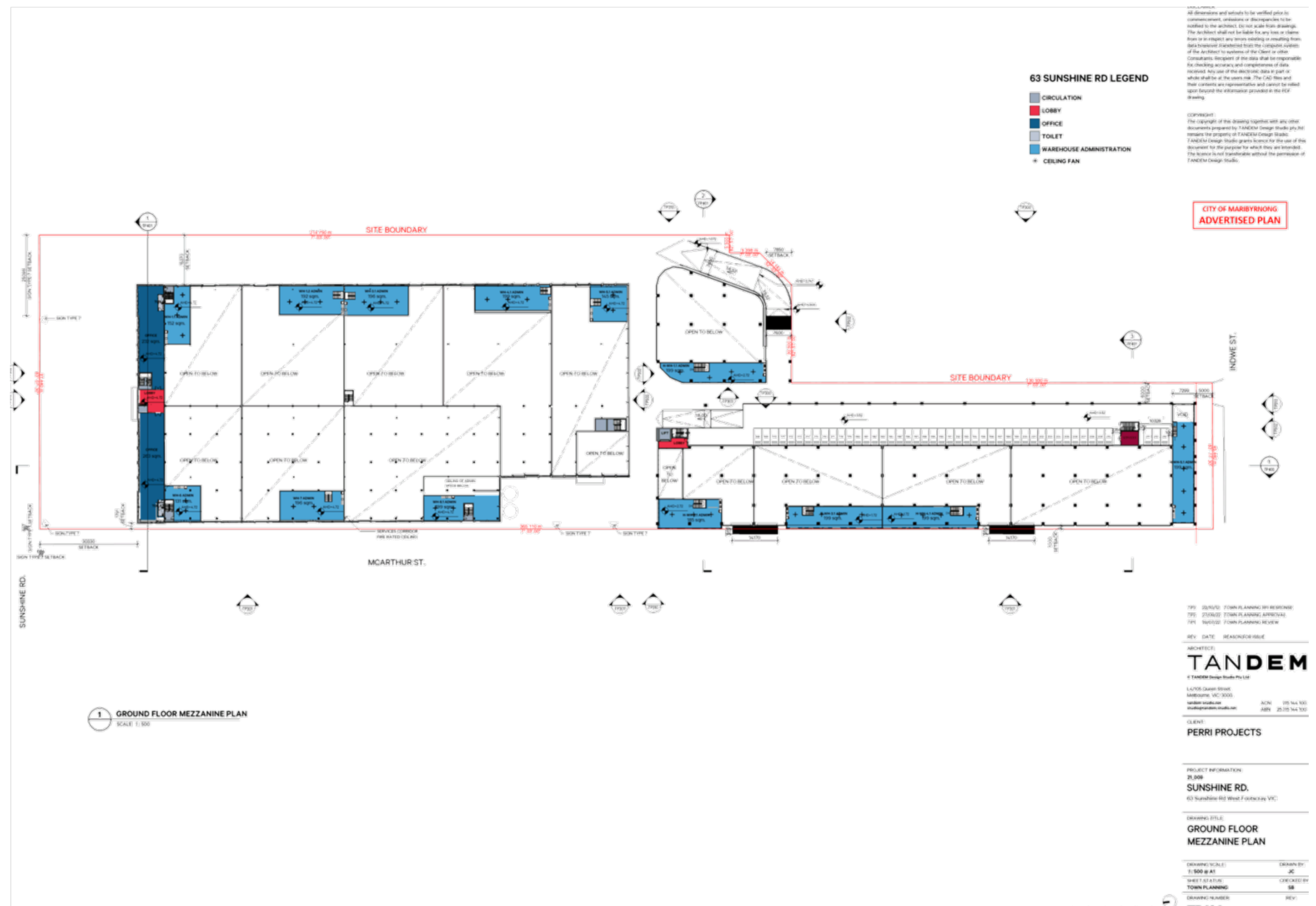


Agenda Item 6.3 - Attachment 2

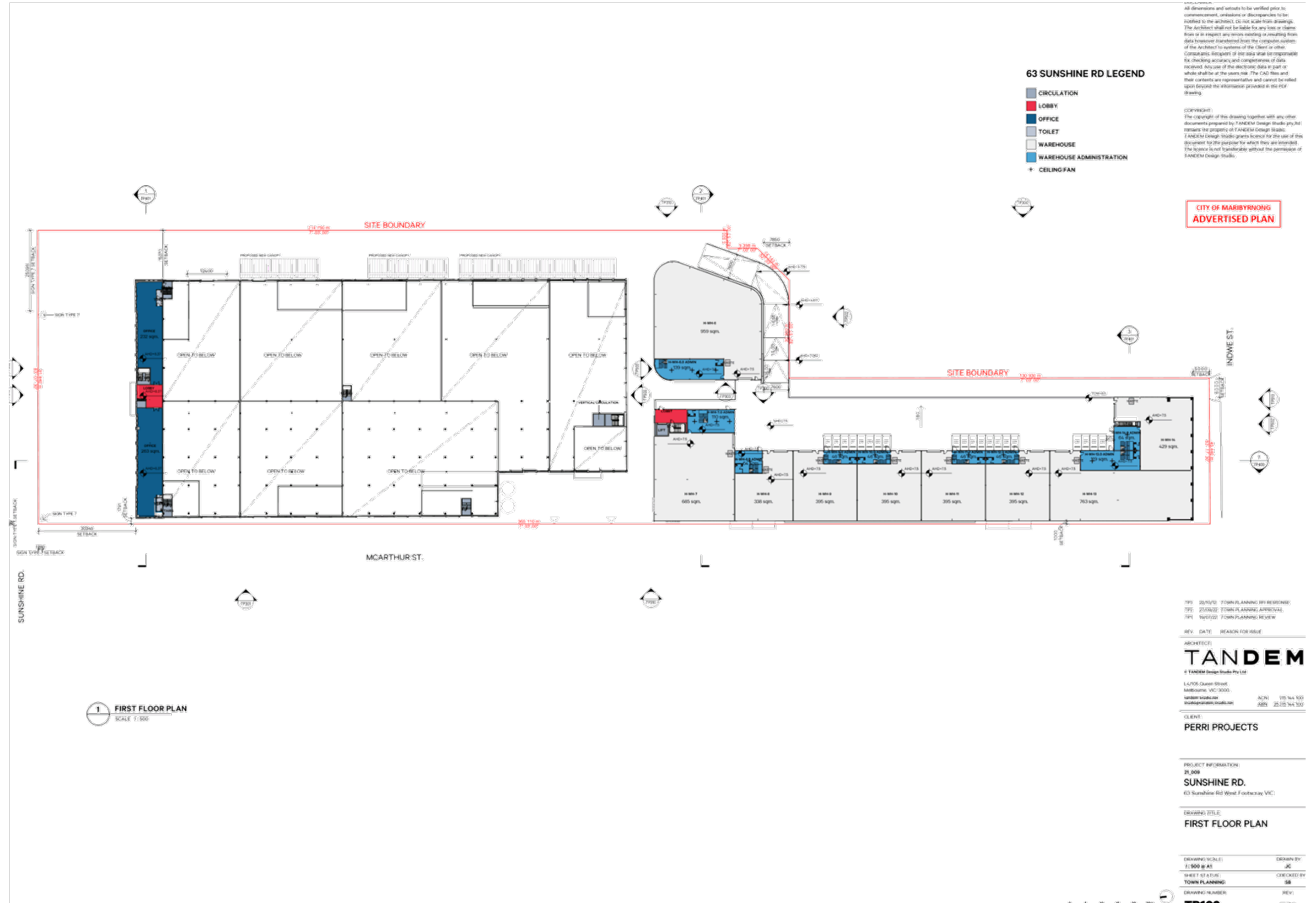




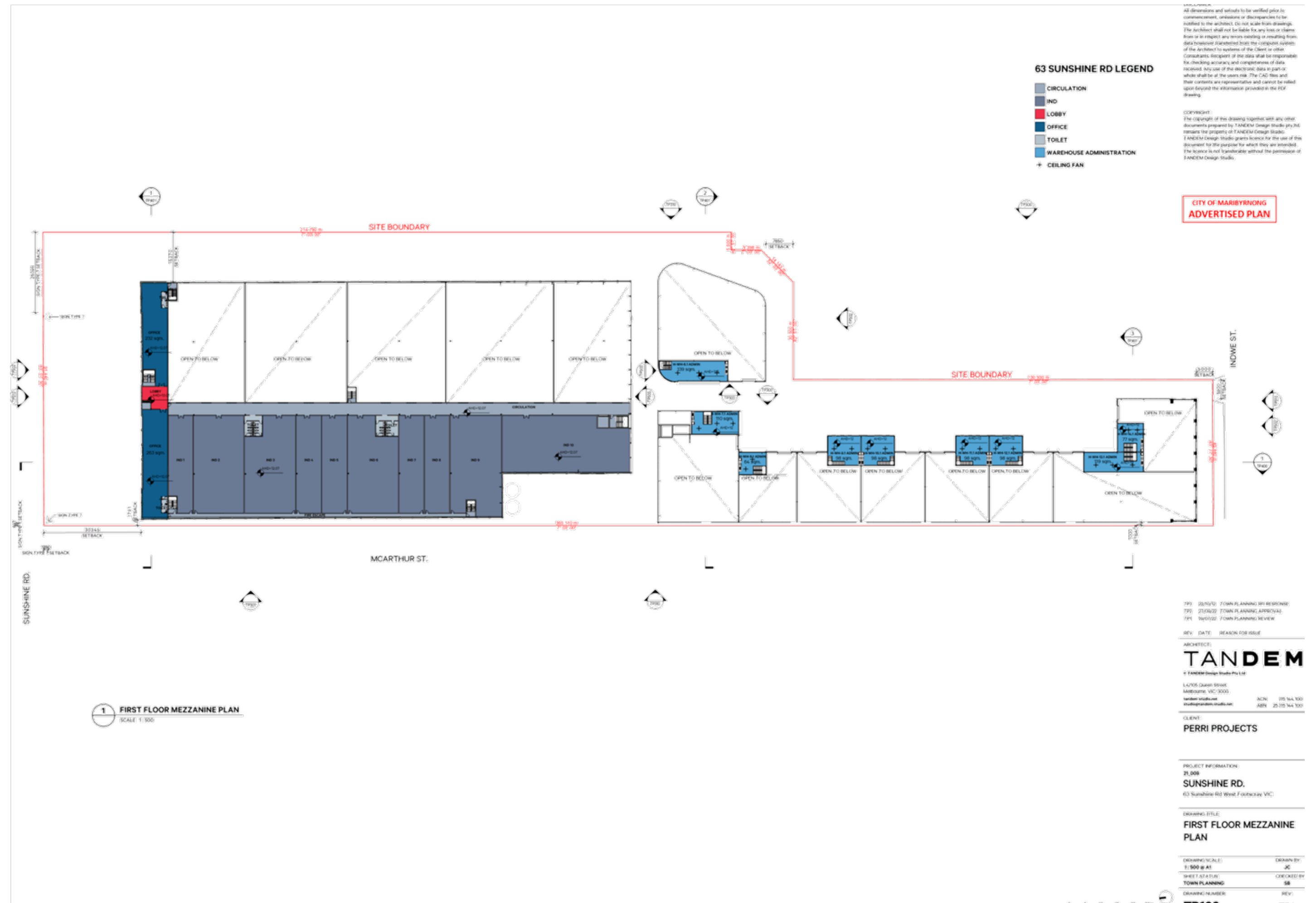
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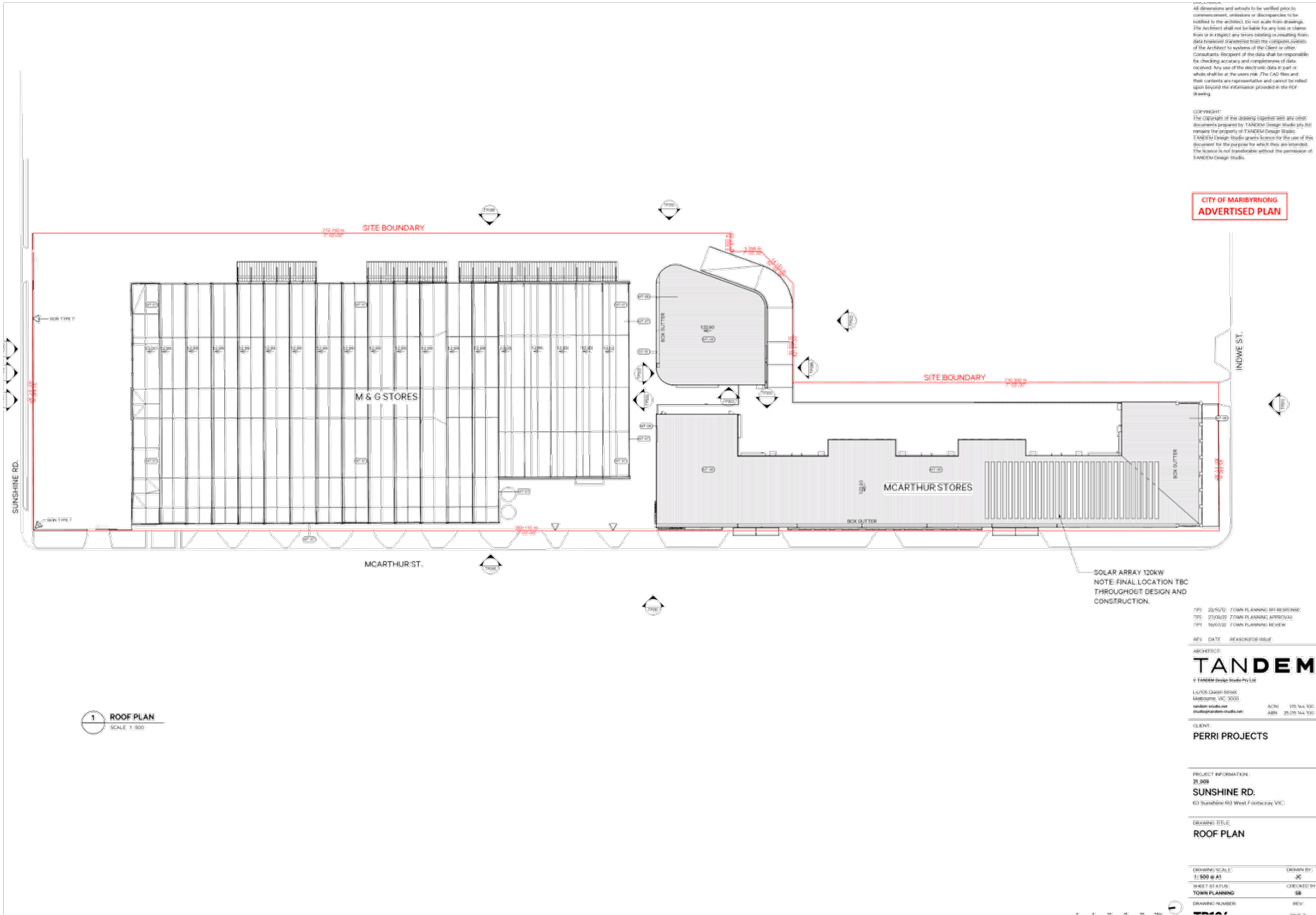


Agenda Item 6.3 - Attachment 2

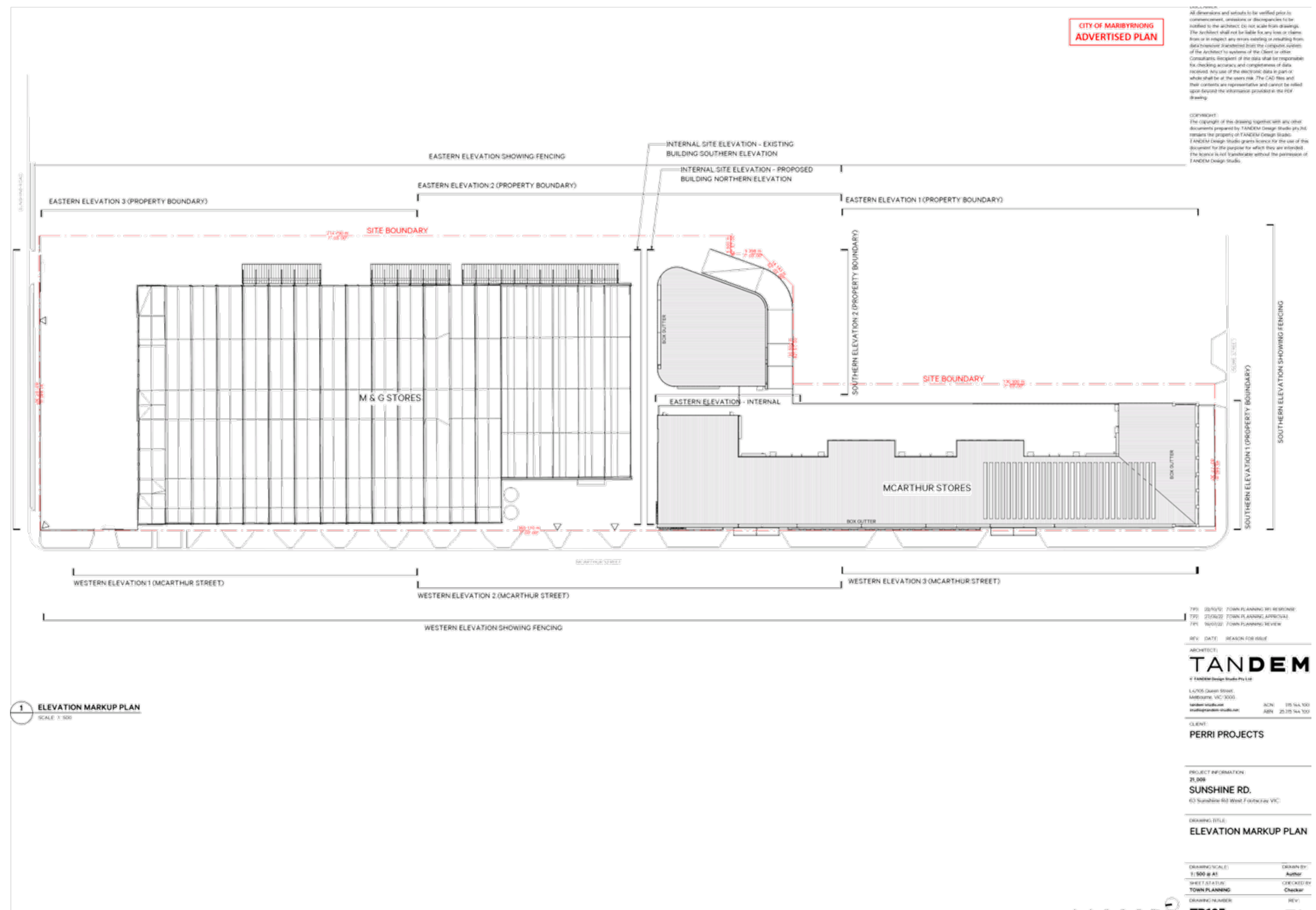


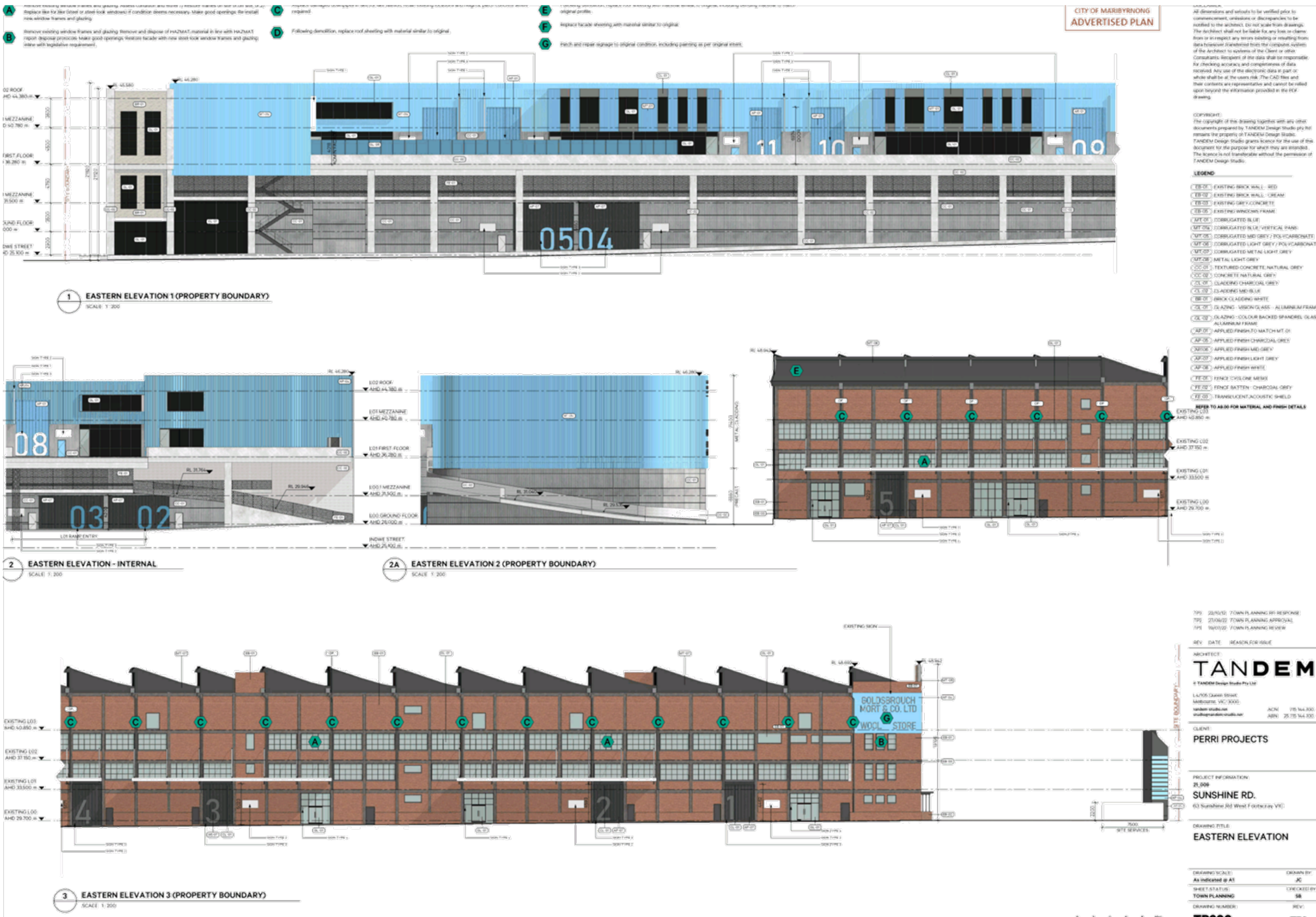
Agenda Item 6.3 - Attachment 2





Agenda Item 6.3 - Attachment 2







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LEGEND

- ES-01: EXISTING BRICK WALL - RED
- EB-02: EXISTING BRICK WALL - CREAM
- EB-03: EXISTING GRC/CONCRETE
- EW-05: EXISTING WINDOW FRAME
- MT-01: CORRUGATED BLUE
- MT-02: CORRUGATED BLUE/VERTICAL PANEL
- MT-03: CORRUGATED MID GREY / POLYCARBONATE
- MT-04: CORRUGATED LIGHT GREY / POLYCARBONATE
- MT-05: CORRUGATED METAL LIGHT GREY
- MT-06: METAL LIGHT GREY
- CC-01: TEXTURED CONCRETE NATURAL GREY
- CC-02: CONCRETE NATURAL GREY
- CL-01: CLADDING CHARCOAL GREY
- CL-02: CLADDING MID BLUE
- BB-01: BRICK CLADDING WHITE
- CL-03: GLAZING - VISION GLASS - ALUMINIUM FRAME
- CL-04: GLAZING - COLOUR BACKED SPANDREL GLASS ALUMINIUM FRAME
- AP-01: APPLIED FINISH TO MATCH MT-01
- AP-02: APPLIED FINISH CHARCOAL GREY
- AP-03: APPLIED FINISH MID GREY
- AP-04: APPLIED FINISH LIGHT GREY
- AP-05: APPLIED FINISH WHITE
- FE-01: FENCE CYCLONE MESH
- FE-02: FENCE BATTERY - CHARCOAL GREY
- FE-03: TRANSLUCENT ACOUSTIC SHIELD

REFER TO A8.00 FOR MATERIAL AND FINISH DETAILS

TPR: 28/01/21 TOWN PLANNING RFI RESPONSE
TPR: 23/04/22 TOWN PLANNING APPROVAL
TPR: 06/03/22 TOWN PLANNING REVIEW

REV: DATE: REASON FOR ISSUE

ARCHITECT:
TANDEM

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MIDGORTHIE VIC 3005
tandem-studio.com
info@tandem-studio.com

ACN: 175 144 300
ABN: 25 75 144 300

CLIENT:
PERRI PROJECTS

PROJECT INFORMATION:
31,909
SUNSHINE RD.
63 Sunshine Rd West Footscray VIC

DRAWING TITLE:
WESTERN ELEVATION

DRAWING SCALE:
As indicated @ A1

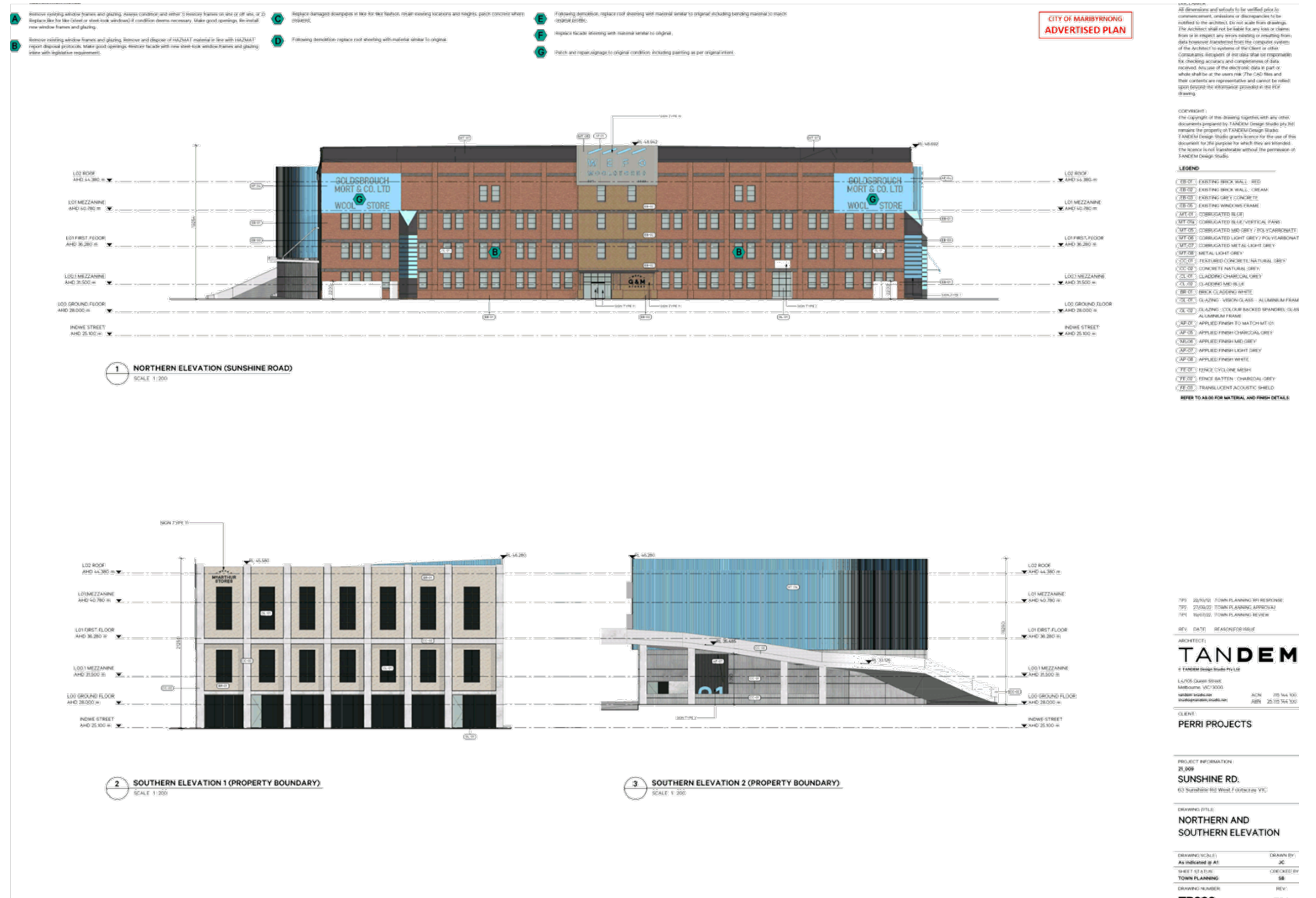
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JC

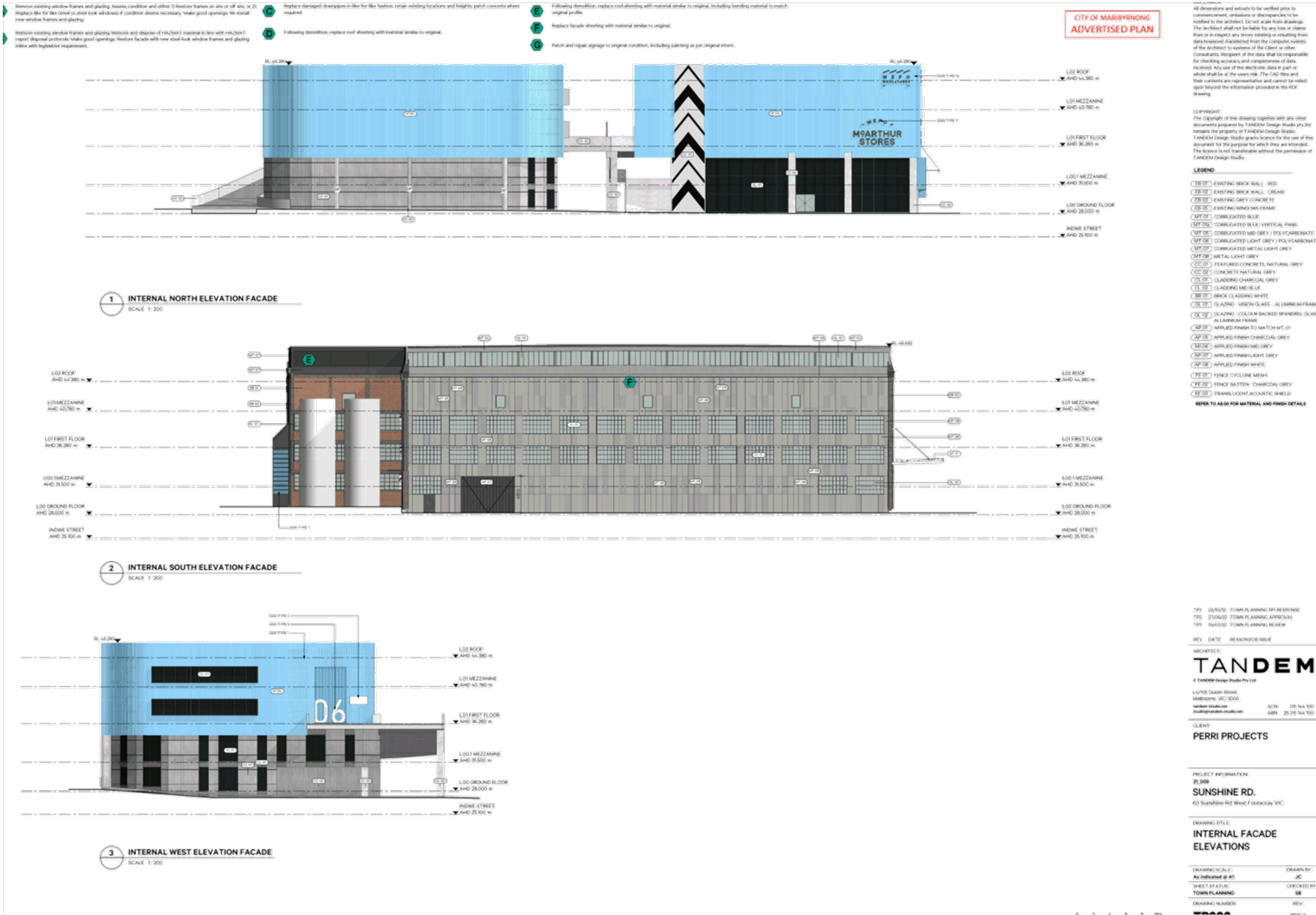
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TOWN PLANNING

CHECKED BY:
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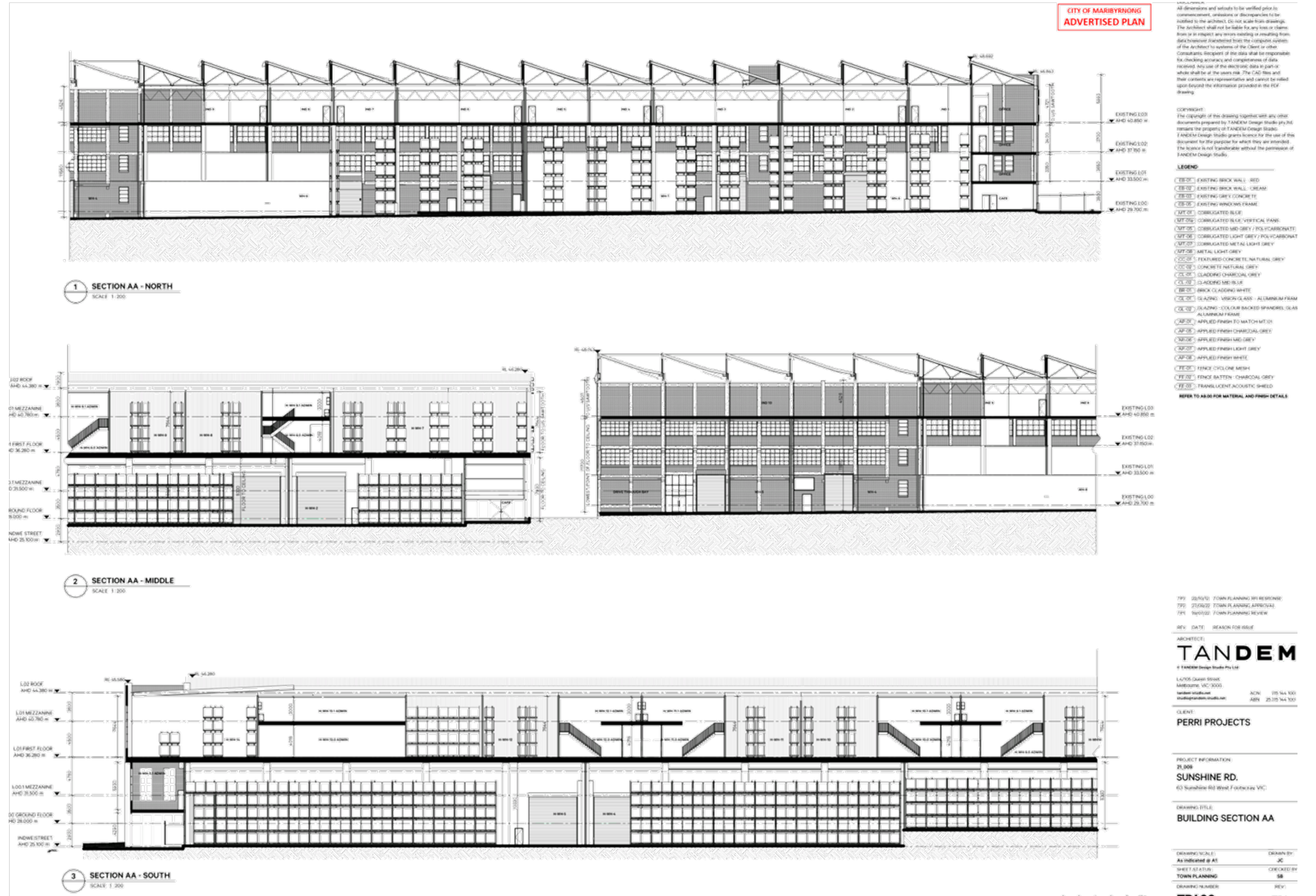
DRAWING NUMBER:
REV:

Agenda Item 6.3 - Attachment 2





Agenda Item 6.3 - Attachment 2





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- LEGEND
- EB-01 EXISTING BRICK WALL - RED
 - EB-02 EXISTING BRICK WALL - CREAM
 - EB-03 EXISTING GREY CONCRETE
 - EB-05 EXISTING WINDOWS FRAME
 - MT-01 CORRUGATED BLUE
 - MT-02 CORRUGATED BLUE / VERTICAL PANEL
 - MT-03 CORRUGATED MID GREY / POLYCARBONATE
 - MT-04 CORRUGATED LIGHT GREY / POLYCARBONATE
 - MT-05 CORRUGATED METAL LIGHT GREY
 - MT-06 METAL LIGHT GREY
 - CC-01 TEXTURED CONCRETE NATURAL GREY
 - CC-02 CONCRETE NATURAL GREY
 - CL-01 CLADDING CHARCOAL GREY
 - CL-02 CLADDING MID BLUE
 - BR-01 BRICK CLADDING WHITE
 - GL-01 GLAZING - VISION GLASS - ALUMINIUM FRAME
 - GL-02 GLAZING - 100 CLR BACKED SPANDREL GLASS ALUMINIUM FRAME
 - AP-01 APPLIED FINISH TO MATCH MT-01
 - AP-02 APPLIED FINISH CHARCOAL GREY
 - AP-03 APPLIED FINISH MID GREY
 - AP-04 APPLIED FINISH LIGHT GREY
 - AP-05 APPLIED FINISH WHITE
 - FE-01 FENCE CYCLONE MESH
 - FE-02 FENCE BATTEN - CHARCOAL GREY
 - FE-03 TRANSLUCENT ACOUSTIC SHIELD
- REFER TO A8.00 FOR MATERIAL AND FINISH DETAILS

TP2: 22/03/22 TOWN PLANNING REVIEW RESPONSE
TP3: 22/04/22 TOWN PLANNING APPROVAL
TP4: 04/05/22 TOWN PLANNING REVIEW

REV: (DATE) REASON FOR ISSUE

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tandem-studio.com
studio@tandem-studio.com.au

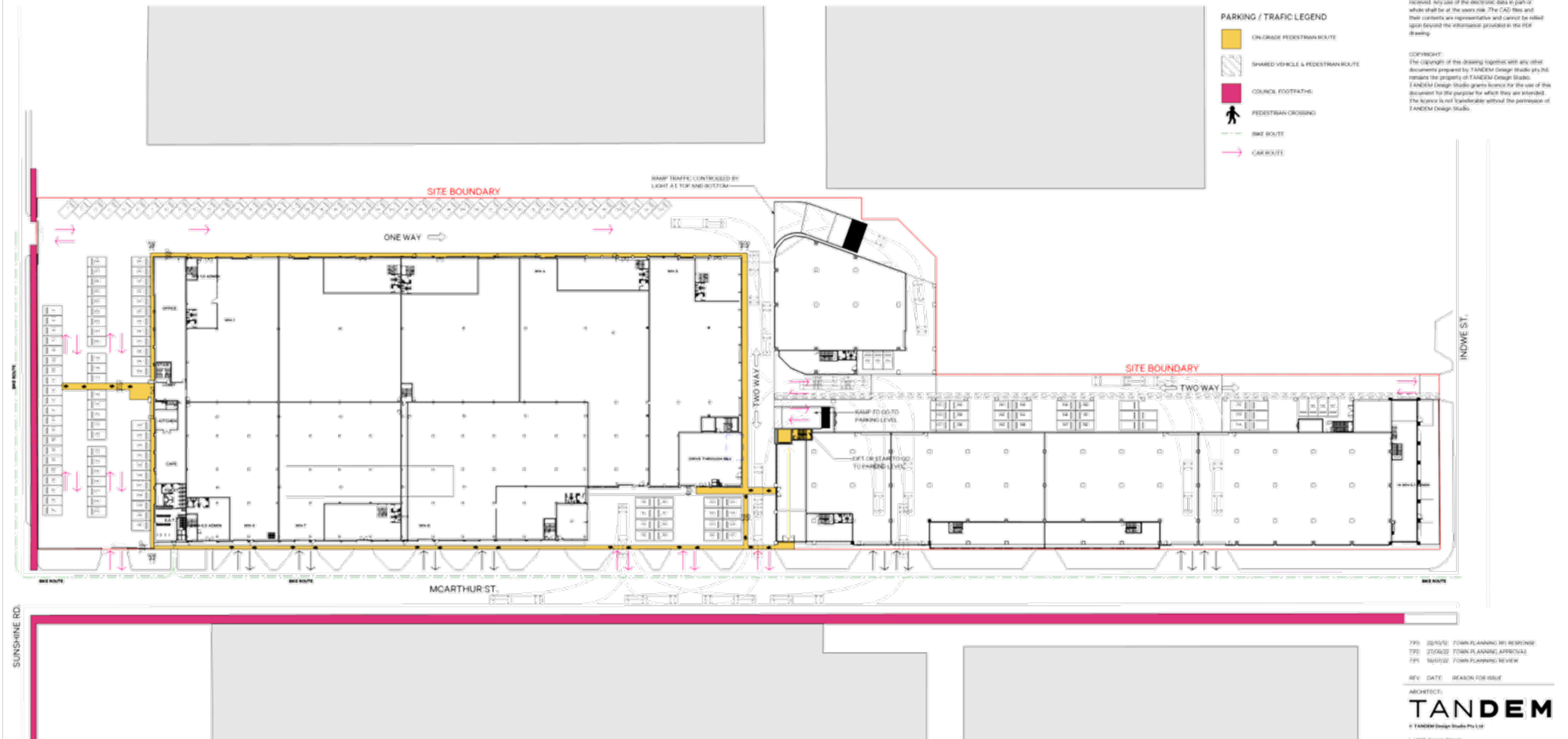
CLIENT:
PERRI PROJECTS

PROJECT INFORMATION:
21,009
SUNSHINE RD.
63 Sunshine Rd West Footscray VIC

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DRAWING SCALE: As indicated @ A1
DRAWN BY: JC
SHEET STATUS: TOWN PLANNING
CHECKED BY: SB
DRAWING NUMBER: REV:

Agenda Item 6.3 - Attachment 2



1 CARPARK - ACCESS PLAN
SCALE 1:500

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| 779 | 22/10/12 | TOWN PLANNING RE: RESPONSE |
| 779 | 27/06/22 | TOWN PLANNING: APPROVAL |
| 779 | 06/03/22 | TOWN PLANNING: REVIEW |

| REV | DATE | REASON FOR ISSUE |
|-----|------|------------------|
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Melbourne VIC 3000

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ACN 115 544 100
JBR 25 115 544 100

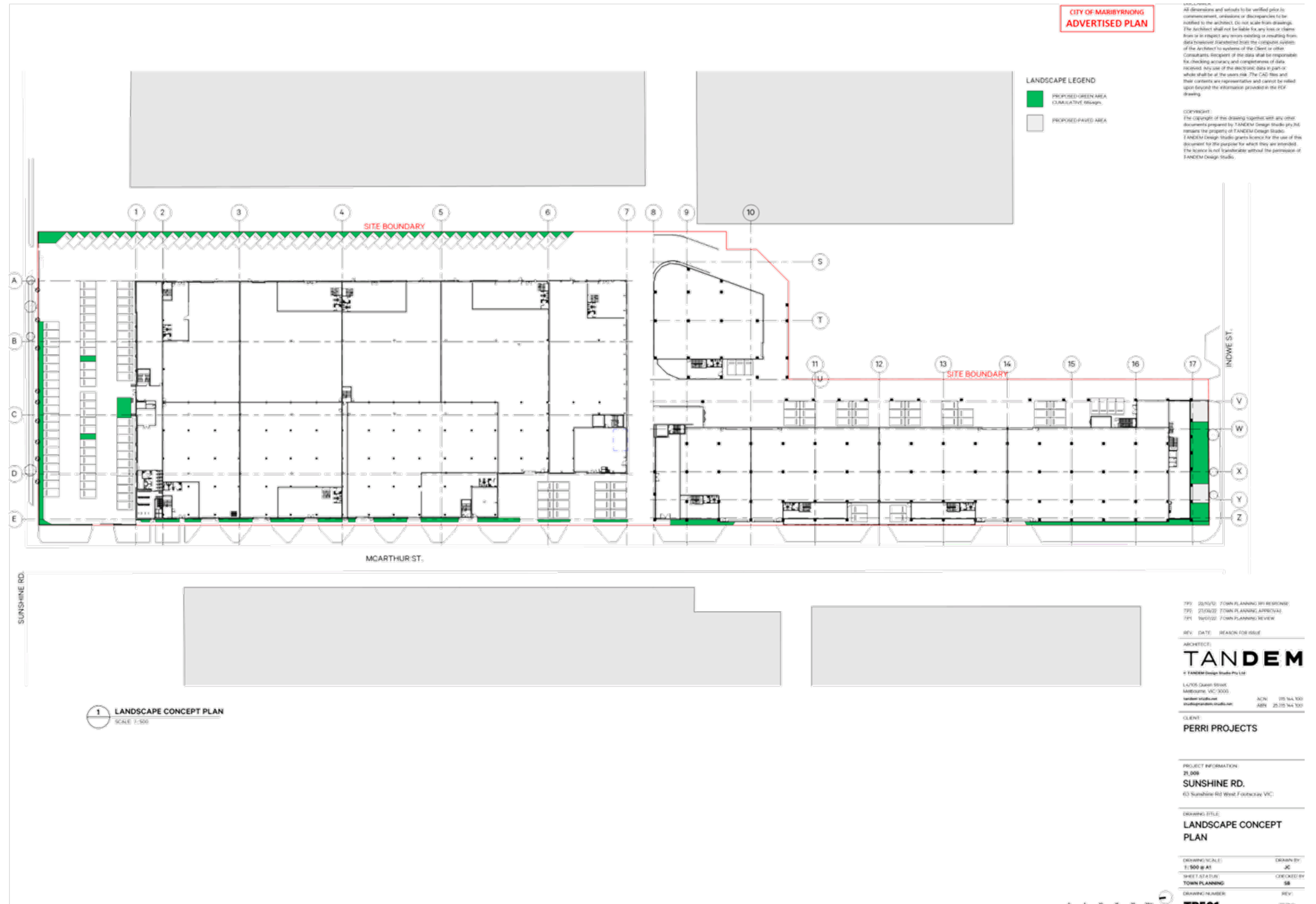
CLIENT
PERRI PROJECTS

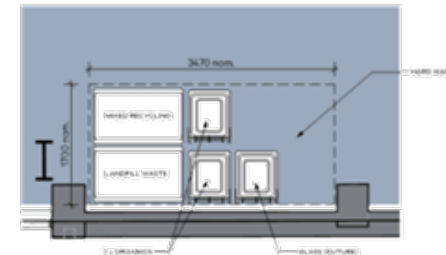
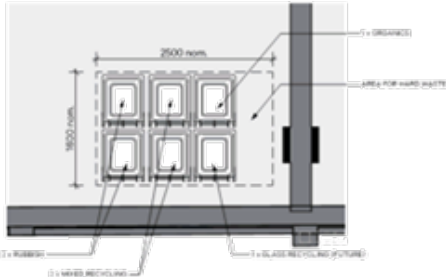
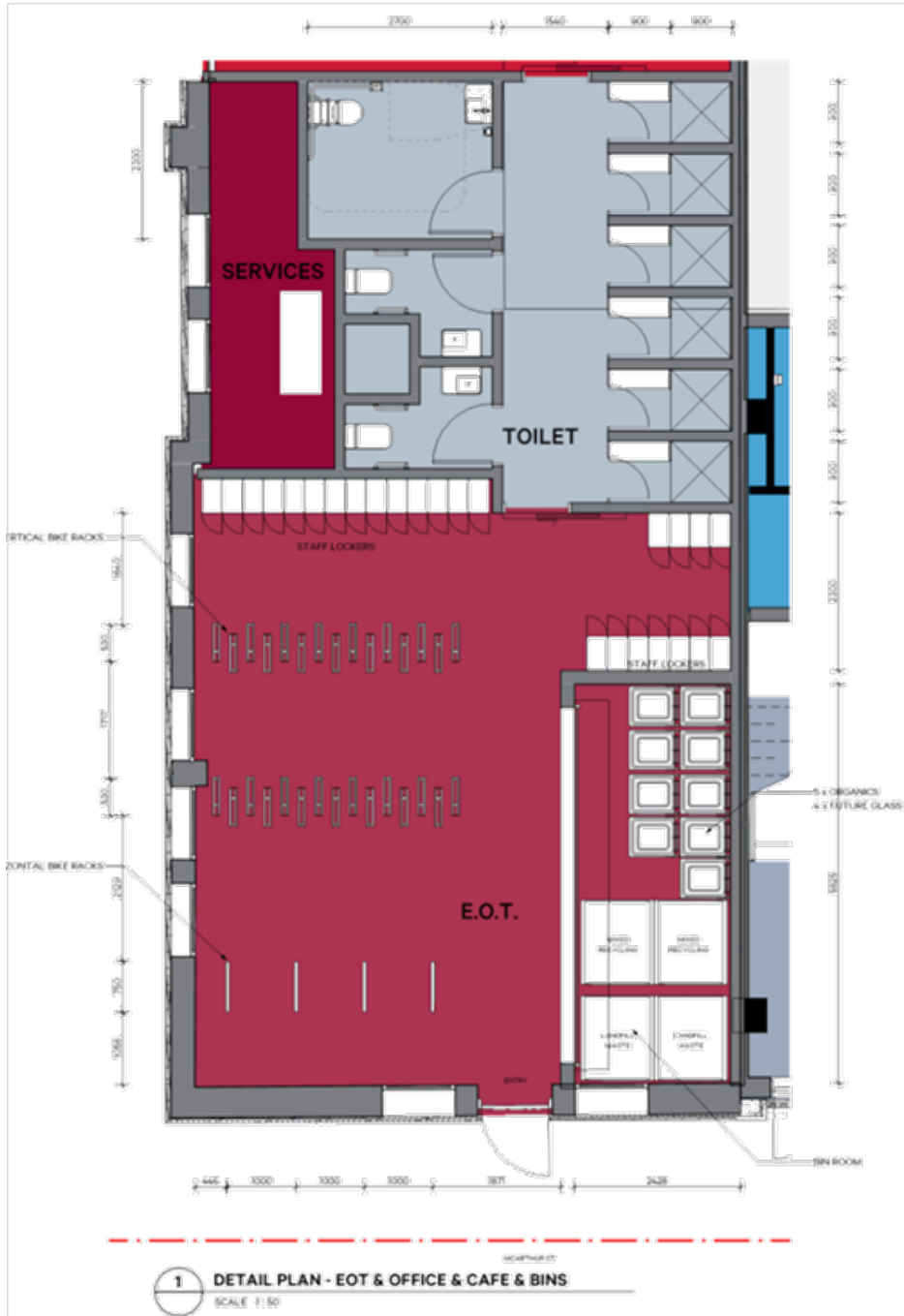
PROJECT INFORMATION:
21_008
SUNSHINE RD.
63 Sunshine Rd West Footscray VIC

PARKING / TRAFFIC MANAGEMENT PLAN

| | |
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| DRAWING SCALE | DRAWN BY |
| 1"=500' @ A1 | JC |
| SHEET STATUS | CHECKED BY |
| TOWN PLANNING | SB |
| DRAWING NUMBER | REV |

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TP2: 27/06/22 TOWN PLANNING APPROVAL

REV: (DATE) REASON FOR ISSUE

ARCHITECT:
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studio@tandem-studio.com

ACN: 115 144 100
ABN: 25 115 144 100

CLIENT:
PERRI PROJECTS

PROJECT INFORMATION:
21,009
SUNSHINE RD.
63 Sunshine Rd West Footscray VIC

DRAWING TITLE:
**END OF TRIP & BIN STORE
DETAIL PLANS**

DRAWING SCALE: 1:50 @ A1

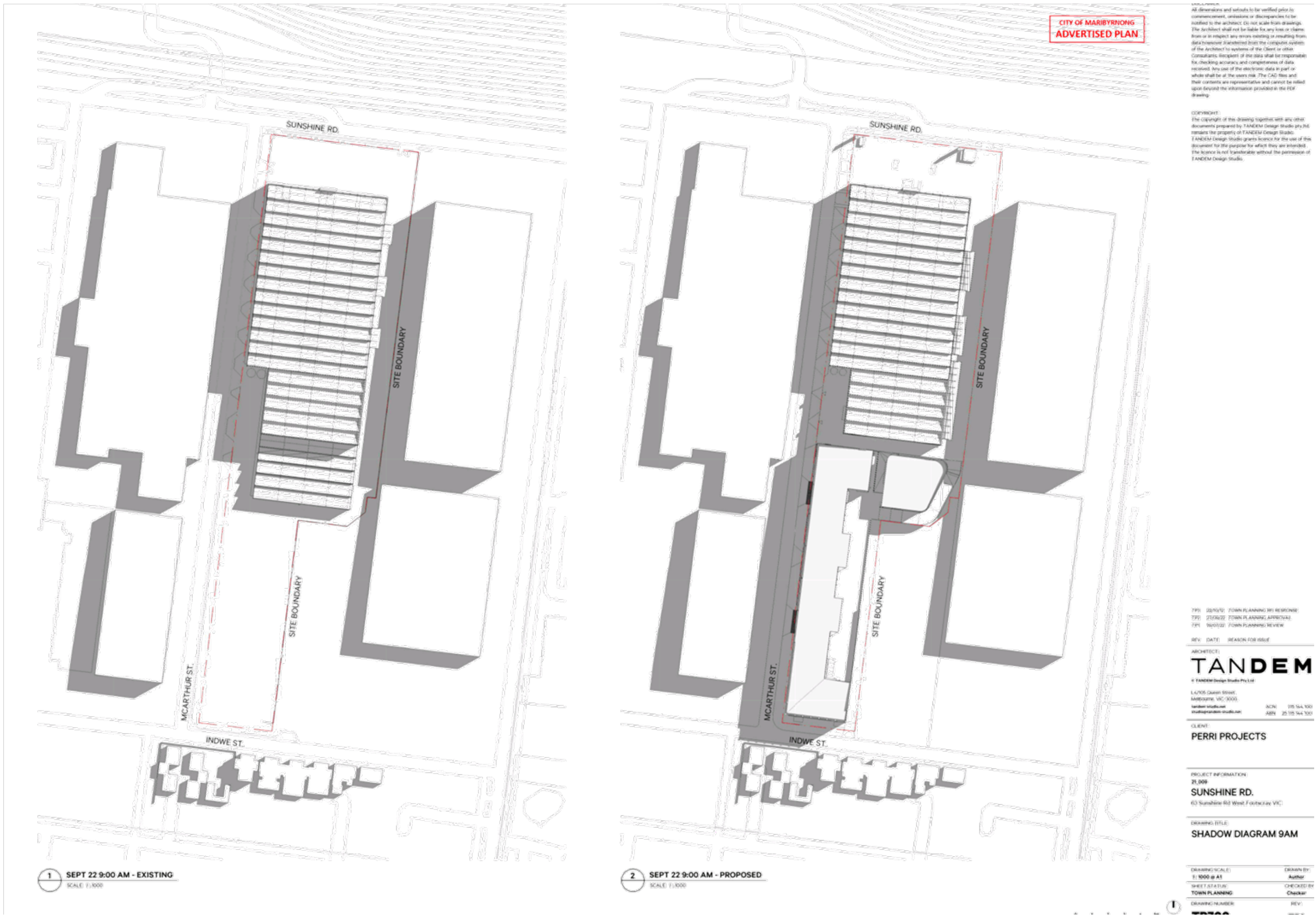
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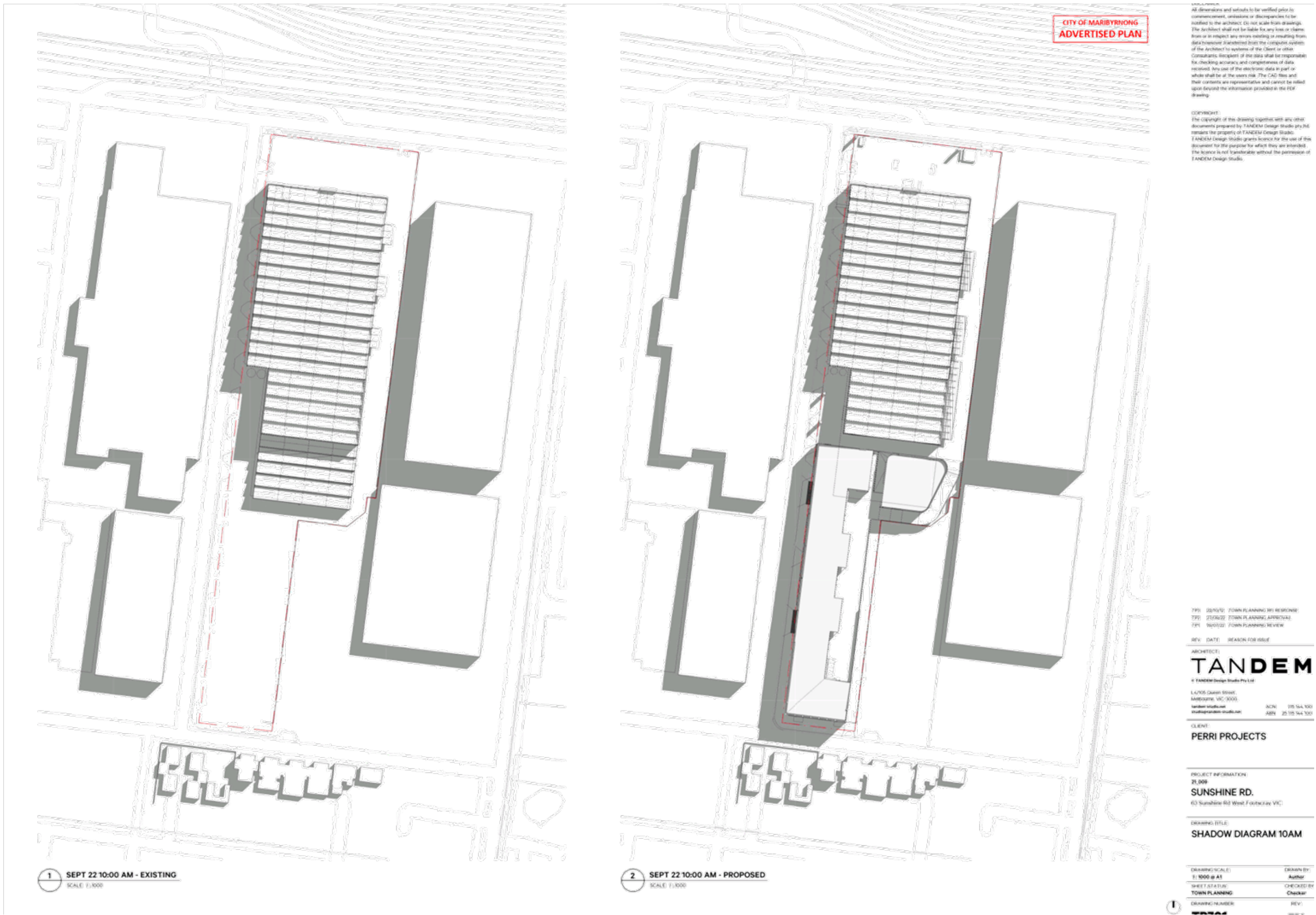
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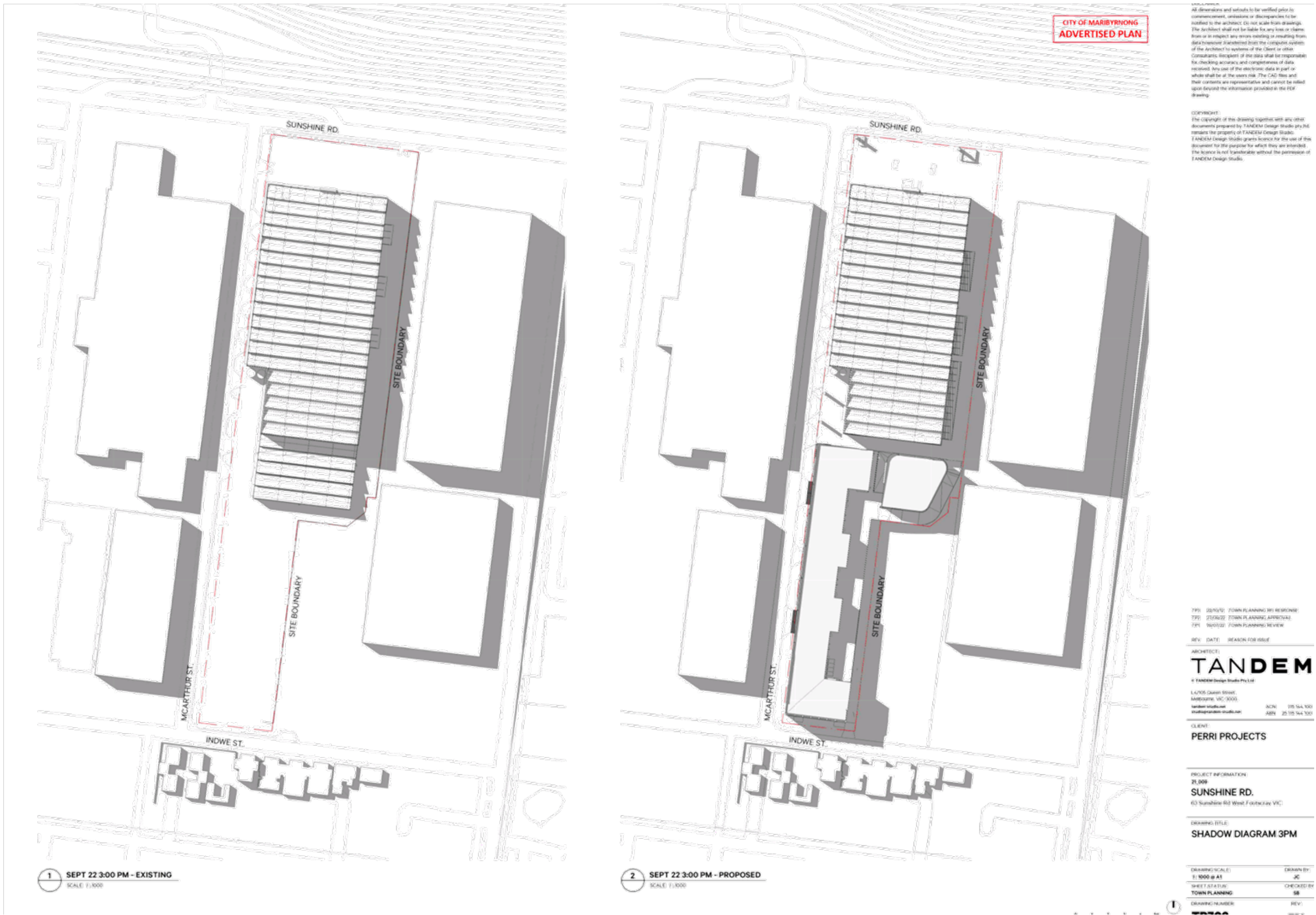
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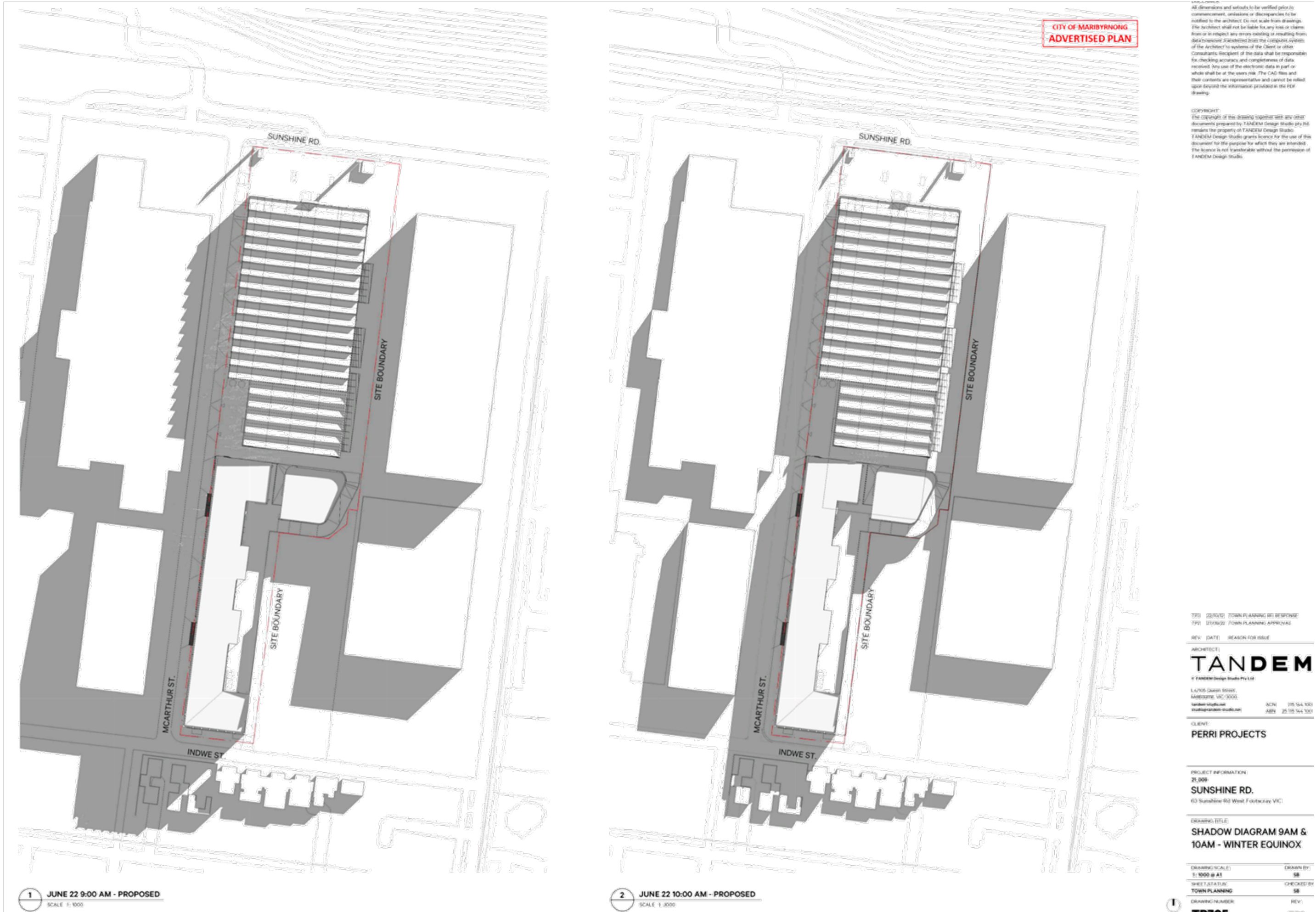
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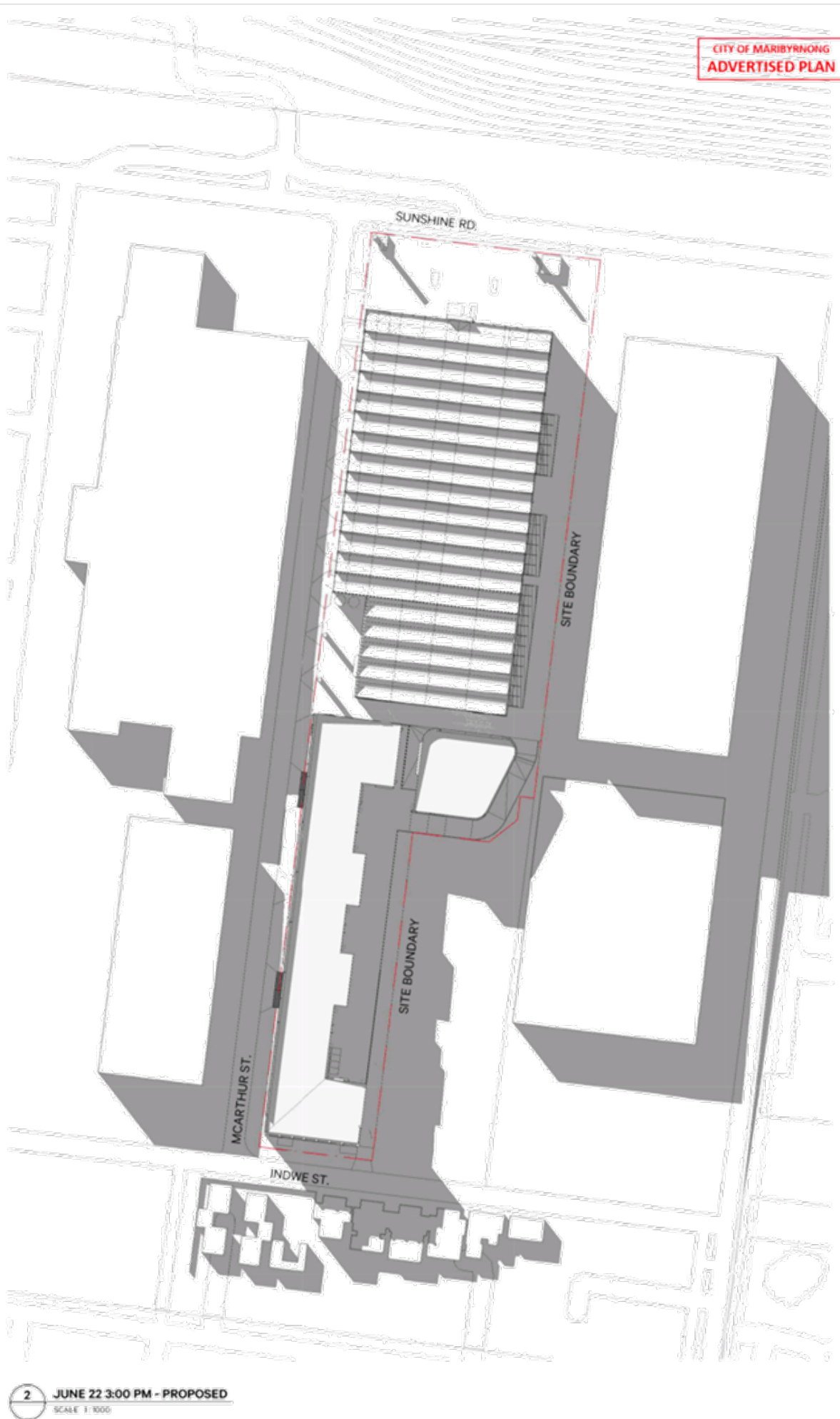
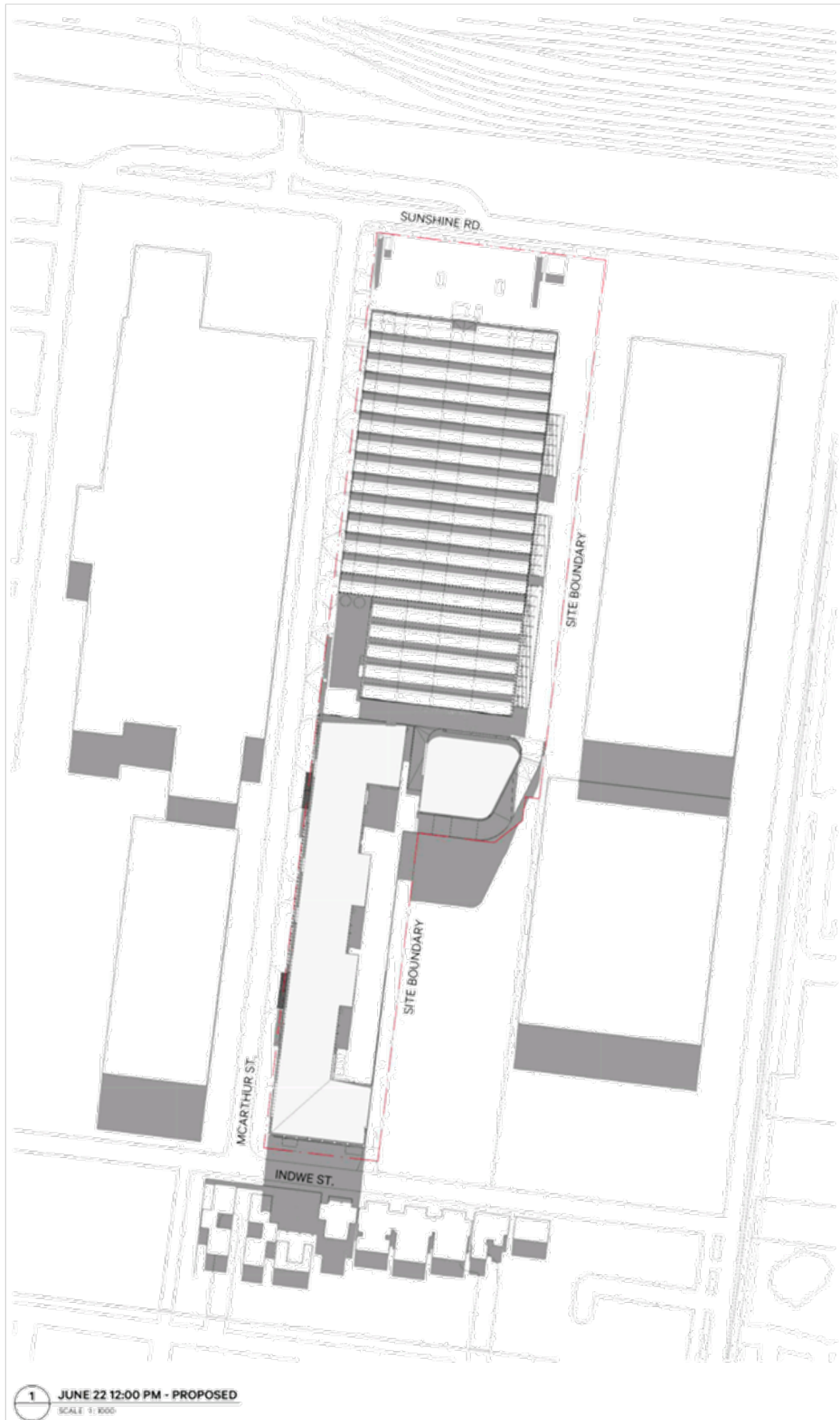












CITY OF MARIBYRNONG
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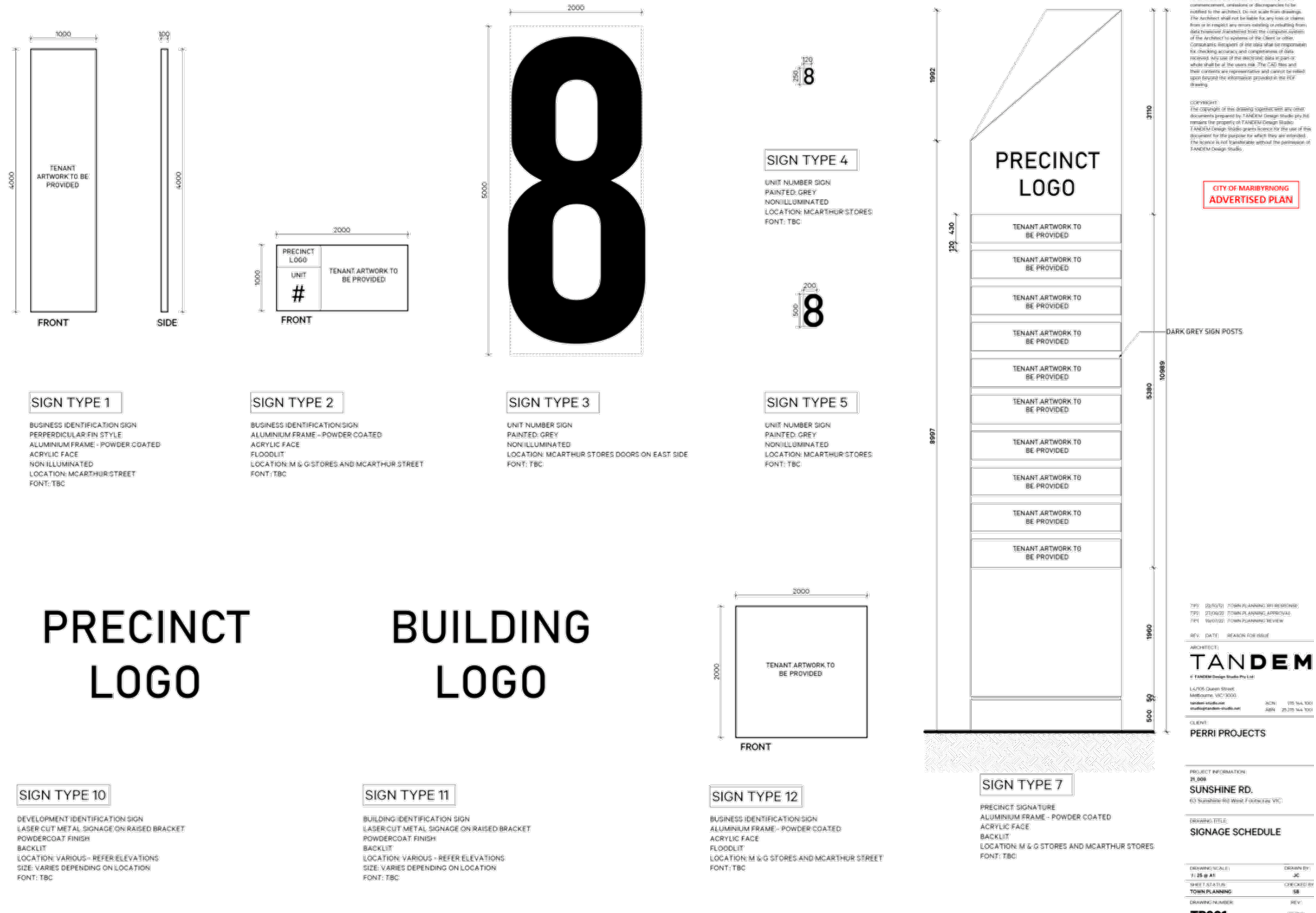
TRF 25/03/22 TOWN PLANNING RES RESPONSE
TRF 27/03/22 TOWN PLANNING APPROVAL
REV DATE REASON FOR ISSUE
ARCHITECT:
TANDEM
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14/705 Queen Street,
MELBOURNE, VIC 3000
tandem-studio.net
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ACN 115 544 100
ABN 25 115 544 100

CLIENT:
PERRI PROJECTS

PROJECT INFORMATION
21,009
SUNSHINE RD.
63 Sunshine Rd West Footscray VIC

DRAWING TITLE:
**SHADOW DIAGRAM 12PM &
3PM - WINTER EQUINOX**

| | |
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| 1:1000 @ A1 | SB |
| SHEET STATUS: | CHECKED BY: |
| TOWN PLANNING | SB |
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| 1 | |



Agenda Item 6.3 - Attachment 2



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TRF: 22/05/22 TOWN PLANNING RESPONSE
TRF: 27/09/22 TOWN PLANNING APPROVAL

REV: (DATE) REASON FOR ISSUE

ARCHITECT:
TANDEM
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14/705 Owen Street,
Melbourne, VIC 3000
tandem-studio.net.au
studio@tandem-studio.com.au

ACN: 775 144 100
ABN: 25 775 144 100

CLIENT:
PERRI PROJECTS

PROJECT INFORMATION:
21,009
SUNSHINE RD.
63 Sunshine Rd West Footscray VIC

DRAWING TITLE:
PERSPECTIVE RENDERS

DRAWING SCALE: DRAWN BY:
@ A1 AN / AW

SHEET STATUS: CHECKED BY:
TOWN PLANNING TH

DRAWING NUMBER: REV:

PRIMA

Agenda Item 6.3 - Attachment 2



CITY OF MARIBYRNONG
ADVERTISED PLAN

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TRF: 22/05/22 TOWN PLANNING RM RESPONSE
TFP: 22/05/22 TOWN PLANNING APPROVAL

REV: (DATE) REASON FOR ISSUE

ARCHITECT:

TANDEM

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ACN: 118 144 100
ABN: 26 118 144 100

CLIENT:

PERRI PROJECTS

PROJECT INFORMATION:

21,009
SUNSHINE RD.
63 Sunshine Rd West Footscray VIC

DRAWING TITLE:

PERSPECTIVE RENDERS

DRAWING SCALE: DRAWN BY:

@ A1 AN / AW

SHEET STATUS: CHECKED BY:

TOWN PLANNING TH

DRAWING NUMBER: REV:

000000

Agenda Item 6.3 - Attachment 2

RESUM

WAREHOUSE UNITS

FOOTPRINT (TOTAL GLA)

GROSS BUILDING AREA (GBA)

LO1

LO2

LO3

TOTAL

ADMIN GROSS LETTABLE AREA (GLA)

LO1

LO2

LO3

TOTAL

TOTAL

H-WNH 1

H-WNH 2

H-WNH 3

H-WNH 4

H-WNH 5

H-WNH 6

H-WNH 7

H-WNH 8

H-WNH 9

H-WNH 10

H-WNH 11

H-WNH 12

H-WNH 13

H-WNH 14

12,871

1,800

832

1,182

1,182

1,819

1,808

795

402

441

441

441

441

882

493

4,896

0

4,754

0

9,650

883

542

997

997

1,477

959

685

338

395

395

395

395

395

763

429

883

542

997

997

1,477

959

685

338

395

395

395

395

395

763

429

759

981

680

901

3,321

117

199

185

199

199

139

110

64

46

46

46

46

46

119

64

316

275

304

304

541

278

220

128

144

144

144

144

144

238

141

OFFICE / CAFÉ

NET LETTABLE AREA (NLA)

LO1

LO2

LO3

Total

TOTAL

Office

Cafe

134

0

0

0

0

0

0

134

TOTAL PROJECT SUMMARY (Proposed)

NET FLOOR LETTABLE AREA:

Total

13,185

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AREA NOTES

SECTION FLOOR AREA (S.F.)

The sum of areas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

NET LETTERING AREA THREE DIMENSIONS (IN A

The sum of an allowable area within a commercial type office building, measured from the exterior finished surfaces of permanent walls and from the interior finished surfaces of permanent portions of the perimeter (outer building walls) and including the area occupied by structural columns and engaged perimeter columns, up to a maximum with the method for the determination for Certain Areas issued by the Property Council of Australia.

DEDUCTIONS FROM INL A:

- (c) Areas not made as public space or thoroughfares and not used exclusively by occupants of the building.

(Rear excludes any additional areas resulting from sub-division of a whole floor to accommodate more than one tenant.)

- (2) "Not less than one in three and not less than one room in five of the bedrooms of houses or serviced apartments are to be the exclusive use of an occupier or occupiers of the dwelling".

- D) Access not aside for use by services vehicles and for delivery of goods and access ways thereto.

- g) Areas where clear height is less than 1.50 meters.

Unit of measurement: Square meters (m²)

| | | |
|-----|----------|---------------------------|
| 799 | 22/10/22 | TOWN PLANNING WP RESPONSE |
| 799 | 27/03/22 | TOWN PLANNING APPROVAL |
| 799 | 06/03/22 | TOWN PLANNING REVIEW |

| REV | DATE | REASON FOR ISSUE |
|-----|------|------------------|
|-----|------|------------------|

ARCHITECT

TANDEM

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14/905 Queen Street

14/905 Queen Street

| | | |
|---------------------------|-----|----------------|
| randnet-studio.net | ACN | 115 544 100 |
| studio@randnet-studio.net | ADN | 25 115 544 100 |

CLIENT

PERRI PROJECTS

PROJECT INFORMATION

25-000

SUNSHINE RD.

63 Sunshine Rd West Footscray VIC.

DRAWING TITLE

DEVELOPMENT SCHEDULE

| | |
|--------------------------------|-------------------|
| DRAWING SCALE: @ A1 | DRAWN BY: JC |
| SHEET STATUS: TOWN PLANNING | CHECKED BY: SB |
| DRAWING NUMBER | REV: |

SUNSHINE RD DEVELOPMENT

LANDSCAPE DESIGN - TOWN PLANNING SUBMISSION

63-67 Sunshine Rd, West Footscray VIC

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BE PRINTED AND READ IN COLOUR
IT IS THE CONTRACTORS' RESPONSIBILITY TO
PRINT DRAWINGS IN COLOUR TO AVOID ANY
POTENTIAL DISCREPANCIES IF DRAWINGS
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CITY OF MARIBYRNONG
ADVERTISED PLAN



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URBIS Pty Ltd | ABN 50 105 256 228

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PERRI PROJECTS

KEY PLAN

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| Sheet List Table | | | | |
|------------------|--------------------------|-------------------|------------|----------------|
| Sheet Number | Sheet Title | DrawingTitleLine2 | CurrentRev | CurrentRevDate |
| 000-CS | Cover Sheet | FOR APPROVAL | D | 20.09.2022 |
| 001-CS | Site Works Specification | FOR APPROVAL | D | 20.09.2022 |
| 002-CS | Planting Palette | FOR APPROVAL | D | 20.09.2022 |
| 501-PL | Planting 01 | FOR APPROVAL | D | 20.09.2022 |
| 502-PL | Planting 02 | FOR APPROVAL | D | 20.09.2022 |
| 503-PL | Planting 03 | FOR APPROVAL | D | 20.09.2022 |
| 901-DT | Details | FOR APPROVAL | D | 20.09.2022 |

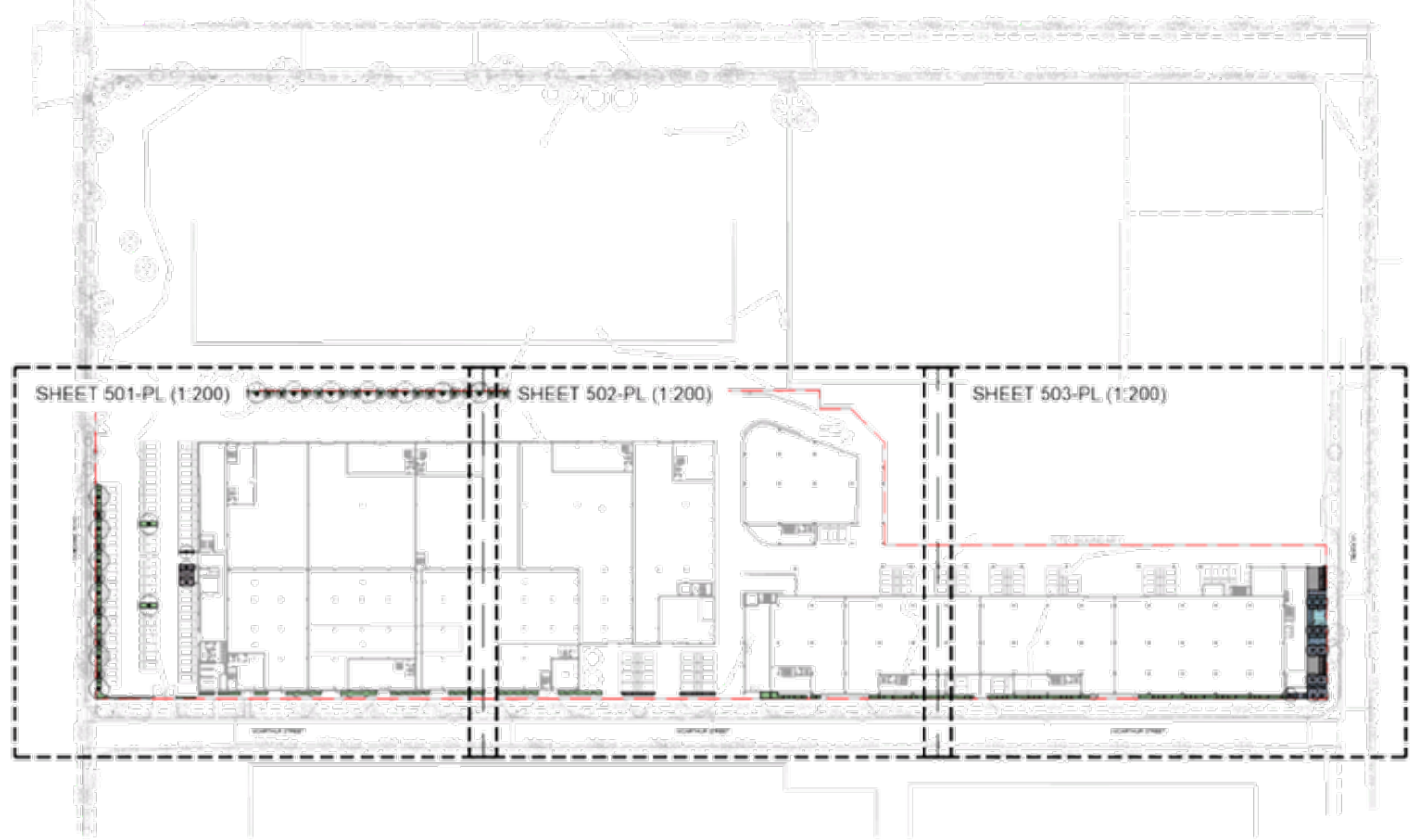
GENERAL



VEGETATION TREATMENTS



KEY PLAN (1:1000)



| | | | | |
|---|--------------|----|----|------|
| D | FOR APPROVAL | OF | CA | 20.0 |
| C | FOR APPROVAL | OF | SA | 20.0 |
| B | FOR APPROVAL | OF | SA | 19.0 |
| A | FOR REVIEW | OF | SA | 09.0 |

REV DESCRIPTION DWN CHK: USA

PROJECT NAME & ADDRESS
63-67 SUNSHINE R
LANDSCAPE DESIGN
63-67 SUNSHINE RD
WEST FOOTSCRAY
PROJECT DIRECTOR D. ATKINSON

DRAWING TITLE:
COVER SHEET
FOR APPROVAL

ISSUE: PROJECT:
TOWN PLANNING: P396

SCALE:
1:1000 @ A1 1:2000 @ A3
10 20 30 40 50

DRAWING NO. REV: VIS

PLANTING SCHEDULE

| Code | Botanical Name | Common Name | Pot / Installation Size | Size at maturity (HxW) | Density (per m ²) | Qty |
|--|--|--------------------------|--------------------------------|------------------------|-------------------------------|-----------|
| TREES | | | | | | |
| EUC 1m | <i>Eucalyptus acutorystylus</i> 'Rosea' | Red Flowering Yellow Gum | min 45L pot / 2.3m H/ 30cm cal | 6-12m x 6-12m | as shown | 23 |
| PYR 1m | <i>Pyrus calleryana</i> 'Capital' * | Ornamental Pear | min 45L pot / 2.3m H/ 30cm cal | 10m x 3m | as shown | 14 |
| SUBTOTAL | | | | | | 37 |
| SCREENING TREES & SHRUBS | | | | | | |
| ALL 1/2 | <i>Allocasuarina littoralis</i> * | Black Sheoak | 200mm | 8-12m x 4-6m | as shown | 17 |
| CAL 1m | <i>Callistemon viminalis</i> * | Red Bottlebrush | 200mm | 6-9m x 3-4m | as shown | 17 |
| WES 1m | <i>Westringeria frutescens</i> 'Neranga' | Native Rosemary | 200mm | 2-2.5m x 1-5m | as shown | 11 |
| SUBTOTAL | | | | | | 45 |
| MID-LOW SHRUBS (TO BE SELECTED FROM) | | | | | | |
| CHR 1m | <i>Chrysanthemum apiculatum</i> * | Common Everlasting | 140mm | 0.4-0.6m x 3m | 2 | |
| CHR 1m | <i>Chrysanthemum semipapposum</i> * | Clustered Everlasting | 140mm | 0.1-0.3m x 1-2m | 2 | |
| GRA 1m | <i>Grassia paniculata</i> * | Billy Buttons | 140mm | 0.5m x 0.3m | 5 | |
| LEU 1m | <i>Leucodaphne bicolor</i> 'Silver Ruggell' | Cushion bush | 200mm | 0.5m x 0.3m | 5 | |
| WAB 1m | <i>Wahlenbergia communis</i> * | Tubed bluebell | 140mm | 0.5m x 0.3m | 5 | |
| WES 1m | <i>Westringeria frutescens</i> * | Coast Rosemary | 200mm | 2m x 4m | 1 | |
| SUBTOTAL | | | | | | 9 |
| GRASSES/TUFTS (TO BE SELECTED FROM) | | | | | | |
| DIC 1m | <i>Dianthus serotinus</i> * | Silky blue grass | 140mm | 0.5m x 0.5m | 5 | |
| ERY 1m | <i>Eryngium yuccifolium</i> * | Blue Devil | 340mm | 0.6m x 0.6m | 3 | |
| LOM 1m | <i>Lomandra longifolia</i> species * | Maid rush | 140mm | 1.1.5m x 1.1.5m | 2 | |
| RYT 1m | <i>Rytidosperma fulvum</i> * | Woolly Grass | 140mm | 1m x 0.4m | 8 | |
| POA 1m | <i>Poa latifolia</i> * | Common Tussock grass | 140mm | 0.7m x 0.7m | 3 | |
| SUBTOTAL | | | | | | 9 |
| GROUNDCOVERS & CLIMBERS (TO BE SELECTED FROM) | | | | | | |
| ATR 1m | <i>Atropa semibaccata</i> * | Berry Saltbush | tubestock | 0.8m x 1.5m | 1 | |
| BRA 1m | <i>Brachyscome dentata</i> * | Golden Daisy | tubestock | 0.5m x 0.5m | 5 | |
| DIC 1m | <i>Dichondra repens</i> * | Kidney weed | tubestock | 0.3m x 1-2m | 1 | |
| ENC 1m | <i>Encyrtandra tenuifolia</i> * | Ruby Saltbush | tubestock | 0.5m x 0.6m | 5 | |
| JUN 1m | <i>Juniperus horizontalis</i> 'Bar Harbor' * | Creeeping juniper | tubestock | 0.3m x 2-3m | 1 | |
| STA 1m | <i>Stachys byzantina</i> * | Lamb's ear | tubestock | 0.5m x 0.6m | 5 | |
| MIN 1m | <i>Minnia leptophylla</i> * | Minnie Daisy | tubestock | 0.3-0.5m x 1m | 1 | |
| SUBTOTAL | | | | | | 9 |
| RAIN GARDEN PLANTING | | | | | | |
| CAL 1m | <i>Callistemon viminalis</i> * R | Knob Sedge | 140mm | 0.5m x 0.3m | 6 | |
| FIC 1m | <i>Ficinia nodosa</i> * B | Knobby Clubmoss | 140mm | 1m x 0.8m | 6 | |
| SUBTOTAL | | | | | | 9 |
| GRAND TOTAL | | | | | | 82 |

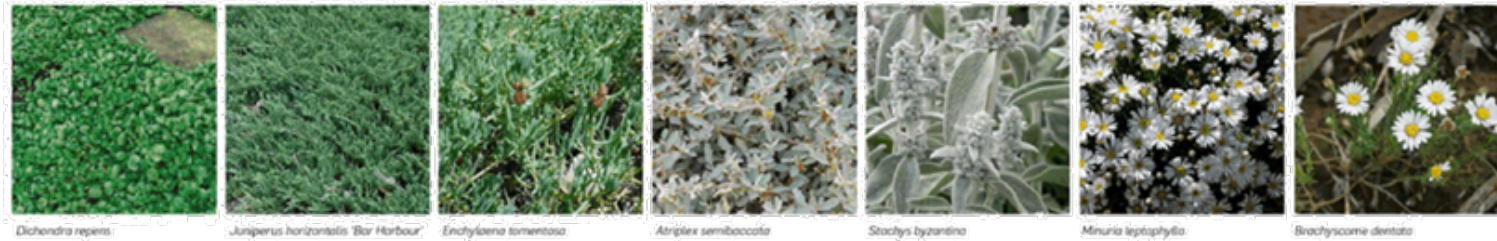
^a Native Indigenous Plant List for the Marlybining Garden
^b Naturestrip Landscape Policy and Guidelines
^c Semi-aquatic species appropriate for rain gardens

SUGGESTED PLANTING MIXES

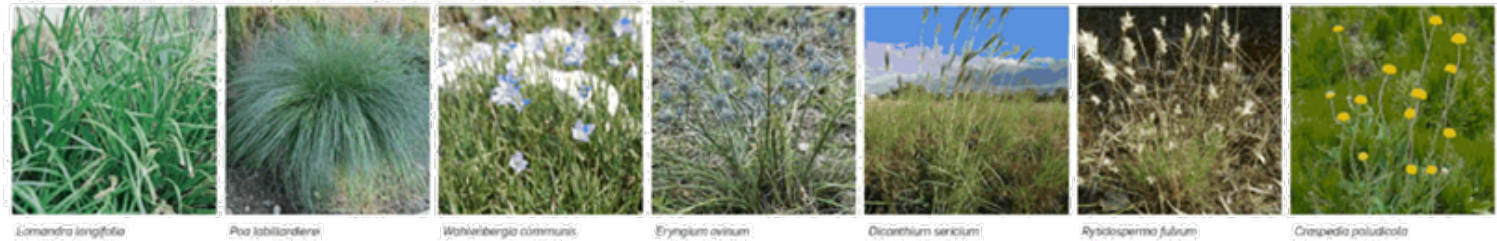
MIX A: BUFFER PLANTING MIX



MIX B: LOW LEVEL PLANTING MIX (GROUNDCOVERS)



MIX C: LOW-MID LEVEL PLANTING MIX (GRASSES AND TUFTING PLANTS)



MIX D: MID LEVEL PLANTING MIX (SHRUBS)



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WA 6000 Australia | +61 8 9346 1050
URBS Pty Ltd | ABN 50 105 256 228

CLIENT PERRI PROJECTS

④ ⑤

KEY PLAN

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| REV | DESCRIPTION | DWN | CHK | ES |
|-----|--------------|-----|-----|------|
| | FOR APPROVAL | | DA | 20.0 |

PROJECT NAME & ADDRESS
63-67 SUNSHINE R
LANDSCAPE DESIGN
63-67 SUNSHINE RD
WESTFOOTSCRAY
PROJECT DIRECTOR D. ATKINSON

DRAWING TITLE:
**PLANTING PALETTE
FOR APPROVAL**

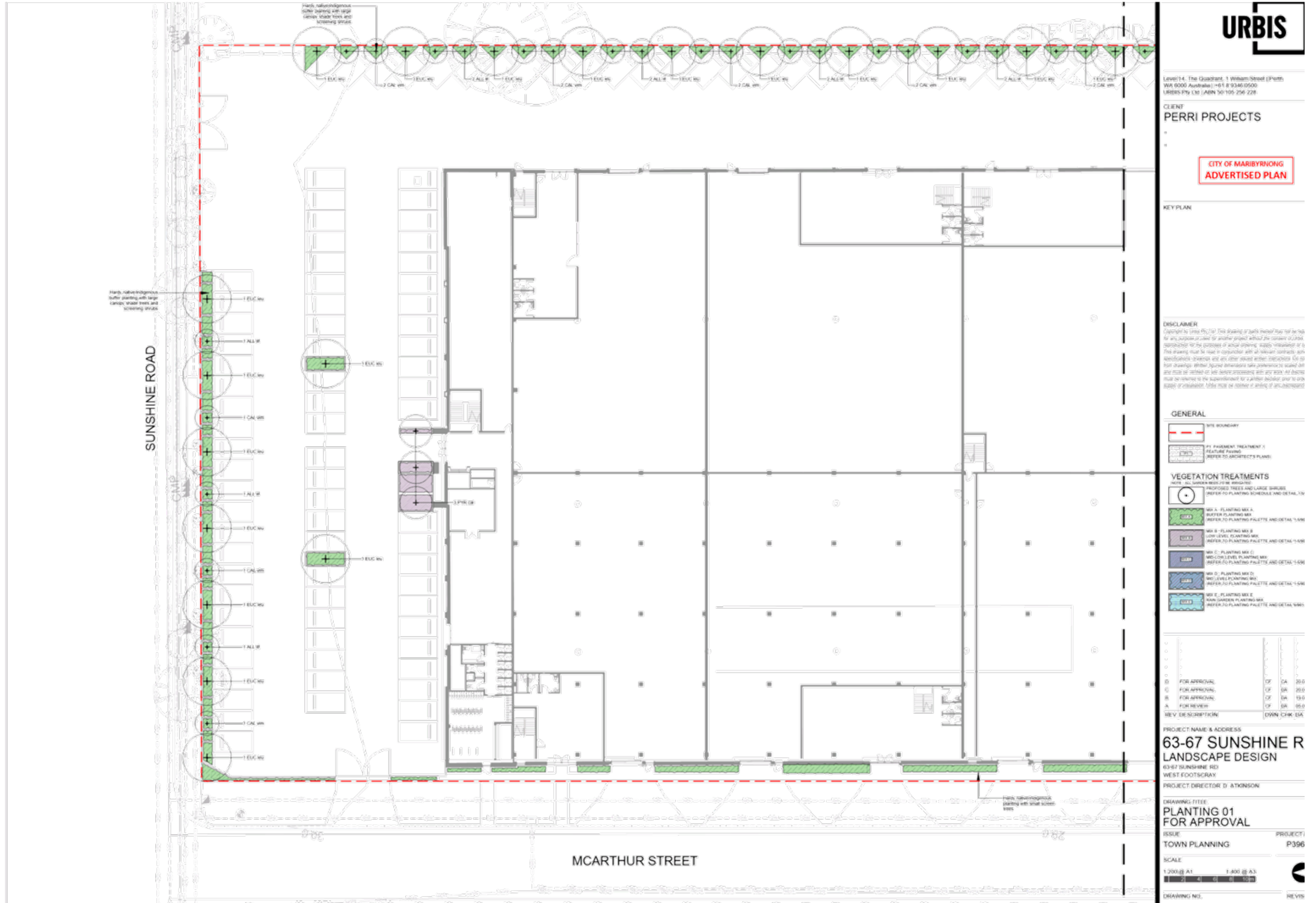
| | |
|-------|---------|
| ISSUE | PROJECT |
| XXXX | P396 |

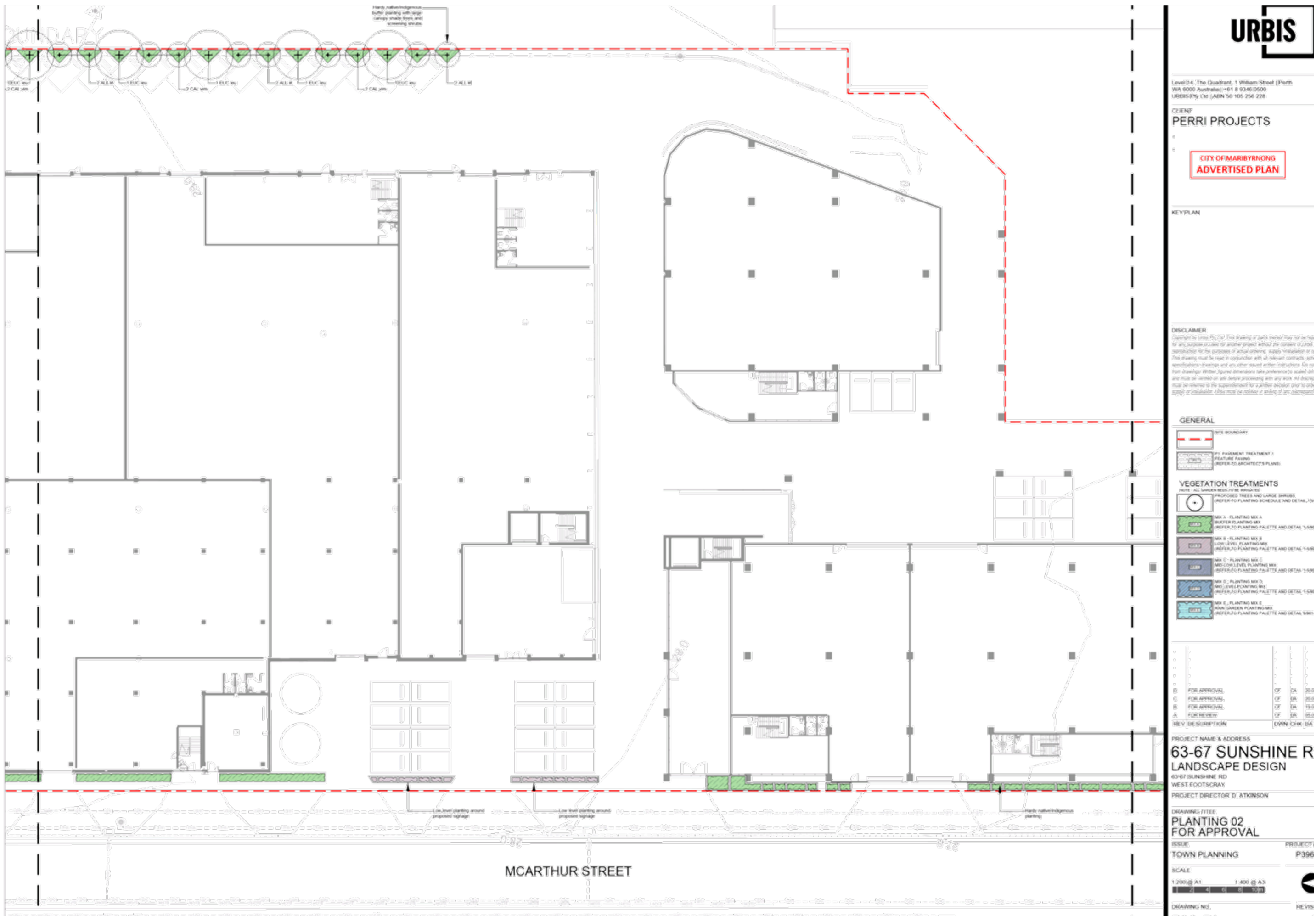
SCALE _____

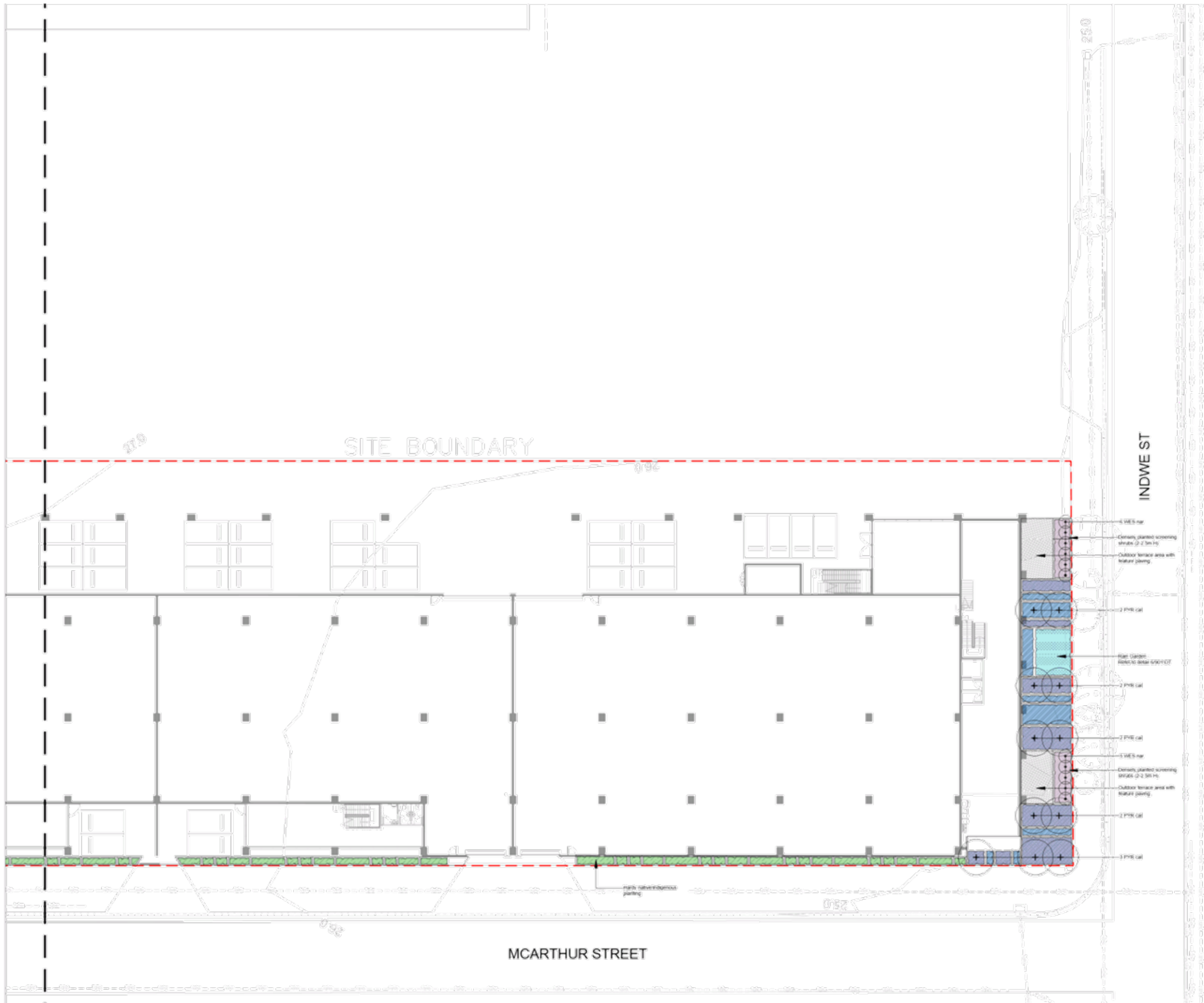
AS SHOWN @ A1


| | |
|-------------|-------|
| DRAWING NO. | REVIS |
|-------------|-------|

Agenda Item 6.3 - Attachment 2









Level 14, The Quadrant, 1 William Street (North)
WA 6000 Australia | +61 8 9346 0500
URBIS Pty Ltd | ABN 50-105 256 228

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PERRI PROJECTS

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

KEY PLAN

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GENERAL

- SITE BOUNDARY
- P1 PAVEMENT TREATMENT 1 (FEATURE PAVING) REFER TO ARCHITECT'S PLANS

VEGETATION TREATMENTS
NOTE - ALL SPACES MUST BE IRRIGATED
PROPOSED TREES AND LARGE SHRUBS REFER TO PLANTING SCHEDULE AND DETAIL 1.5M

- MIX A - PLANTING MIX A, BUFFER PLANTING MIX REFER TO PLANTING PALETTE AND DETAIL 1.5M
- MIX B - PLANTING MIX B, LOW LEVEL PLANTING MIX REFER TO PLANTING PALETTE AND DETAIL 1.5M
- MIX C - PLANTING MIX C, MID-LEVEL PLANTING MIX REFER TO PLANTING PALETTE AND DETAIL 1.5M
- MIX D - PLANTING MIX D, MID-LEVEL PLANTING MIX REFER TO PLANTING PALETTE AND DETAIL 1.5M
- MIX E - PLANTING MIX E, MAIN GARDEN PLANTING MIX REFER TO PLANTING PALETTE AND DETAIL 1.5M

| REV | DESCRIPTION | DATE | BY | CHK | APP |
|-----|--------------|------------|----|------|-----|
| 1 | FOR APPROVAL | 01/01/2023 | CA | 20.0 | |
| 2 | FOR APPROVAL | 01/01/2023 | CA | 20.0 | |
| 3 | FOR APPROVAL | 01/01/2023 | CA | 19.0 | |
| 4 | FOR REVIEW | 01/01/2023 | CA | 05.0 | |

PROJECT NAME & ADDRESS
**63-67 SUNSHINE RD
LANDSCAPE DESIGN**
63-67 SUNSHINE RD
WEST FOOTSCRAY
PROJECT DIRECTOR D. ATKINSON

DRAWING TITLE
**PLANTING 03
FOR APPROVAL**

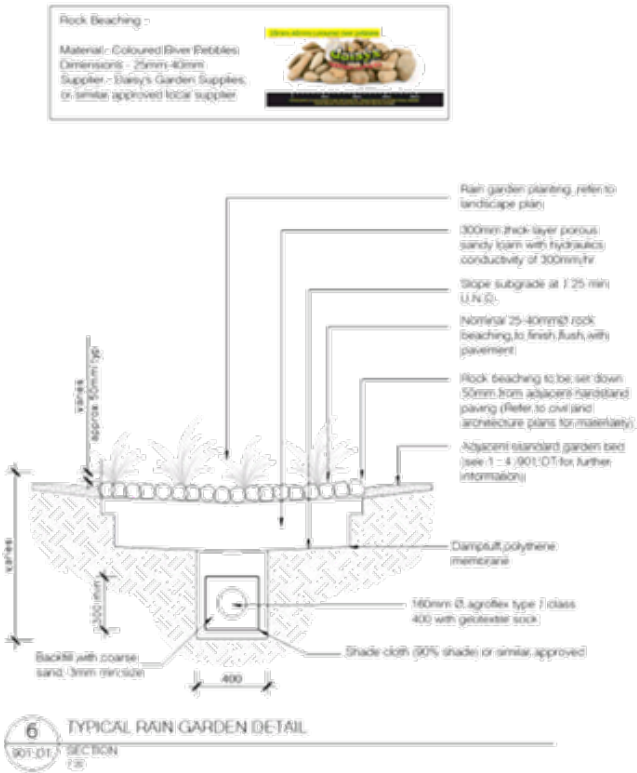
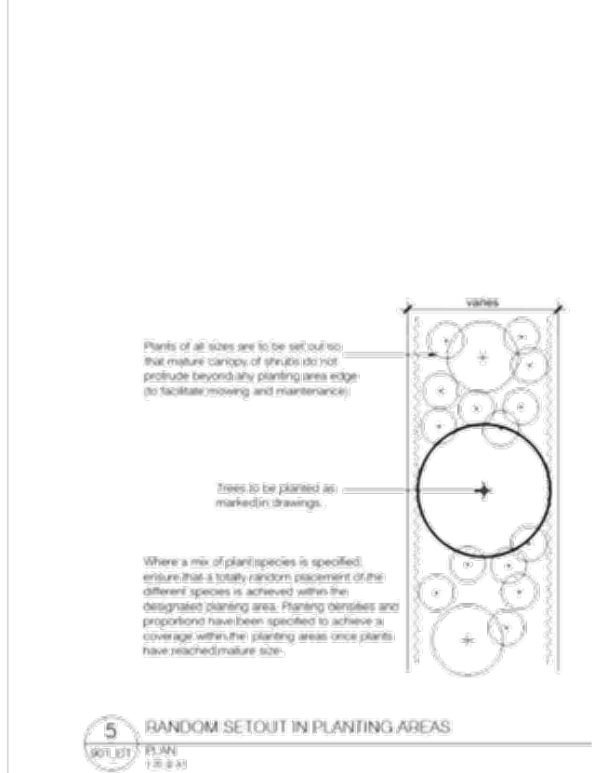
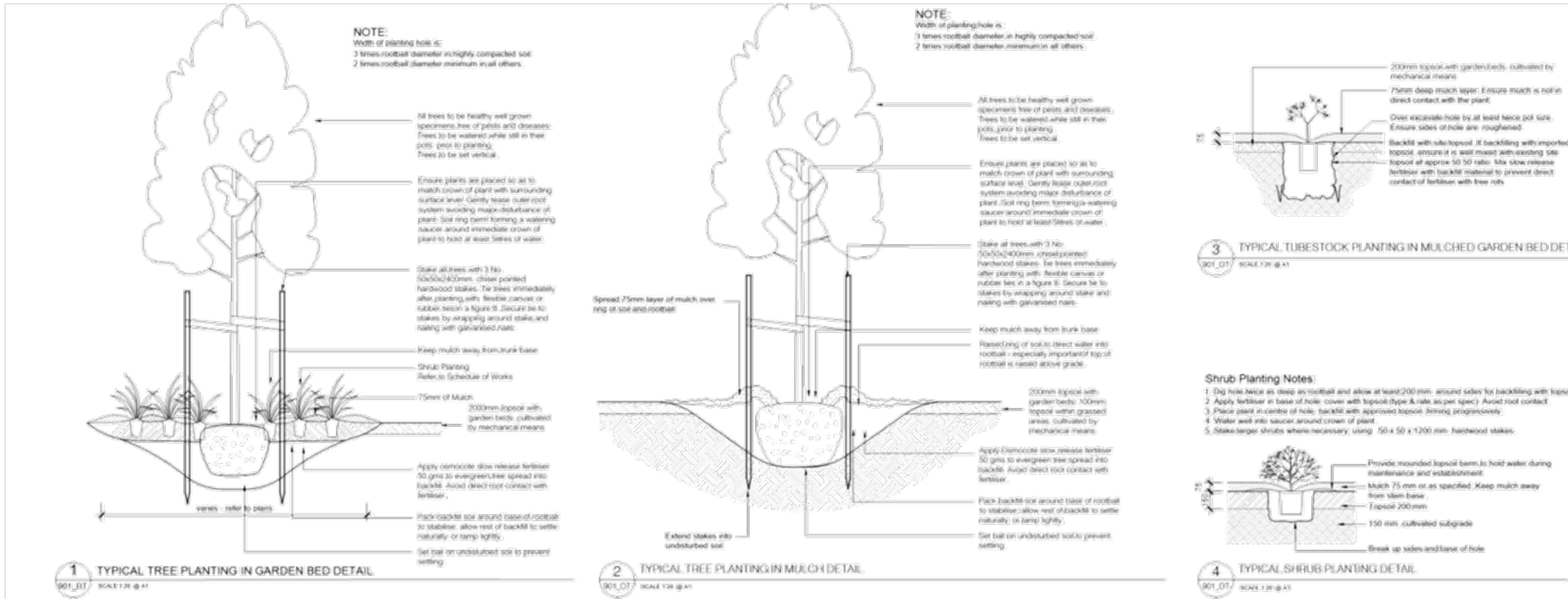
ISSUE
TOWN PLANNING

PROJECT
P396

SCALE
1:200 @ A1 1:400 @ A3

DRAWING NO.
1

REVISED



URBIS

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CLIENT
PERRI PROJECTS

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

KEY PLAN

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| REV | DESCRIPTION | DATE | CHK | APP |
|-----|--------------|------------|-----|------|
| 01 | FOR APPROVAL | 01/01/2022 | CA | 20.0 |
| 02 | FOR APPROVAL | 01/01/2022 | CA | 20.0 |
| 03 | FOR APPROVAL | 01/01/2022 | CA | 19.0 |
| 04 | FOR REVIEW | 01/01/2022 | CA | 18.0 |

PROJECT NAME & ADDRESS
**63-67 SUNSHINE R
LANDSCAPE DESIGN**
63-67 SUNSHINE RD
WEST FOOTSCRAY

PROJECT DIRECTOR D. ATKINSON

DRAWING TITLE:
**DETAILS
FOR APPROVAL**

ISSUE: PROJECT:
TOWN PLANNING P396

SCALE:
AS SHOWN @ A1

DRAWING NO. REVIS