						CITY OF MARIBYRNONG
				F MARIBYRNC		<b>RECEIVED</b>
	Offi	ce Use Only App	clication No.:	RTISED PL	te Lodged:	URBAN PLANNING
	Λ	nnligatio				
Maribyrnong		pplicatic			•	
CITY COUNCIL	Α	MEND	) a Pla	nning Pe	ermit	
				NORE INFORMATION at the e		
Planning Enquiries Phone: (03) 9688 0200 Web: <u>www.maribyrnong.vic.gov.au</u>	; 1	available for public v the purpose of enabl	iewing, including election and the second	on, including plans and person ctronically, and copies may be d review as part of a planning p ny questions, please contact C	made for interesto process under the	ed parties for Planning
		under section 85 c permit (as the cas amend a permit is	r part of a permit if the of the Act that the res e requires); or	e Victorian Civil and Administra ponsible authority must not am under Division 6 of Part 4 of th of the Act).	nend that permit o	or that part of the
Clear Form	Â	Questions marked	with an asterisk (*)	must be completed.		
	i	Click for further infor	mation.			
The Land <b>I</b>						
Address of the land. Complete the St	treet A	ddress and one of	the Formal Land D	escriptions.		
Street Address *	Un	it No.: Lot 2 St	. No.: 88	St. Name: Gordon St	reet	
		burb/Locality: Foot	scrav		Postcode: 3	011
Formal Land Description *		,				
Complete either A or B.	Α	Lot No.: 2	CLodged Plan	○ Title Plan ● Plan of Subd	livision No.: S	P028786X
This information can be found on the certificate	OR					
of title.	В	Crown Allotment N	0.:	Sectio	n No.:	
If this application relates to more than one address, attach a separate sheet setting out any additional property details.		Parish/Township N	ame:			
Planning Permit Detai						
What permit is being amended?*	Pla	anning Permit No.: T	P333/2011			
The Amended Propos	al					
You must give full details of the an			r. Insufficient or uncle	ear information will delay your a	application.	
What is the amendment	This	application seeks to	amend:			
<ul><li>being applied for?*</li><li>Indicate the type of changes</li></ul>		What the permit all	ows	✓ Plans endorsed und	der the permit	
proposed to the permit.	$\checkmark$	Current conditions	of the permit	Other documents en	ndorsed under the	e permit
<ul> <li>List details of the proposed changes.</li> </ul>	Det	ails:				
If the space provided is insufficient, attach a separate sheet.		mend the endo st floor.	orsed plans to e	nable the use of the S	ite to extend	to the
	A a	mend Conditio nd student/staf	ns 3 and 4 to ei f numbers.	nable an increase in th	ne hours of o	peration
		lease refer to the termination of t		anning report for furthe	er details of t	he
				hanges to the endorsed plans, toge		
		by the planning scheme of the likely effect of the		or outlined in a Council checklist; a	and in required, inclu	

Deve	lopment	Cost i
0010		

Estimate cost of development\*

If the permit allows development, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

## Existina Conditions

### De an

Cost of proposed amended development:		Cost of the permitted development:		Cost difference (+ or –):
\$0	-	\$ O	=	\$0
Insert 'NA' if no development is propo				

Describe how the land is used and developed now *	Have the conditions of the land changed since the time of the original permit application? Yes No
For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.	Two-storey building used as a Restricted Indoor Recreation Facility.         Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.
Title Information	Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant,

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

Encumbrances on title \*

O Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)

O No

Not applicable (no such encumbrance applies).

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

## Applicant and Owner Details 1

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

Applicant *							
	Name:			_	-		
The person who wants the permit.	Title:	First Name:			Surname:		
	Organisation (if applicable): Team Adrenalin						
	Postal Address:		If it is a l	P.O. E	Box, enter the details here	e:	
	Unit No.:	St. No.:	St. Na	St. Name:			
	Suburb/Locality:				State:	Postcode:	
Please provide at least one contact	Contact informati	on for applicant OR conta	act perso	on be	elow		
phone number *	Business phone: 9639 9599Email: louis@priorityplaMobile phone: 0407 845 686Fax:			nail: louis@priorit	yplanning.net.au		
Where the preferred contact person for the application is different from	Contact person's Name:	details*				Same as applicant	
the applicant, provide the details of that person.	Title:	Title: First Name:			Surname:		
	Organisation (if applicable): Priority Planning Pty Ltd						
	Postal Address:		If it is a l	Р.О. В	Box, enter the details here	ls here:	
	Unit No.:	St. No.: 47	St. Na	ame:	me: Bourke Street		
	Suburb/Locality:	Melbourne			State: Vic	Postcode: 3000	
Owner *						Same as applicant	
The person or organisation who owns the land	Name: Title:	First Name:			Surname:		
Where the owner is different from the applicant, provide	Organisation (if	applicable): Vincenzo	Lizio a	ind	Feliciana Lizio		
the details of that person or	Postal Address:	·		a P.O. Box, enter the details here:			
organisation.	Unit No.:	St. No.: 39	St. N	ame	ame: Drummond Street		
	Suburb/Locality:	Greenvale			State: Vic	Postcode: 3059	
	Owner's Signati	ure (Optional):			Date:		
						day / month / year	

## Declaration **I**

### This form must be signed by the applicant\*

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

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

Signature:	10	uis
	200	us

Louis Petrentsis

Date: 10 / 02 / 2025 day / month / year

### Need help with the Application?

No No

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at <u>planning.vic.gov.au</u>

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

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

O Yes	If 'Yes', with whom?:	
	Date:	day / month / year

Checklist 🔟	Filled in the form completely?
Have you:	Paid or included the application fee?         Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
	Attached all necessary supporting information and documents?
	Completed the relevant council planning permit checklist?
	Signed the declaration above?
Lodgement 🔳	
Lodge the completed and signed form and all documents with:	Maribyrnong City Council PO Box 58 Footscray VIC 3011
with.	Cnr Napier & Hyde Streets Footscray VIC 3011
	Contact information:
	Phone: (03) 9688 0200 Email: <u>email@maribyrnong.vic.gov.au</u> DX: 81112

Deliver application in person, by post or by electronic lodgement.

Application to AMEND a Planning Permit

MORE INFORMATION

### The Land

It is important that your application to amend a planning permit includes details of the land, consistent with the Planning Permit. Refer to a copy of your Planning Permit, when completing the street address section of the form.

Also ensure you provide up-to-date details for the formal land description, using the current copy of the title.

### **Planning Permit Details**

You must identify the permit being amended by specifying the permit number. This can be found at the beginning of the permit.

### The Amended Proposal

First select the type of amendment being applied for. This may include an amendment to:

- · the use and/or development allowed by the permit
- · conditions of the permit.
- plans approved by the permit.
- · any other document approved by the permit.

Then describe the changes proposed to the permit, including any changes to the plans or other documents included in the permit.

### **Development Cost**

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development to be allowed by the amended permit and the difference between the development allowed by the permit.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee.

Fees are exempt from GST.

The cost difference is calculated as follows:

cost related to cost	elopment related to the = Co ication for	ost Difference
----------------------	--	----------------

If the estimated cost of the proposed amended development is less than the estimated cost of the development allowed by the permit, show it as a negative number.

#### Example 1

Where the cost of the development to be allowed by the amended permit is lower than the cost of the development allowed by the permit:

\$180,000 - \$195,000 = -\$15,000

### Example 2

Where the cost of the development to be allowed by the amended permit is higher than the cost of the development allowed by the permit:

\$250,000 - \$195,000 = \$55,000

A Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

A Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

### Existing Conditions

### How should land be described?

If the conditions of the land have changed since the time of the original permit application, you need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (for example, single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant land).

Please attach to your application a plan of the existing conditions of the land, if the conditions have changed since the time of the original permit application. Check with the local Council for the quantity, scale and level of detail required.

It is also helpful to include photographs of the existing conditions.

### Title Information

### What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- Restrictive Covenants: A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- Section 173 Agreements: A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- Easements: An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- Building Envelopes: A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

#### What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

#### What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

#### What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

A You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

#### Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

#### What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title. In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

A Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

#### Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

### Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See Example.

### Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

A Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

### Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged. This will help speed up the processing of your application.

### Checklist

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- · provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- · signed the declaration on the last page of the application form.

A The more complete the information you provide with your application, the sooner Council will be able to make a decision.

### Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

Applicant and Owner	Details 1
Provide details of the applicant and the	ne owner of the land.
Applicant *	Name:
The person who wants the permit.	Title: MR First Name: LEN Surname: BROWNING
	Organisation (if applicable): RESPONSIBLE DEVELOPERS PTY LTD
	Postal Address: If it is a P.O. Box, enter the details here:
	Unit No.: 4 St. No.: 12 St. Name: ARDOUR LANE
	Suburb/Locality:         WYCHEPROOF         State:         VIC         Postcode:3527
Please provide at least one contact phone number *	Contact information for applicant OR contact person below
phone number	Business phone: 9123 4567 Email: tcpl@bigpond.net.au
	Mobile phone:         0412         345         678         Fax:         9123         4567
Where the preferred contact person for the application is different from	Contact person's details* Same as applicant
the applicant, provide the details of that person.	Title:         MR         First Name:         ANDREW         Surname:         HODGE
	Organisation (if applicable): TOWN PLANNING CONSULTANTS Postal Address: If it is a P.O. Box, enter the details here:
	Unit No.:     St. No.:     St. Name:     PO BOX 111
	Suburb/Locality: PARKDALE State: VIC Postcode: 3194
Owner *	Same as applicant 🗸
The person or organisation who owns the land	Name: Vite: First Name: Surname:
Where the owner is different	Organisation (if applicable):
from the applicant, provide the details of that person or	Postal Address: If it is a P.O. Box, enter the details here:
organisation.	Unit No.: St. No.: St. Name:
	Suburb/Locality:         State:         Postcode:
	Owner's Signature (Optional): Date: day / month / year
	day/monu//year



### By Email email@maribyrnong.vic.gov.au

10 February 2025

The Manager Statutory Planning Maribyrnong City Council PO Box 58 Footscray VIC 3011

Dear Sir/Madam,

### Application to Amend Planning Permit TP333/2011 2/88 Gordon Street Footscray Use of land for the purposes of a Restricted Indoor Recreation Facility

I refer to the above application and enclose the following information for your consideration:

- A duly completed Application to Amend Planning Permit form.
- Planning report in support of the application.
- A set of plans.
- Plan of Subdivision SP028786X.
- Planning Permit TP333/2011 and accompanying endorsed plans.

In relation to the requisite application fee, please prepare an invoice and we will arrange payment of same.

I trust the submitted information is to Council's satisfaction.

However, should you have any questions or wish to discuss any aspect of the proposal, please do not hesitate to contact our office.

Yours faithfully,

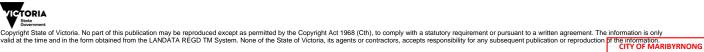
Louis Petrentsis Priority Planning Pty Ltd

Encl

**PRIORITY PLANNING PTY LTD** 

 ACN 098 890 790
 ABN 14 098 890 790

47 BOURKE STREET MELBOURNE 3000 TELEPHONE: 9639 9599 MOBILE: 0407 845 686 Email: louis@priorityplanning.net.au



The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their RECEIVED past, present and emerging.

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

VOLUME 12384 FOLIO 087

Security no : 124121625024Q Produced 31/01/2025 06:47 AM

10/02/2025

### LAND DESCRIPTION

Lot 2 on Registered Plan of Strata Subdivision 028786X. PARENT TITLE Volume 09814 Folio 341 Created by instrument AV744762S 16/06/2022

### REGISTERED PROPRIETOR

Estate Fee Simple Joint Proprietors VINCENZO LIZIO FELICIANA LIZIO both of 39 DRUMMOND STREET GREENVALE 3059 R444519V

### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE SP028786X FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 88 GORDON STREET FOOTSCRAY VIC 3011

### OWNERS CORPORATIONS

The land in this folio is affected by OWNERS CORPORATION PLAN NO. SP028786X

DOCUMENT END



# The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

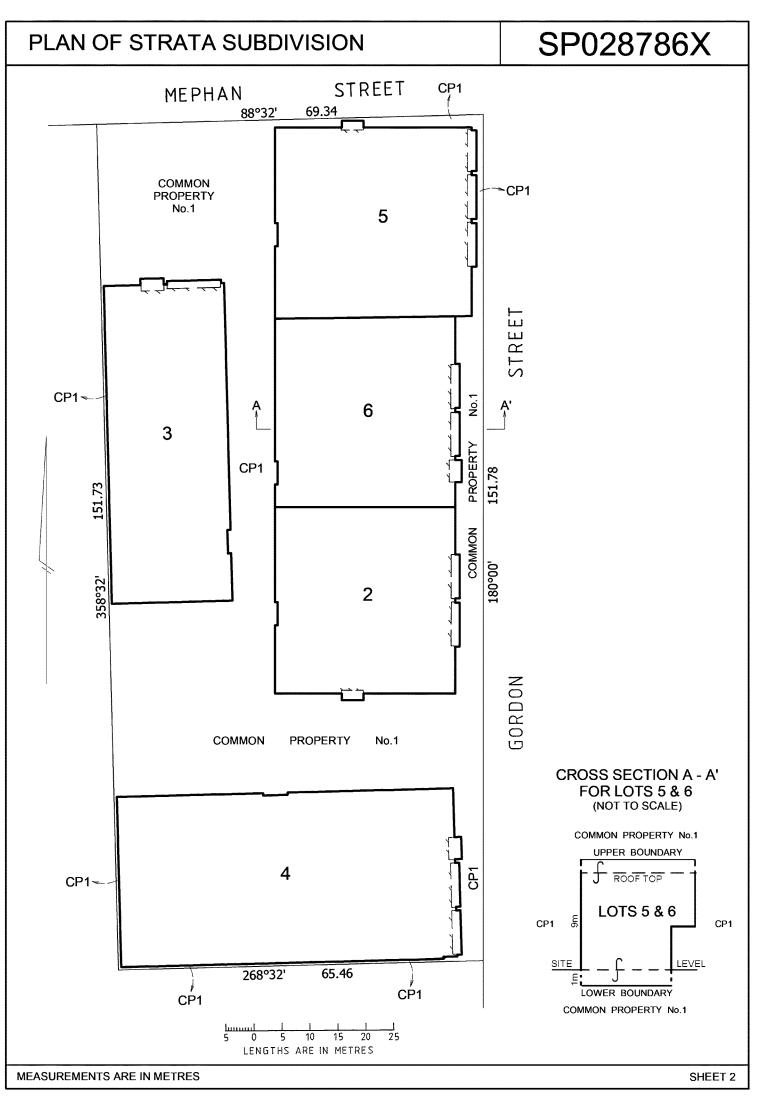
Document Type	Plan
Document Identification	SP028786X
Number of Pages	3
(excluding this cover sheet)	
Document Assembled	31/01/2025 06:47

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PLAN	OF STRATA S	UBDIVISIO		N 4	SP02	28786X
LOCATION	OF LAND			FOR CURRENT OWNERS CORPORATION DETAILS		
PARISH:	CUT PAW PAW				ESS FOR SERVIC	
TOWNSHIP:	-					
SECTION:	15		SURVEYOR'S			_
CROWN ALLO	TMENT: 6 (PT)		Surveyor: Certification Da		EVOR NEILL FORGE 12/1987	
CROWN PORT	FION: 6 (PT), 7 (PT) &	8 (PT)				
TITLE REFERE	ENCE: VOL. 8961 FOL	. 549			TY AND ENDORSEM tion 6 (1) of the Strate	
LAST PLAN RE	EFERENCE: LOT 1 ON LP97	098	by CITY OF FC	DOTSCR	AY on 11/04/1988	
DEPTH LIMITA	TION: DOES NOT APP	LY	REGISTERE		E: 06/06/1988	
POSTAL ADDF	RESS: 84 - 90 GORDO FOOTSCRAY 30		PLAN UPDAT	ED BY R	EGISTRAR IN AN661	031Q 29/02/2024
			LEGEND			
THE BUILD	INGS IN THE PARCEL CONT	AINED IN LOTS 2 TO	0 6 ARE SINGLE STORE	ey Build	DINGS.	
	R BOUNDARY OF LOTS 2, 3 R BOUNDARY OF THESE LC					VANT LOT.
FOR UPPER	R AND LOWER BOUNDARIE	S OF LOTS 5 AND 6	SEE CROSS SECTION	A - A'.		
NO LOT ON	I THIS PLAN IS AN ACCESS	ORY LOT.				
	PROPERTY №.1 IS ALL OF 1 W THE LOTS. COMMON PR					BOVE
	ES DEFINED BY STRUCTUR OF BOUNDARIES DEFINED ALL BOUNDARIES			ONTINUC	OUS LINES.	
		FASEM				
I E(	SEND: A - Annurtenant			nt R-I	Encumbering Ease	ement (Road)
		Easement E - E	incumbering Easemer			
ENCUM	BRANCES REFERRED TO I	Easement E - E N SECTION 12 (2) OF	ncumbering Easemer THE SUBDIVISION ACT	1988 AF	PPLY TO ALL THE L	AND IN THIS PLAN
		Easement E - E N SECTION 12 (2) OF	ncumbering Easemer THE SUBDIVISION ACT	1988 AF		
ENCUM	BRANCES REFERRED TO I	Easement E - E N SECTION 12 (2) OF	ncumbering Easemer THE SUBDIVISION ACT	1988 AF	PPLY TO ALL THE L	AND IN THIS PLAN
ENCUM	BRANCES REFERRED TO I	Easement E - E N SECTION 12 (2) OF	ncumbering Easemer THE SUBDIVISION ACT	1988 AF	PPLY TO ALL THE L	AND IN THIS PLAN



## **MODIFICATION TABLE**

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

## PLAN NUMBER SP028786X

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

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
THIS PLAN		CHANGE OF ADDRESS	AB560777B	30/09/2002	2	R.McB.
LOT 1	LOTS 5 & 6	PLAN OF AMENDMENT	SP028786X/D1	13/07/2004	3	P.A.
THIS PLAN		PLAN UPDATED	AN661031Q	29/02/2024	4	N.C.
						<u> </u>



### **Owners Corporation Search Report**

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Produced: 31/01/2025 06:47:08 AM

<b>OWNERS CORPORATION</b>		
PLAN NO. SP028786X		

The land in SP028786X is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation: Common Property 1, Lots 2 - 6.

Limitations on Owners Corporation: Unlimited

### Postal Address for Services of Notices:

34 HAWKER STREET AIRPORT WEST VIC 3042

AK193165B 18/02/2013

### Owners Corporation Manager:

### NIL

### Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

### Owners Corporation Rules:

NIL

### Additional Owners Corporation Information:

NIL

### Notations:

NIL

### Entitlement and Liability:

NOTE - Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 2	200	200
Lot 3	225	225
Lot 4	335	335
Lot 5	210	210
Lot 6	210	210
Total	1180.00	1180.00





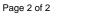
### **Owners Corporation Search Report**

Produced: 31/01/2025 06:47:08 AM

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Statement End.









### Application to Amend Planning Permit TP333/2011

### 2/88 Gordon Street Footscray

### Use of Land for the purposes of a Restricted Indoor Recreation Facility

### 10 February 2025



**PRIORITY PLANNING PTY LTD** ACN 098 890 790 ABN 14 098 890 790

47 BOURKE STREET MELBOURNE 3000 TELEPHONE: 9639 9599 MOBILE: 0407 845 686 Email: louis@priorityplanning.net.au

### **Introduction**

Priority Planning Pty Ltd acts for Team Adrenalin, the operator of the land at 2/88 Gordon Street Footscray (**Site**) and holder of Planning Permit TP333/2011 (**Permit**).

This report, which should be read in conjunction with the submitted plans, explains the proposal in detail and sets out its compliance with the Maribyrnong Planning Scheme.

The methodology used is to identify the zone, overlay(s) or other provisions that would otherwise trigger a requirement for a planning permit, identify the relevant policies arising from those provisions and then demonstrate how the proposal addresses the main planning issues arising from both.

The report then considers the following questions:

- Will the proposal provide satisfactory outcomes in terms of the Municipal Planning Strategy, Planning Policy Framework and the zoning of the land?
- Is the proposal appropriate in terms of Clause 52.06 Car parking?

At the outset, we note the existing building continues to be used as a restricted indoor recreation facility (Training of Gymnasts/Acrobats) by virtue of Planning Permit TP333/2011 issued by Council on 23 September 2011.

Condition 3 of the permit specifies the following hours of operation:

- a. 9.00am and 12 noon: Monday, Wednesday and Friday;
- b. 4.00pm to 9.00pm: Monday to Friday; and
- c. 9.00am to 2.00pm: Saturday and Sunday.

Condition 4 specifies a maximum of 24 students and 4 staff on the premises at any one time.

Plans were endorsed under the Permit on 23 September 2011 (Endorsed Plans).

In response to a recent building notice issued by Council, we have been instructed to lodge an application for retrospective approval to regularise the existing use at first floor level.

The Proposal for which permission is now sought is proposed to take place as detailed on the drawings submitted with the application (**Application Drawings**).

The existing use is for children's gymnastics and acrobatics classes.

Having regard to:

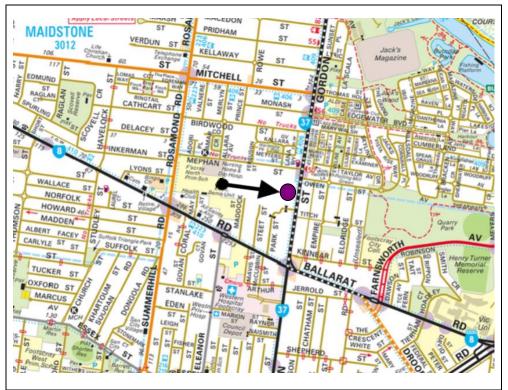
- the context of the Site;
- the applicable provisions of the Maribyrnong Planning Scheme (Scheme);
- the existing use of the Site; and
- the limited nature of the increased intensity of the use,

it is submitted that the application will achieve acceptable planning outcomes and that it is appropriate for Council to grant an amended permit.

### <u>The Site</u>

The Site is located on the west side of Gordon Street commencing some 70 metres south of Mephan Street.

On a wider scale, the site is located between Mitchell Street to the north and Ballarat Road to the south. Refer to location map below.



General locality map with subject site outlined and marked with an arrow.



Aerial photo showing the subject site in the context of neighbouring properties.

The following description of the Site, taken from the original delegate report, is apt to describe the Site and its context:

The subject site is regular in shape with an area of approximately 1106 square metres.

The site contains a building fronting Gordon Street and currently vacant.

It is part of a larger parcel of land (originally known as 84-90 Gordon Street) which was developed circa 1988 with 5 similarly constructed buildings.

Within this large parcel of land, there is a common driveway which links Gordon and Mephan Street entrances and common car parking areas.

The site was previously used for the purpose of an industry which includes manufacturing of Balls and Rocket bearings.

In terms of the existing building on the Site to accommodate the increased use, we note that the Endorsed Plans show the ground floor only as being used as part of the indoor recreation facility.

The first floor is split into three areas for different classes and has a total floor area of 315sqm.

This is the additional space that is now proposed to be incorporated into the Permit.

In combination with the existing and approved ground floor use, the building comprises 1415sqm of floor area.

A total of eighty-seven (87) common car spaces are provided to the south and west of the Site.

Land use and development in the immediate vicinity of the Site along the west side of Gordon Street comprises industrial and allied uses consistent with the industrial zoning of the land.

This includes motor vehicle repairs and servicing and panel beating workshop to the north and an indoor cricket/netball/volleyball centre to the south.

Land to the east, on the opposite side of Gordon Street supports a variety of residential use and development.

2-hour parking restrictions apply on both sides of Gordon Street including in front of the Site.

Public transport near the site includes:

- tram route 82 (Moonee Ponds Footscray);
- bus routes 406 (Keilor East Footscray via Avondale Heights and Maribyrnong) and 409 (Yarraville to Highpoint SC via Footscray) both of which operate in front of the site on Gordon Street.

We note the respective tram and bus stops are some 30 metres to the north and south of the site.

The following photographs demonstrate the Site in the context of neighbouring use and development.



Subject site as viewed from Gordon Street.



Car park at rear of site looking north.



View of car park looking west.



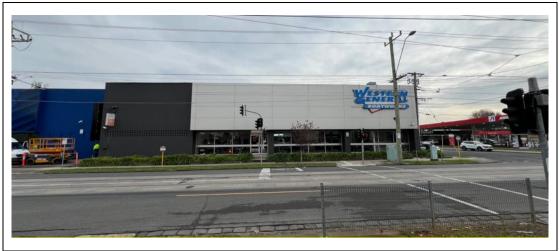
Two-storey buildings to the south separated by the crossover/driveway to car park.



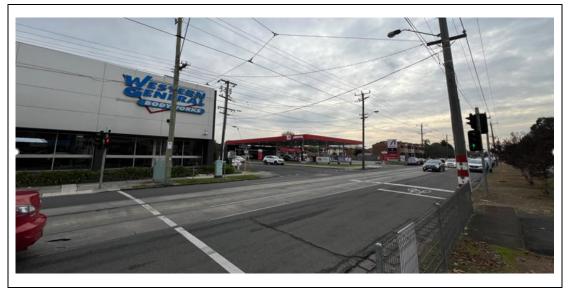
View looking further south.



Motor vehicles servicing/repairs to the immediate north.



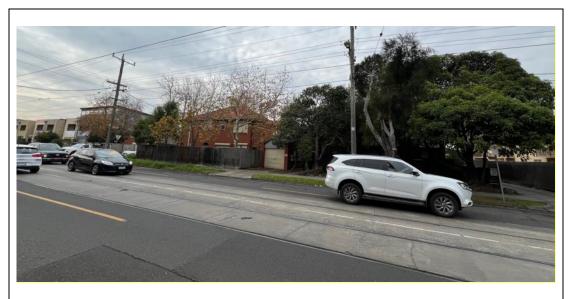
Motor vehicle repairs/panel beating workshop further north.



View looking further north.



Residential use and development directly opposite on the east side of Gordon Street.



View looking north-east along Gordon Street.



View looking south-east along Gordon Street.

### The Proposal

### Use

The proposed amendments to the permit and changes to the use are as follows:

- Amend the endorsed plans to enable the use of the Site to extend to the first floor as per the Application Drawings.
- Amend Conditions 3 and 4 to enable the use to operate at the following times with the following student and staff numbers:

•	Mon – Friday:	9.30am – 1.00pm	25 students with 4 staff
•	Mon – Friday:	4.00pm – 9.00pm	60 students with 8 staff
•	Sat:	8.00am – 3.00pm	60 students with 8 staff
•	Sun:	10.00am – 4.00pm	25 students with 2 staff

Sun: 10.00am – 4.00pm

As to the nature of the classes, we note that the morning classes run between 30-45 minutes and are essentially for pre-primary school aged children (10 month olds to 4 year old).

Afternoon classes run for approximately two (2) hours with some elite training sessions running up to four (4) hours.

Further details of the use are as follows:

- The primary demographic age of the students throughout the day are aged between 4 and 16 years old.
- Only around 5 of the maximum 60 students are over 18 and are able to drive. •
- The use also caters for elite competitive athletes who compete at a national and • international level.

These elite level classes run up to four hours.

The majority of students train between 2-4 hours and are dropped off and picked up • by parents or catch public transport, noting, as above, there is a tram and bus stop virtually in front of the Site.

As to the smaller morning classes with no more 25 students and 4 staff, we note this is only an increase of 1 student above the existing approval.

The later sessions seek an increase of 36 students and 4 staff across those increased hours.

### **Buildings and Works**

The proposal includes construction of a new landing and accessible ramp at the front of the building as detailed on the Application Drawings.

However, we note that no permit is required for the said ramp on the basis of Clause 62.02-2 of the Scheme which provides an exemption for a 'disabled access ramp.'

Specifically, Clause 62.02-2 states:

Buildings and works not requiring a permit unless specifically required by the planning scheme

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

• A disabled access ramp.

An accessible toilet is also proposed however this is of no consequence to the application.

Having regard to the above, no buildings and works are proposed as part of this application.

### Maribyrnong Planning Scheme

### Zones and overlays affecting the land

The Site is located within the Industrial 3 Zone – (**IN3Z**) and is affected by the following overlay controls under the Maribyrnong Planning Scheme (**Scheme**):

Development Contributions Overlay – Schedule 2 (DCPO2).

No additional works requiring planning permission are proposed to accommodate the proposed use which will simply utilise the existing floor area and amenities of the building.

Refer to zoning map below.



Zoning map with site highlighted in red.

### **General Provisions**

### Clause 65 — Decision Guidelines

The decision guidelines outlined at clause 65 of the Scheme are relevant to all applications.

Before deciding on an application, the Responsible Authority must consider amongst other things, the relevant Municipal Planning Strategy and the Planning Policy Framework, as well as the purpose of the zone, overlay or any other provision.

### **Planning Policy Framework**

There is a small number of relevant state policies with the relevant objective set out below each one:

### 11.01-15 Settlement

### **Objective**

• To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

### 13.07-1S Land use compatibility

### **Objective**

• To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

### **17.01-1S Diversified economy**

### **Objective**

• To strengthen and diversify the economy.

### 17.02-1S Business

### **Objective**

• To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

### 18.01-1S Land use and transport integration

### **Objective**

• To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

### 18.02-3S Public transport

### Objective

• To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.

### 18.02-3R Principal Public Transport Network

### **Objective**

 Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.

### **Municipal Planning Strategy**

The relevant local sections of the Municipal Planning Strategy are Clauses 02.02 Vision, 02.03 Strategic directions and 02.04 Strategic Framework Plans.

### Clause 02.02 Vision

The vision for the municipality is detailed in the *Council Plan 2021-25* which aspires to be 'an inclusive, flourishing, progressive city that cares for both its residents and its environment.'

To achieve the vision, Council has focused on five strategic objectives:

- Safe climate and healthy environment.
- Liveable neighbourhoods.
- A place for all.
- Future focussed.
- Ethical leadership.

From a land use perspective, by 2030, *the City of Maribyrnong will be a popular innercity municipality with a vibrant and diverse community, a strong identity and a prosperous, modern economy*.

The existing restricted recreation facility will continue to assist in achieving the above objectives by promoting health and fitness and reinforcing the role and function of the 1N3Z.

### Clause 02.03 Strategic directions

### 02.03-6 Economic development

The vision for the Gordon and Mephan Street Core Employment Area includes:

The Gordon and Mephan Street Core Employment Area is an industrial precinct located within a largely residential neighbourhood.

The precinct has good access to several transport modes, including regular bus and tram services and good connection to the road and cycle network.

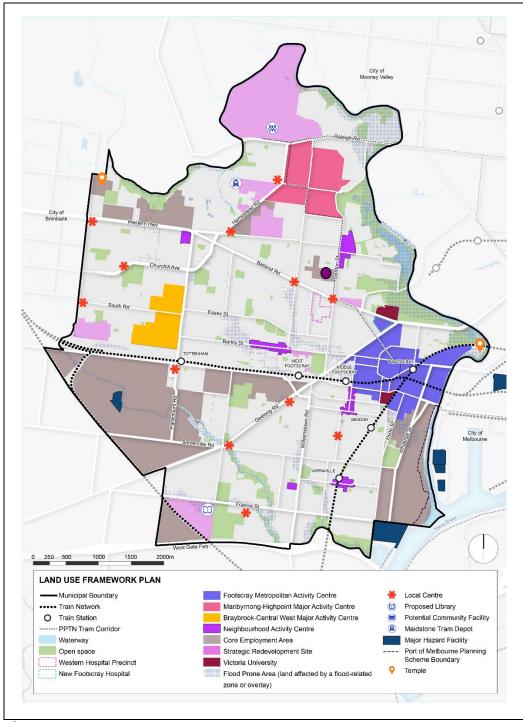
Due to a variety of lot sizes, good accessibility to customers and a projected increase in the municipality's population, there are opportunities for further employment growth and intensification.

Any change in land use or development should result in increased job density, or otherwise support the precinct's employment growth, attract new businesses or adapt the precinct to changing employment trends. The proposed expansion of the indoor recreation facility will clearly assist in achieving the above objectives by increasing its employment base.

While a maximum of 6 staff will be on the premises at any one time, Team Adrenalin employs over 20 staff on a part time and casual basis.

### Clause 02.04 Strategic Framework Plans

The Site is located within a Core Employment Area as indicated on the Strategic Framework Plan.



Approximate location of Site.

### The Planning Merits of the Proposal

The main issues that need to be determined are whether the proposal will achieve satisfactory outcomes in terms of the headings below.

Will the proposal provide satisfactory outcomes in terms of the Municipal Planning Strategy, Planning Policy Framework and the zoning of the land?

The relatively small restricted recreation facility is appropriate having regard to the following:

• 11.01-1S Settlement, which seeks to:

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

An expansion of the existing restricted recreation facility will assist to achieve this objective.

• 13.07-1S Land use compatibility.

This clause encourages use and development of land to be compatible with adjoining and nearby land uses ensuring continued protection of community amenity.

In this case, the existing use is compatible with the IN3Z which contains a range of industrial uses with an appropriate level of car parking.

Given the quiet operational nature of the existing use which has operated incident free since its inception, the abutting residential area on the opposite side of Gordon Street will not be materially affected by the proposed expansion.

 17.02-1S Business seeks to 'encourage development that meets the community's needs for retail, entertainment, office and other commercial services'.

The proposal will achieve this outcome by reinforcing the existing recreation facility.

18.01-1S Land use and transport integration by facilitating access to social, cultural and economic opportunities by effectively integrating land use and transport.

The land enjoys good access to public transport facilities.

The adjoining road network (Gordon Street) is also fully adequate from an engineering perspective to accommodate any vehicle traffic that may be generated by the proposal.

 18.02-1S Walking – the objective of which is to facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

Given its central location, the existing use which is targeted towards the local community (school children) encourages students to walk and by extension, rely less on cars to attend the premises.

Having regard to the above, the proposed expansion of the existing restricted recreation

facility is well supported by the Planning Policy Framework of the Maribyrnong Planning Scheme.

### Is the proposal appropriate in terms of Clause 52.06 Car parking?

### 52.06 Car parking

This clause includes the following:

### Purpose

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

Pursuant to clause 52.06-2 of the Scheme, a new use must not commence until the required car spaces have been provided on the land.

A planning permit is required to vary or reduce the number of car parking spaces required under this clause.

Clause 52.06-6 of the Scheme states that where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme, before the new use commences, car parking must be provided to the satisfaction of the Responsible Authority.

In terms of the requirements above, given the restricted recreation facility is not a listed use with a defined rate in Table 1 of Clause 52.06-5, car parking must be provided to the satisfaction of the Responsible Authority.

In relation to the adequacy of car parking, the following matters are relevant:

• 2-hour restricted parking applies on both sides of Gordon Street.

These restrictions are essentially designed to ensure a turnover of spaces to benefit surrounding land uses including the existing recreation facility.

These restrictions also tend to be greater during weekdays, whereas the existing use also trades in the evening and on weekends when some adjoining businesses are closed.

We also note, predominantly, the duration of each session is between 45 minutes and two hours thereby allowing a regular turnover of car spaces.

- There are no relevant local traffic management issues.
- As above, there is a vast number of publicly available car spaces in proximity to the Site.
- The site is in the Principal Public Transport Network Area (PPTNA).
- Public transport near the site includes tram route 82 (Moonee Ponds Footscray) and bus routes 406 (Keilor East - Footscray via Avondale Heights and Maribyrnong) and 409 (Yarraville to Highpoint SC via Footscray) both of which operate in front of the site on Gordon Street.

The respective tram and bus stops are a stone's throw from the Site.

 We note that the Council delegate report in recommending approval of the original Permit, noted that the Site was in fact in parking credit of around 30 spaces on account of its previous industrial use.

In any event, as to the parking demand, it is important to note that only 5 students who currently attend the centre are over 18yrs of age.

All other students are not able to drive and are mainly dropped off and picked up, or catch public transport.

The only difference being in the morning sessions which are for younger children, some of whose parents watch the lessons.

However, those sessions are in the morning, where the proposed students and staff numbers remain consistent with the existing Permit Conditions, and no further consideration is required.

That is, where the application seeks to increase the intensity of the use and further parking consideration is necessary, that is for the afternoon hours where classes run generally between 2 and 4 hours and where students are dropped off or catch public transport which is available directly at the front of the Site.

That is, there is a very low parking demand in that time.

Noting that very low parking demand, it is then relevant to consider the availability of parking.

There are 87 spaces available for communal use in this development, which we say is ample for the proposed increase in students – at most 36, the majority of who do not drive.

In circumstances where the application is retrospective, and that proposed use has been operating, it is widely accepted that Council / VCAT is able to better understand the implications of the retrospective development/use, because it has been operating.

Accordingly, on the basis that no parking problem or impact to adjoining business has arisen, it is reasonable to draw a conclusion that the proposed intensity of use is acceptable from a parking perspective. Those reasons, along with the historic parking credit demonstrate that the proposal is acceptable as regards to Clause 52.06.

### 52.34 Bicycle facilities

This clause sets out requirements for provision of bicycle facilities.

As with car parking, this is based on various rates for different land uses.

The relevant number of required bicycle spaces is set out in the table to Clause 52.34-5.

Clause 52.34-5 also states:

'If in calculating the number of bicycle facilities the result is not a whole number, the required number of bicycle facilities is the nearest whole number.

If the fraction is one-half, the requirement is the next whole number'.

Restricted recreation facility is nested within Minor sports and recreation facility which requires bicycle parking to be provided at a rate of 1 space per 4 employees and 1 space to each 200sqm of net floor area for visitors.

On the basis of 8 staff (2 spaces) and additional floor area of 315sqm (1.57), 3.57 or as above, 4 bicycle spaces are required.

In this instance, as 4 bicycle spaces are provided, this requirement is fully satisfied.

### **Conclusion**

In our submission, the scope and intensity of the additional children can only be described as being modest.

We have reviewed the existing conditions of the permit and are of the view that no existing conditions would require deletion or amendment to facilitate the proposed use; however, additional conditions as reasonable may be required.

The proposed hours of operation remain consistent with the Permit, albeit introducing Tuesday and Thursdays as operational days.

The proposal to expand to the first floor is a sensible and efficient use of the building on the Site.

Further, having regard to the hours of operation again, the proposed use will not impact the industrial viability of the Site or impact on the overall strategic alignment of the Site's use with the IN3Z.

Noting the purpose, the intensification of the approved use should be viewed as consistent with the underlying IN3Z.

In that sense, we say that the proposed use is fairly described as being a modest and innocuous extension of the existing use.

For the reasons detailed above, the proposed use will provide an additional community benefit and complement the existing use of the Site.

The very limited nature of the use will ensure that no adverse amenity impacts arise, nor any impacts to the existing industrial uses nearby.

As such, we urge Council to support the application and issue an amended planning permit.

Louis Petrentsis Priority Planning Pty Ltd

### PLANNING PERMIT



Permit No:

TP333/2011

**Planning Scheme:** 

**Responsible Authority:** 

Maribyrnong Planning Scheme **City of Maribyrnong** 

**CITY OF MARIBYRNONG** RECEIVED 10/02/2025 **URBAN PLANNING** 

Page 1 of 1

2/88 Gordon St, Footscray Address of the land:

### The permit allows:

To use the land for the purposes of a restricted indoor recreation facility (Training of Gymnasts/Acrobats)

### The following conditions apply to this permit:

- The use as shown on the endorsed plans must not be altered without the written 1. consent of the Responsible Authority.
- The use must be managed so that the amenity of the area is not detrimentally affected, 2. through the:-
  - Transport of materials, goods or commodities to or from the land. (a)
  - Appearance of any building, works or materials. (b)
  - Emission of noise, artificial light, vibration. (c)
- The use may operate only between the hours of: 3.
  - 9.00 a.m. and 12 noon Monday, Wednesday and Friday, a.
  - 4.00 p.m. to 9.00 p.m. Monday to Friday and b.
  - 9.00 a.m. to 2.00 p.m. Saturday and Sunday. C.

except with the written permission of the Responsible Authority.

- No more than 24 Students and 4 Staff are allowed at the Premises at any one time except 4. with the written consent of the Responsible Authority.
- This permit will expire if: 5.
  - The use has not commenced within two years of the date of this permit. .
  - or
    - 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 the permit expires, or within three months afterwards.

### NOTE

This permit relates only to the development of the land and does not comprise an 2 approval for the display of any business identification signs exceeding the maximum signage area of 8 square metres. The location and details of any advertising signs to be displayed on the land exceeding the maximum signage area shall be subjected to a separate application.

Date Issued \_ 23 September 2011 \_\_

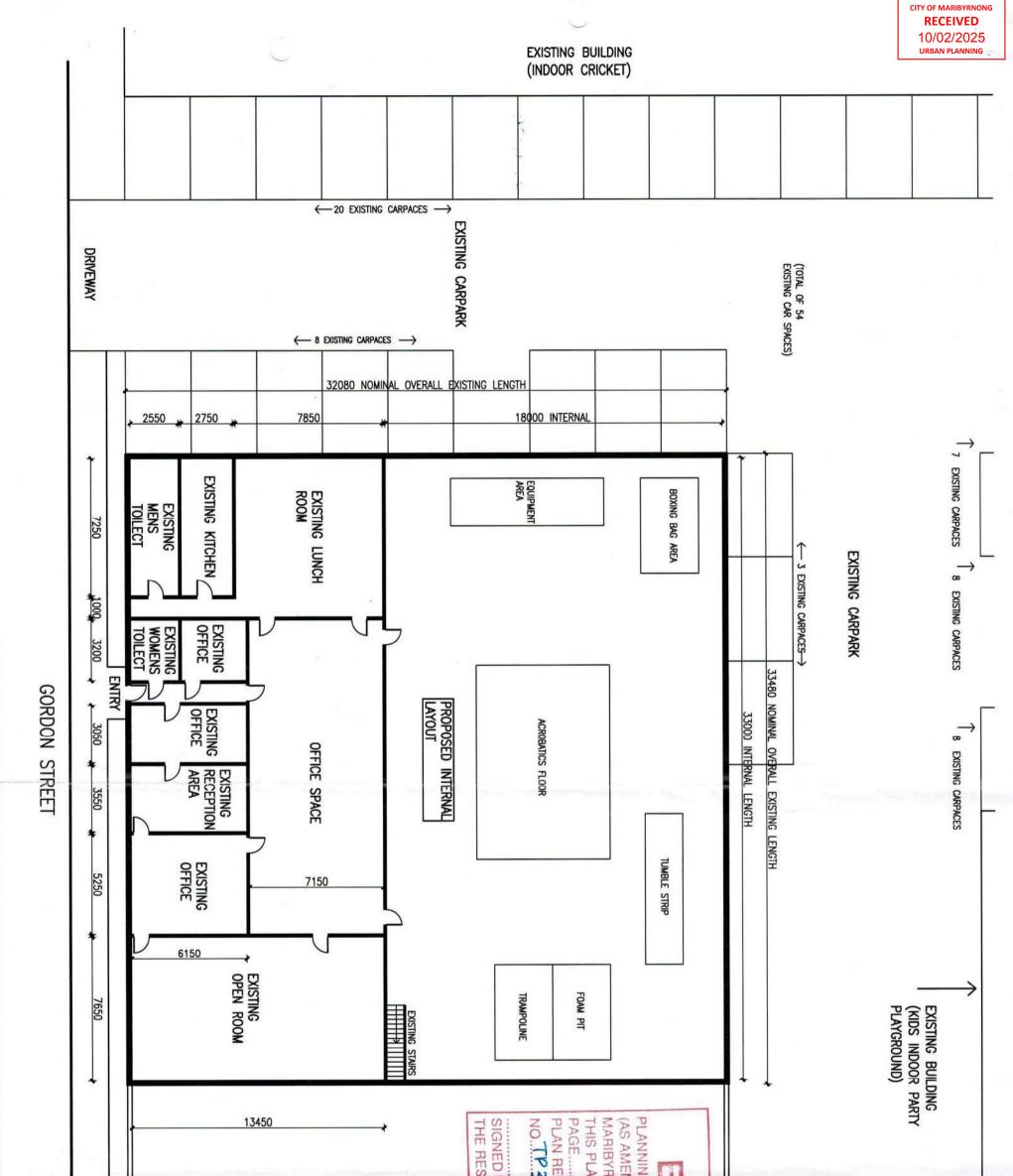
Signature for the Responsible Authority

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### Note:

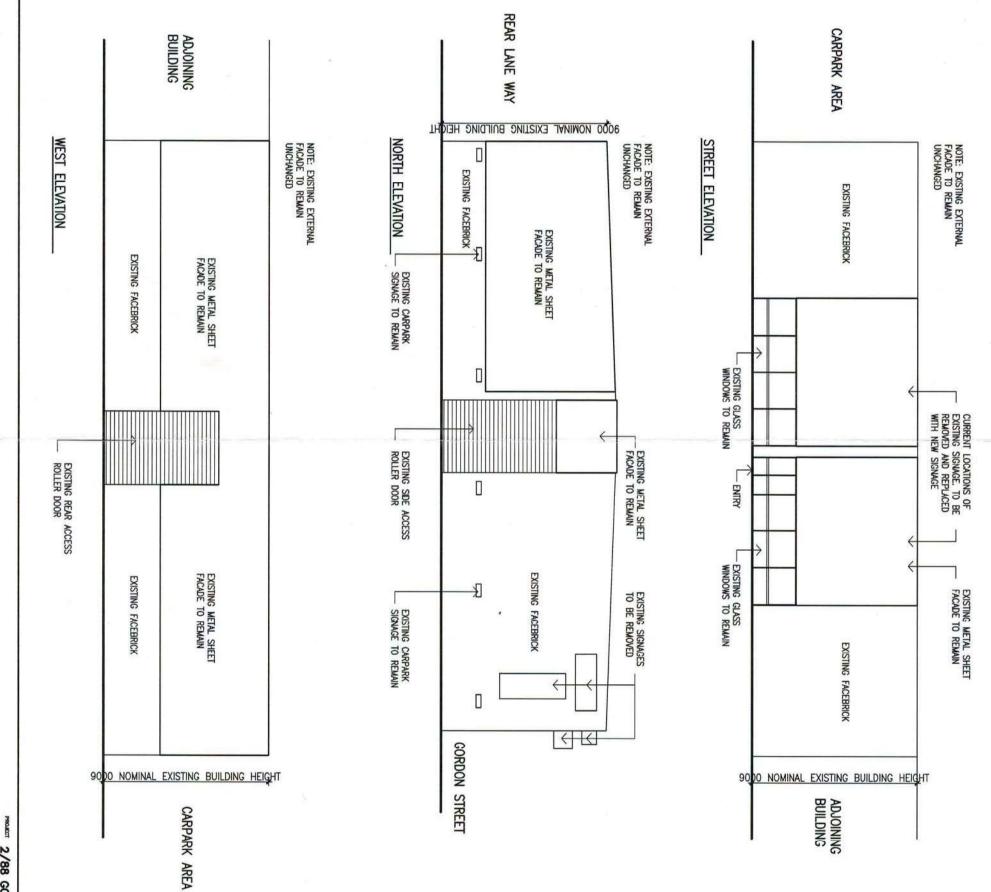
Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Planning and Environment Regulations 2005 Form 4



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**EXISTING ELEVATIONS** 

OWNER 2/88 GORDON STREET FOOTSCRAY





#### By Email To: planningapplications@maribyrnong.vic.gov.au joshua.seager@maribyrnong.vic.gov.au

15 April 2025

Joshua Seager Maribyrnong City Council 61 Napier Street FOOTSCRAY VIC 3011

Dear Joshua,

#### Application to Amend Planning Permit No. TP333-2011 88 Gordon Street Footscray Response to Request for Further Information

We continue to act for Team Adrenalin, the Permit Applicant, in relation to the above matter.

We refer to Council's letter of 24 February 2025 requesting further information (**RFI**) pursuant to Section 54 of the Planning and Environment Act 1987 in order that proper consideration is given to the above application.

In accordance with point 4 of Council's letter, please find attached a Car Parking Demand Assessment prepared by O'Brien Traffic.

The assessment concludes there is a sufficiency of car parking to meet the demand generated by the increase in student numbers associated with the existing restricted recreation facility.

As a planning permit for the landing and ramp is not required, points 1, 2 and 3 of the RFI letter are not applicable.

Having regard to the above, it would be appreciated if you could continue processing the application and proceed to notice at your earliest convenience.

In the meantime, should you have any further questions or wish to discuss any aspect of the proposal, please do not hesitate to contact this office.

Yours faithfully,

Louis Petrentsis Priority Planning Pty Ltd

Encl

**PRIORITY PLANNING PTY LTD** ACN 098 890 790 ABN 14 098 890 790

47 BOURKE STREET MELBOURNE 3000 TELEPHONE: 9639 9599 MOBILE: 0407 845 686 Email: louis@priorityplanning.net.au





# CAR PARKING DEMAND ASSESSMENT

PROPOSED RESTRICTED INDOOR RECREATION FACILITY

88 GORDON STREET, FOOTSCRAY

14 APRIL 2025



## 88 Gordon Street, Footscray

**CLIENT: Team Adrenalin** 

**OBT JOB NUMBER: 27352** 



Suite 2.03, 789 Toorak Road Hawthorn East, Victoria 3123

T: 61 3 9804 3610W: obrientraffic.comABN 55 007 006 037

VERSION	DATE	ISSUE	PREPARED BY	REVIEWED BY
27352CPDA	11 April 2025	Draft	Matthew Lam	Matt Harridge
27352CPDA	14 April 2025	Final	Matthew Lam	Matt Harridge



# CONTENTS

1	INTRODUCTION	1
2	EXISTING CONDITIONS	1
3	THE PROPOSAL	7
4	CAR PARKING	7
5	BICYCLE FACILITIES	12
6	CONCLUSION	13
APPEND	ΧΑ	14



## **1** INTRODUCTION

O'Brien Traffic has been engaged by Team Adrenalin to undertake a Car Parking Demand Assessment in relation to amendments to the existing restricted indoor recreation facility (gymnastics centre) at 88 Gordon Street, Footscray.

In the course of preparing this report:

- Plans (prepared by A1 House Plans) and relevant documentation have been examined;
- The subject site and surrounding area have been inspected;
- Parking surveys have been undertaken and the results analysed; and
- The parking implications of the proposal have been assessed.

## 2 EXISTING CONDITIONS

## 2.1 LOCATION AND LAND USE

The subject site is located on the west side of Gordon Street, located approximately 70 metres south of Mephan Street. The location of the subject site and surrounding area is shown in **Figure 1.** A recent aerial photograph is shown in **Figure 2**.

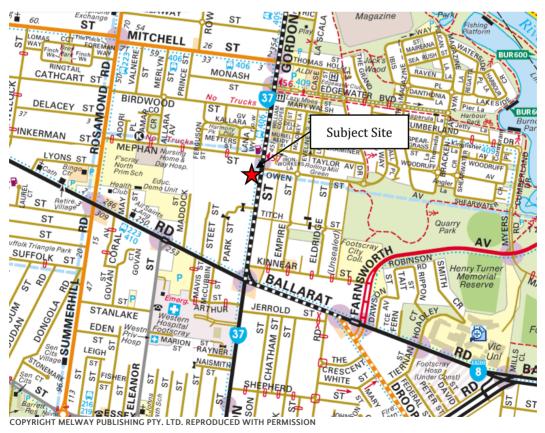


FIGURE 1: LOCATION OF SUBJECT SITE



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FIGURE 2: AERIAL PHOTO OF SUBJECT SITE

The subject site, zoned Industrial 3 (IN3Z), is rectangular in shape with a frontage of approximately 33 metres to Gordon Street.

The current permit (TP333/2011) allows the site to be used for gymnastics purposes and is occupied by Team Adrenalin (the client).

The building has a total floor area of 1,415 square metres, comprising 1,100 square metres on the ground floor and 315 square metres on a mezzanine level.

The site forms part of a commercial complex that accommodates several other businesses, including Inflatable World Maribyrnong, MESSYKIDZ, Jumpside, Sab's Auto's, and Western General Bodyworks.

The entire commercial complex provides a total of 96 spaces and are shared among the businesses within the complex. Access to these off-street spaces is provided via two crossovers to Mephan Street and one crossover to Gordon Street.

## 2.2 SURROUNDING LAND USE

Land use in the vicinity consists of a mix of warehouse, commercial and residential uses.

North Footscray Primary School and Royal Freemasons Footscray (i.e., Aged Care facility) are located 430 metres west of the site.

A zoning map is shown in Figure 3.

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**FIGURE 3: ZONING MAP** 

#### 2.3 CURRENT PERMIT

The current permit (Permit No. TP333/2011) dated 23 September 2011 permits no more than 24 students and 4 staff on-site at any one time. The operation times under the permit are:

- 9am 12noon Monday, Wednesday and Friday
- 4pm 9pm Monday Friday, and
- 9am 2pm Saturday and Sunday

#### 2.4 ROAD NETWORK

**Gordon Street** is an 'arterial road' under the management of Department of Transport and Planning (DTP) and is classified as Principal Road Network (TRZ2). Adjacent to the site, Gordon Street runs in a generally north-south aligned orientation and has a carriageway width of approximately 14 metres with one traffic lane in each direction, which also accommodates a tramline in each direction. Restricted parking is permitted on both sides of the street.

Gordon Street is subject to a posted speed limit of 60km/h.

Views of Gordon Street are shown in Figure 4 and Figure 5.

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FIGURE 4: GORDON STREET (LOOKING NORTH)



FIGURE 5: GORDON STREET (LOOKING SOUTH)

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## 2.5 SUSTAINABLE TRANSPORT

## 2.5.1 Public Transport

The subject site is located within the Principal Public Transport Network (PPTN) area, ensuring good connectivity to public transport services.

**Tram Route 82** (Moonee Ponds – Footscray) and **Bus Route 406** (Keilor East – Footscray via Avondale Heights and Maribyrnong) run past the subject site, with the nearest stop (Titch Street/Gordon Street) located at approximately 100 metres from the site.

Additional bus routes (Bus Route 223 and 410) are available on Ballarat Road south of the site.

**Footscray Railway Station** (serviced by Metro Train) is located approximately 1.8km southeast of the site.

The public transport services in the vicinity of the subject site are shown in Figure 6.

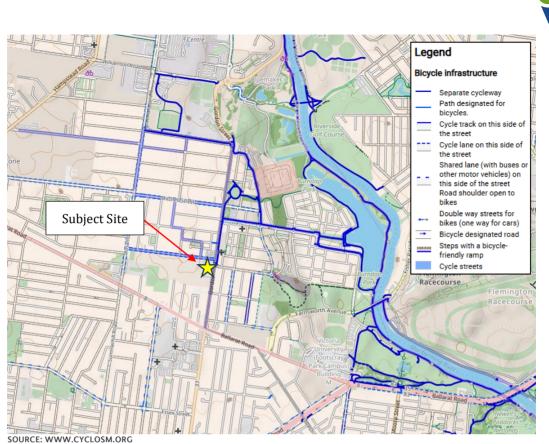


FIGURE 6: PUBLIC TRANSPORT SERVICES

### 2.5.2 Bicycle Network

The subject site has good access to the public bicycle facilities within the vicinity of the subject site. Gordon Street is classified as a 'Cycle Street', providing access to multiple on-road and off-road facilities, including the Maribyrnong River Trail.

The bicycle network in the vicinity of the subject site is shown in Figure 7.



SOURCE. WWW.CICLOSM.ORG

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FIGURE 7: BICYCLE NETWORK



## **3** THE PROPOSAL

It is proposed to legitimise the current operation at 88 Gordon Street.

The following amendments to the current permit are as follows:

- Provide a first floor mezzanine with an area of 315m<sup>2</sup>;
- Amend the hours of operation along with the student and staff numbers detailed below:

#### Existing

#### Proposed

Mon, Wed, Fri: 9am-12noon	24 students with 4 staff	Monday-Friday: 9:30am-1pm	25 students with 4 staff
Monday-Friday: 4pm-9pm	24 students with 4 staff	Monday-Friday: 4pm-9pm	60 students with 8 staff
Saturday: 9am-2pm	24 students with 4 staff	Saturday: 8am-3pm	60 students with 8 staff
Sunday: 9am-2pm	24 students with 4 staff	Sunday: 10am-4pm	25 students with 2 staff

Changes compared to the existing permit are:

- Weekday daytime classes increase by 1 student
- Weekday daytime classes extend by 1 hour to 1pm
- Tuesday and Thursdays have daytime classes (9:30am 1pm)
- Monday Friday evenings increase by 36 students and 4 staff
- Saturday classes increase by 36 students and 4 staff
- Sunday classes increase by 1 student

We have been advised that:

- The gymnastics centre currently operates with the above staff and student numbers.
- The morning classes would run between 30-45 minutes for pre-primary school aged children (up to 4 years old). While the afternoon classes would run for approximately two hours with some elite training sessions running up to four hours.

## 4 CAR PARKING

## 4.1 PLANNING SCHEME CAR PARKING REQUIREMENT

Parking policy and requirements applicable to the proposed development are specified in Clause 52.06 of the Planning Scheme.

The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.



- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

The proposed use as a gymnastics centre can best be defined as an 'indoor recreation facility'. Clause 52.06 of the Planning Scheme has no specific parking requirement for "indoor recreation facility" and therefore an appropriate number of parking spaces should be provided to the satisfaction of the responsible authority.

#### 4.2 CAR PARKING DEMAND ASSESSMENT

Before a requirement for car parking is reduced, Clause 52.06-7 of the Planning Scheme requires a Car Parking Demand Assessment, which must assess the parking demand *likely* to be generated by the proposed use.

The Car Parking Demand Assessment must address a number of specified matters to the satisfaction of the responsible authority. These are discussed as follows.

CRITERIA	RESPONSE
The likelihood of multi- purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use	It is unlikely that visitors to the gymnastics facility will combine trips with other activities close by in the surrounding area.
The variation of car parking demand likely to be generated by the proposed use over time	The car parking demand fluctuates based on class schedules. The highest demand is expected during weekday evenings and Saturday mornings, when class sizes are largest. Lower demand is anticipated during weekday mornings and Sunday afternoons when fewer students and staff are present.
The short-stay and long-stay car parking demand likely to be generated by the proposed use	Short-stay demand is generated primarily by parents dropping off and picking up students. Long-stay demand is generated by staff and older students who drive and remain on-site for the duration of their sessions.
The availability of public	As discussed in <b>Section 2.5</b> , Tram Route 82 and Bus Route 406 run past the subject site, with the nearest stop (Titch Street/Gordon Street) located at approximately 100 metres of the site.
transport in the locality of the land	Additional bus routes (Bus Route 223 and 410) are available on Ballarat Road.
	It is anticipated that some visitors would utilise public transport to travel to the site.

CRITERIA	RESPONSE
The convenience of pedestrian and cyclist access to the land	As discussed in <b>Section 2.5</b> , the existing bicycle network in the locality will provide convenient access to the site for cyclists
The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land	Four (4) bicycle spaces together with end of trip facilities are currently provided inside the building. This would encourage people to ride to the site.
The anticipated car ownership rates of likely or proposed visitors to or occupants of the land	We are advised that the age demographic of students is typically 4 to 16 years old, with only around 5 out of 60 students being over 18 years old and eligible to drive. Most attendees are expected to rely on parents for transport (who typically drop off and pick up rather than park on-site).
	Staff members may use public transport or personal vehicles.
	As discussed in <b>Section 3</b> , the proposed amendment would allow for up to 60 students and 8 staff on weekday evenings and Saturdays, representing an increase of 36 students and 4 staff compared to the current permit.
	To estimate the parking demand, a conservative assumption is made that all 4 additional staff members drive separately, generating a demand for <b>4 parking spaces</b> .
Any empirical assessment or	For students, carpooling is likely, as parents often bring multiple children. Additionally, in practice, some parents of older children are likely to drop off their child at the beginning of the class and return to pick them up at the end, rather than remaining on-site for the duration of the class. This behaviour was observed during the site inspection on Thursday, 3 April 2025.
case study	Moreover, as discussed in <b>Section 2.5</b> , the site has excellent access to public transport services and bicycle infrastructure. It is anticipated that some students and staff may utilise these facilities to access the site, further reducing parking demand.
	The Planning Scheme's 'place of assembly' parking rate of 0.3 car spaces per patron is commonly applied to recreational facilities, accounting for carpooling, where parents bring multiple children, particularly for youth-focused activities. Applying this rate to the 36 additional students results in an estimated parking demand of <b>11 spaces</b> .
	The changes are estimated to result in a parking demand of <b>11</b> spaces for students and 4 spaces for staff.

TABLE 1: CAR PARKING DEMAND ASSESSMENT

## 4.3 AVAILABILITY OF PARKING IN THE LOCALITY

O'Brien Traffic prepared an inventory of on-site parking and on-street parking within approximately 150 metres of the subject site. The inventory consists of 96 on-site parking spaces, shared among various businesses within the site, and 101 spaces

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comprising 95 unrestricted spaces and 6 x 2P spaces in surrounding streets.

It is noted that:

- During the surveys, the gymnastic centre was already operating with the proposed times and increased student and staff numbers.
- The actual number of on-site parking spaces differs from the 87 spaces indicated in the site layout plan prepared by A1 House Plans. The actual spaces counted on-site (96) has therefore been adopted.
- Some on-site parking spaces were marked with signage displaying business names, however it is understood that on-site spaces are located on common property and not officially allocated i.e. all on-site parking spaces can be used by all businesses associated with the commercial complex.

Parking occupancy surveys were undertaken on the following dates, with observations recorded at 30-minute intervals. These times align with when the changes (increased hours, increased students etc) occur (see Section 3).

- Thursday, 13 March 2025 (9am-1pm & 4pm-9pm)
- Saturday, 15 March 2025 (8am-3pm)
- Sunday, 16 March 2025 (2pm-4pm)

A summary of the results of the parking occupancy surveys is presented in **Figure 8**, **Figure 9** and **Figure 10**, and detailed survey results, including a map of the surveyed area, are provided in **Appendix A**.

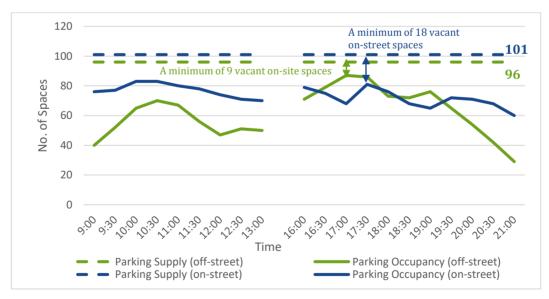


FIGURE 8: PARKING OCCUPANCY (THURSDAY 13 MARCH 2025)

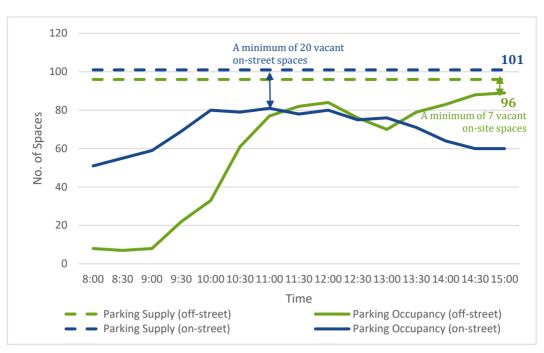


FIGURE 9: PARKING OCCUPANCY (SATURDAY 15 MARCH 2025)

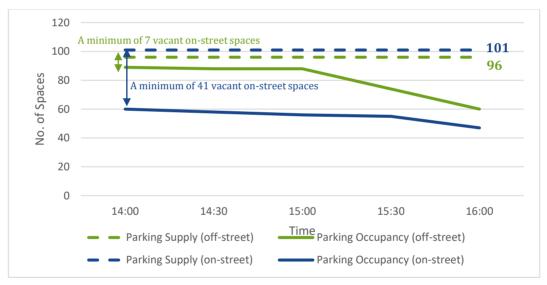


FIGURE 10: PARKING OCCUPANCY (SUNDAY 16 MARCH 2025)

The results indicate the following peak occupancy levels:

#### Thursday, 13 March 2025:

- On-site parking peaked at 87 spaces occupied (91%) at 5:00 PM (i.e., leaving a minimum of 9 vacant spaces).
- On-street parking peaked at 83 spaces occupied (82%) at 5:30 PM (i.e., leaving a minimum of 18 vacant spaces).

#### Saturday, 15 March 2025:

• On-site parking peaked at 89 spaces occupied (93%) at 3:00 PM (i.e., leaving a minimum of 7 vacant spaces). It is noted that the facility would conclude classes at 3pm on Saturdays in any case.

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• On-street parking peaked at 81 spaces occupied (80%) at 11:00 AM (i.e., leaving a minimum of 20 vacant spaces).

#### Sunday, 16 March 2025:

- On-site parking peaked at 89 spaces occupied (93%) at 2:00 PM (i.e., leaving a minimum of 7 vacant spaces).
- On-street parking peaked at 60 spaces occupied (59%) at 2:00 PM (i.e., leaving a minimum of 41 vacant spaces).

These results indicate that vacant on-site and on-street parking are typically available – even with the gymnastics centre already operating at the proposed times and student numbers.

#### 4.4 ADEQUACY OF PARKING SUPPLY

As discussed in Section 3, the gymnastic centre is currently operating at the proposed times and student / staff levels.

The parking survey results in Section 4.3 cover the proposed times that are impacted by the changes. As vacant on-site parking (and vacant on-street parking in the vicinity of the site) was always available, it is clear the changes to the operation times and student / staff numbers are readily accommodated.

## 5 **BICYCLE FACILITIES**

Bicycle parking requirements applicable to the proposed development are specified in Clause 52.34 of the Planning Scheme.

UCE	0175		G SCHEME RKING RATE	BICYCLE PARKING REQUIREMENT						
USE	SIZE	EMPLOYEE / RESIDENT	CUSTOMER / VISITOR	EMPLOYEE / RESIDENT	CUSTOMER / VISITOR					
Minor sports and recreation facility	Four additional employees ~315m <sup>2</sup>	1 per 4 employees	1 to each 200 sq m of net floor area	1 space	2 spaces					
			TOTAL	1 SPACE	2 SPACES					

Table 1 shows the relevant bicycle parking requirements for the proposal:

TABLE 1: PLANNING SCHEME BICYCLE PARKING REQUIREMENT

The proposed change to the gymnastics centre has a Planning Scheme bicycle parking requirement of 3 spaces, comprising 1 space for staff and 2 spaces for patrons.

It is recommended to provide at least 3 additional bicycle spaces within the site. This would encourage people to ride to the site to reduce the dependence on private vehicles.



## 6 CONCLUSION

Based on the considerations outlined above, it is concluded that:

- The gymnastic centre is currently operating at the proposed times and student / staff levels.
- The parking surveys undertaken cover the proposed times that are impacted by the changes. As vacant on-site parking (and vacant on-street parking in the vicinity of the site) was always available, it is clear the changes to the operation times and student / staff numbers are readily accommodated.
- The proposed amendment requires an additional of 3 bicycle parking spaces. It is therefore recommended to provide at least 3 additional bicycle spaces within the site.

We therefore find no parking-related grounds to prevent the alterations to the gymnastics centre from proceeding.



## APPENDIX A

PARKING SURVEY RESULTS





FIGURE A1: SURVEY MAP



Client: O'Brien Traffic Job No.: 6970

## Location: 88 Gordan St, Footscray

Date: Thu 13/03/2025 Start Time: 9am-1pm & 4pm-9pm Interval: 0:30

Owne Street         Noth         P 90' Angle         17         17         14<	Weather	: Cloudy			Weather: Cloudy																					
Metry         Metry         Sind         <	Ar02	Location	Sido	Postriction	Snaco	Chack				Parkir	ng Occu	pancy														
A1       Gordon Sito first Speed Hump       North       Unrestricted       14       14       13       14	Alea	Location	Side	Restriction	Space	CHECK	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	20:00	20:30	21:00
A2         Gordon St to first Speed Hump         Bouh         Unrestrided         15         12         13         12         12         13 <td colspan="2">Mephan Street</td> <td></td>	Mephan Street																									
Own Street         Own Str	A1	Gordon St to first Speed Hump	North	Unrestricted	14	14	13	13	13	13	13	12	13	13	13	14	14	13	12	12	12	11	10	9	8	7
B1         Gordon Sti to Eveline Ave         North         P 90° Angle         17         14         14         14         14         14         14         14         14         11         12         15         12         12         17         16         12         13         16         15         13         10           B2         Gordon Sti to Engini St         South         Unrestricted         8         6         6         6         6         7         5         6         5         4         3         6         7         7           Gordon Stroe Engini St         South         Unrestricted         9         5         5         7         8         6         5         4         4         4         4         4         4         4         4         4         4         4         4         4         4         5         5         5         5         5         5         7         8         6         5         4	A2	Gordon St to first Speed Hump	South	Unrestricted	15	15	12	12	16	15	17	16	16	16	14	14	13	11	15	13	12	12	12	12	13	10
B2         Gordon St to Empire St         South         Unrestrided         8         8         6         6         6         7         5         6         5         5         5         6         6         7         8         6         5         4         4         4         4         4         4         4         4         4         4         4         4         4         5	Owen Street																									
Gordon Street         C1         Mephan St to end of Anpol Station         West         Unrestricted         3         3         2         3         4	B1	Gordon St to Eveline Ave	North	P 90° Angle	17	17	14	14	14	14	13	14	14	11	12	15	12	12	17	16	12	13	16	15	13	10
C1         Mephan St to end of Ampol Station         West         Unrestricted         3         3         2         3         3         2         2         2         2         2         2         3         3         2         2         2         2         2         3         3         3         5	B2	Gordon St to Empire St	South	Unrestricted	8	8	6	6	6	6	6	7	5	6	5	5	5	5	6	5	4	3	6	7	7	7
C2         Owen St to #451         East         Unrestricted         9         9         5         5         7         8         6         5         4         4         4         4         4         4         5         4         3         3         5         5         5         5           D1         Mephan St to #104         West         Bus Zone         1         1         0	Gordon Street																									
D1         Mephan St 0 #104         Mest         Bus Zone         1         1         0<	C1	Mephan St to end of Ampol Station	West	Unrestricted	3	3	2	2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	2	2	2
D1         Mephan St to #104         West         Unrestricted         13         13         9         10         11         11         10         8         8         9         11         11         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10         10         9         9         10 <td>C2</td> <td>Owen St to #451</td> <td>East</td> <td>Unrestricted</td> <td>9</td> <td>9</td> <td>5</td> <td>5</td> <td>7</td> <td>8</td> <td>6</td> <td>5</td> <td>4</td> <td>5</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>5</td> <td>4</td> <td>3</td> <td>3</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td>	C2	Owen St to #451	East	Unrestricted	9	9	5	5	7	8	6	5	4	5	5	4	4	4	5	4	3	3	5	5	5	5
Image: brance in the problem integrate inte				Bus Zone	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2         Owen St to #21         East         Unrestricted         16         16         10         10         9         9         8         8         10         8         8         11         10         9         11         10         9         9         8         8         10         8         8         11         10         9         1         10         9         9         8         7         7         7         7         7         10         0 <td>D1</td> <td>Mephan St to #104</td> <td>West</td> <td>Unrestricted</td> <td>13</td> <td>13</td> <td>9</td> <td>10</td> <td>11</td> <td>11</td> <td>11</td> <td>10</td> <td>8</td> <td>8</td> <td>9</td> <td>11</td> <td>11</td> <td>9</td> <td>9</td> <td>10</td> <td>10</td> <td>9</td> <td>9</td> <td>9</td> <td>9</td> <td>8</td>	D1	Mephan St to #104	West	Unrestricted	13	13	9	10	11	11	11	10	8	8	9	11	11	9	9	10	10	9	9	9	9	8
D2         Owen St to #21         East         No Stopping         3         3         1         0         0         1         1         0         0         1         0				2P 8am-6pm Mon-Fri	6	6	5	5	5	5	4	4	2	2	2	3	4	3	3	3	3	3	3	4	4	4
Off Street Car Park         O	50	0	-	Unrestricted	16	16	10	10	9	9	8	8	10	8	8	11	10	9	11	10	10	9	9	8	7	7
E1         Dizzy's Playland & Café-Unvestricted         13         13         1         5         5         9         9         10         7         11         9         13         13         13         13         8         8         8         7           L1         Dizzy's Playland & Café-Disabled Parking         1         1         0         0         1	D2	Owen St to #21	East	No Stopping	3	3	1	0	0	0	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Hephan Street         Dizzys Playland & Café-Disabled Parking         1         1         0         1         <	Off Street Car Park																									
E1         Mephan Street         -         Western General Body Works Parking Only-Formal         13         13         12         13         13         12         13         13         12         13         13         12         13				Dizzy's Playland & Café-Unrestricted	13	13	1	5	5	9	9	10	7	11	9	13	12	13	13	13	13	13	8	8	8	7
Mestern General Body Works Parking Only-Formal       13       13       12       13				Dizzy's Playland & Café-Disabled Parking	1	1	0	0	1	1	1	1	1	1	1	1	0	1	1	1	0	1	1	1	1	0
E2         Sab's Auto's RACV Parking Only No Parking Mon-Fri 7am 7pm 8 dat 7am-1pm         11         11         15         4	E1	Mephan Street	-	Western General Body Works Parking Only-Formal	13	13	12	13	13	13	13	13	12	13	13	12	12	13	12	12	13	13	10	8	7	1
E2         Mephan Street         -         Tyme & Sat 7am-1pm         II         <				Western General Body Works Parking Only-Informal	4	4	3	3	3	3	3	3	3	3	4	0	0	0	0	0	0	0	0	0	0	0
E2       Mepnan Street       -       -       -       -       -       -       -       -       -       -       -       -       0					11	11	5	4	4	4	4	4	4	4	4	4	6	6	5	5	5	6	4	3	3	3
No Parking Tow Away Zone         3 <td>F2</td> <td>Mephan Street</td> <td>-</td> <td>Keep Clear</td> <td>1</td> <td>0</td>	F2	Mephan Street	-	Keep Clear	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
E3       Gordon Street       -       Unrestricted       32       32       10       11       18       19       12       9       10       12       22       29       32       21       22       23       25       20       12       8				No Parking Tow Away Zone	3	3	3	3	3	3	3	3	3	3	3	0	0	0	0	0	0	0	0	0	0	0
				Unrestricted	2	2	0	0	0	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	1
E4 Conden Street Uncertified 20 20 5 42 47 47 43 9 6 4 2 49 49 20 24 40 47 48 45 42 -	E3	Gordon Street	-	Unrestricted	32	32	10	11	18	18	19	12	9	10	12	22	29	32	32	21	22	23	25	20	12	8
	E4	Gordon Street	-	Unrestricted	20	20	5	12	17	17	13	8	6	4	2	18	18	20	21	19	17	18	15	12	9	9

FIGURE A2: PARKING OCCUPANCY SURVEY RESULTS (THURSDAY, 13 MARCH 2025)



Client:	O'Brien Traffic	Date:	Sat 15/03/2025
Job No.:	6970	Start Time:	8am-3pm
Location:	88 Gordan St, Footscray	Interval:	0:30
Weather:	Sunny		
Area	Location	Side	

Weather												Parki	ng Occu	pancy						
Area	Location	Side	Restriction	Space	Check	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	<u> </u>	12:30	13:00	13:30	14:00	14:30	15:00
Mephan Street																				
A1	Gordon St to first Speed Hump	North	Unrestricted	14	14	6	8	8	7	10	11	10	11	11	12	13	13	12	11	12
A2	Gordon St to first Speed Hump	South	Unrestricted	15	15	7	7	8	11	14	13	15	15	15	13	13	12	12	11	11
Owen Street																				
B1	Gordon St to Eveline Ave	North	P 90° Angle	17	17	12	14	15	16	17	17	17	16	17	16	15	12	8	9	8
B2	Gordon St to Empire St	South	Unrestricted	8	8	5	5	7	8	8	8	8	6	6	5	5	5	4	3	3
Gordon Street																				
C1	Mephan St to end of Ampol Station	West	Unrestricted	3	3	2	2	2	2	2	2	3	3	3	3	2	2	2	2	2
C2	Owen St to #451	East	Unrestricted	9	9	4	4	4	3	4	4	5	5	5	4	4	4	3	3	4
			Bus Zone	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	Mephan St to #104	West	Unrestricted	13	13	5	4	4	8	10	10	9	9	9	10	11	11	10	9	9
			2P 8am-6pm Mon-Fri	6	6	1	2	3	5	5	4	4	3	3	2	2	2	3	3	2
D2	Owen St to #21	East	Unrestricted	16	16	9	9	8	9	10	10	10	10	11	10	11	10	10	9	9
DZ	Owen Stito #21	Last	No Stopping	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Off Street Car Park	(																			
			Dizzy's Playland & Café-Unrestricted	13	13	0	0	0	7	12	13	13	13	13	13	13	12	13	13	13
E1	Mephan Street	_	Dizzy's Playland & Café-Disabled Parking	1	1	0	0	0	0	0	1	1	1	1	1	1	0	0	1	1
E1	Mephan Street		Western General Body Works Parking Only-Formal	13	13	1	1	1	1	1	7	10	13	12	12	12	12	13	13	13
			Western General Body Works Parking Only-Informal	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Sab's Auto's RACV Parking Only No Parking Mon-Fri 7am- 7pm & Sat 7am-1pm	11	11	3	3	3	3	3	3	3	3	3	3	4	6	5	7	8
E2	Mephan Street	-	Keep Clear	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			No Parking Tow Away Zone	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Unrestricted	2	2	0	0	0	0	0	2	2	2	2	2	1	2	2	2	2
E3	Gordon Street	-	Unrestricted	32	32	3	3	3	5	8	19	28	30	32	26	22	29	30	32	32
E4	Gordon Street	-	Unrestricted	20	20	1	0	1	6	9	16	20	20	21	19	17	18	20	20	20

FIGURE A3: PARKING OCCUPANCY SURVEY RESULTS (SATURDAY, 15 MARCH 2025)



Client: O'Brien Traffic	Date: Sun 16/03/2025
Job No.: 6970	Start Time: 2pm-4pm
Location: 88 Gordan St, Footscray	Interval: 0:30

Weather: Rain

A	Landian	Side	Bestriction	0	Ohaala	Parking Occupancy							
Area	Location	Side	Restriction	Space	Check	14:00	14:30	15:00	15:30	16:00			
Mephan Street			•										
A1	Gordon St to first Speed Hump	North	Unrestricted	14	14	13	13	12	12	12			
A2	Gordon St to first Speed Hump	South	Unrestricted	15	15	11	10	10	11	11			
Owen Street													
B1	Gordon St to Eveline Ave	North	P 90° Angle	17	17	4	3	3	3	3			
B2	Gordon St to Empire St	South	Unrestricted	8	8	4	3	4	4	3			
Gordon Street	· ·			•									
C1	Mephan St to end of Ampol Station	West	Unrestricted 3		3	2	2	2	3	2			
C2	Owen St to #451	East	Unrestricted	9	9	4	4	4	4	3			
			Bus Zone	1	1	0	0	0	0	0			
D1	Mephan St to #104	West	Unrestricted	13	13	9	10	9	8	6			
			2P 8am-6pm Mon-Fri	6	6	4	4	4	3	3			
5.0			Unrestricted	16	16	9	9	8	7	4			
D2	Owen St to #21	East	No Stopping	3	3	0	0	0	0	0			
Off Street Car Par	rk	I				L	1	L	1				
			Dizzy's Playland & Café-Unrestricted	13	13	13	13	13	13	13			
- 1			Dizzy's Playland & Café-Disabled Parking	1	1	1	0	1	1	1			
E1	Mephan Street	_	Western General Body Works Parking Only-Formal	13	13	11	10	11	9	9			
			Western General Body Works Parking Only-Informal	4	4	0	0	0	0	0			
			Sab's Auto's RACV Parking Only No Parking Mon-Fri 7am- 7pm & Sat 7am-1pm	11	11	9	9	9	8	7			
E2	Mephan Street	-	Keep Clear	1	1	0	0	0	0	0			
			No Parking Tow Away Zone	3	3	0	0	0	0	0			
			Unrestricted	2	2	2	2	2	2	2			
E3	Gordon Street	-	Unrestricted		32	32	32	32	26	18			
E4	Gordon Street	-	Unrestricted	20	20	21	22	20	15	10			

FIGURE A4: PARKING OCCUPANCY SURVEY RESULTS (SUNDAY, 16 MARCH 2025)