

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

**⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council planning department.

**⚠** Questions marked with an asterisk ( \*) must be completed.

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

**i** Click for further information.

**CITY OF MARIBYRNONG**  
**RECEIVED**  
**06/09/2024**  
**URBAN PLANNING**

Planning Enquiries  
Phone: (03) 9688 0200  
Web: [www.maribyrnong.vic.gov.au](http://www.maribyrnong.vic.gov.au)

## The Land **i**

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

### Street Address \*

Unit No: UNIT 1	St. No.: 73-87	St. Name: Somerville Road
Suburb/Locality: YARRAVILLE		Post Code: 3013

### Formal Land Description \*

Complete either A or B.

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

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

<b>A</b>	Vol.: 4135	Folio.: 876	Suburb.: Yarraville
<b>OR</b>	Lot No.: 1	Type.: Title Plan	
<b>B</b>	Crown Allotment No.:		Section No.:
	Parish/Township Name:		

## The Proposal

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

**i** For what use, development or other matter do you require a permit? \*

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ground floor only, change of use from office to medical centre

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

**i** Estimated cost of any development for which the permit is required \*

100000.00

**⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.


If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

## Existing Conditions i

Describe how the land is used and developed now \*

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

ground floor only, office space, no car spaces

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


## Title Information i

Encumbrances on title \*

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

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

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 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 i

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

### Applicant \*

The person who wants the permit.

Name:

Title: CO First Name: Surname:  
Organization (if applicable):

Unit No: L 3 UNIT 307 St. No: 87 St. Name: Gladstone Street

Suburb: SOUTH MELBOURNE State: VIC Postcode: 3205

Business phone: 0390425349 Email: info@dearch.com.au

Mobile phone: 0407568690 Home:

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

### Contact person's details\*

Name:

Same as applicant

Title: CO First Name: De.Arch Surname: P/L  
Organization (if applicable): de.arch p/l

Unit No: 2507 St. No: GPO St. Name:

Suburb: MELBOURNE State: VIC Postcode: 3001

Business phone: 0407568690 Email: peita@dearch.com.au

Mobile phone: Home:

### Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organization.

Name:

Same as applicant

Title: CO First Name: Surname:

Organization (if applicable): FOOT CLINIC POINT COOK PTY LTD & KRUSE HOLDING CO I

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

Unit No: St. No: 10 St. Name: Maxwell Street


Suburb: POINT COOK State: VIC Postcode: 3030

Business Phone: Email:

Mobile phone: 0401443346 Home:

## Declaration

This form must be signed by the applicant \*

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

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

Signature:

Date

06 / 09 / 2024

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

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

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

No  Yes

Officer Name:

Date:

day / month / year


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## Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void

Completed the relevant council planning permit checklist?

Signed the declaration?

## Lodgement

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

Maribyrnong City Council  
PO Box 58  
Footscray VIC 3011  
Cnr Napier and Hyde Streets  
Footscray VIC 3011

### Contact information:

Phone: (03) 9688 0200

Email: [email@maribyrnong.vic.gov.au](mailto:email@maribyrnong.vic.gov.au)

DX: 81112

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

## **i** MORE INFORMATION

### The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

#### How is land identified

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

### The Proposal

#### Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

▲ Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

#### How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at [planning-schemes.delwp.vic.gov.au](http://planning-schemes.delwp.vic.gov.au)

▲ You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting [www.landata.vic.gov.au](http://www.landata.vic.gov.au) Contact your local Council to obtain a planning certificate in Central Goulburn, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.

#### Estimated cost of development

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. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

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.

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

▲ Contact the Council to determine the appropriate fee. Go to [planning.vic.gov.au](http://planning.vic.gov.au) to view a summary of fees in the Planning and Environment (Fees) Regulations.

**Metropolitan Planning Levy** refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for more information. A leviable application submitted without a levy certificate is void

### Existing Conditions

#### How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. 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.

See **Example 3**.

### 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.
- signed the declaration on the last page of the application form

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.

# CITY OF MARIBYRNONG ADVERTISED PLAN

Maribyrnong City Council Urban Planning Department  
 Cnr Hyde and Napier Streets, Footscray  
 Postal Address: PO Box 58, Footscray VIC 3011  
 T: 9688 0200 F: 9687 7793 e: [planningapplications@maribyrnong.vic.gov.au](mailto:planningapplications@maribyrnong.vic.gov.au)



## AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT Request Form

### Privacy Information

Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.

### DETAILS OF APPLICATION TO BE AMENDED

Application Number: <b>TP 382 / 2024</b>	Address of Land : <b>86 SOMEKVILLE ROAD, YARRAVILLE</b>
Under what section of the Planning and Environment Act 1987, is the amendment being sought: <input checked="" type="checkbox"/> Section 50 – Amendment to the application prior to notice <input type="checkbox"/> Section 57A – Amendment to the application after notice (Note – A fee of 40% of the original application fee is required with this request)	

### THE APPLICANT

Name: <b>PEITA DE TRIZIO</b>	Organisation: <b>DE.ARCH P/L</b>
Address: <b>307 / 87 GLADSTONE STREET. SOUTH MELBOURNE 3205</b>	
Contact Phone Number: <b>9042 5349</b>	
Email: <b>peita@dearch.com.au</b>	
Are you the applicant of the original planning permit application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Note: Only the applicant of the original planning permit application may ask Council to amend the application)	

### DETAILS OF THE PROPOSED CHANGES

Is there a change to the description of the land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there a change to the plans and/or other documents submitted with the application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there a change to the use and/or development of the land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

List in detail the proposed changes (This can be listed on a separate page)

**EXTERIOR SIGNAGE ADDED TO DOCUMENTATION**

### DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true	Applicant Signature:
	Date: <b>03.10.2024</b>

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

VOLUME 04135 FOLIO 876

Security no : 124117869064F  
Produced 30/08/2024 04:13 PM

CITY OF MARIBYRNONG  
**RECEIVED**  
06/09/2024  
URBAN PLANNING

## LAND DESCRIPTION

Lot 1 on Title Plan 227660C.  
PARENT TITLE Volume 00785 Folio 000  
Created by instrument 0859484 16/07/1918

## REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 16 of a total of 25 equal undivided shares  
Sole Proprietor  
    FOOT CLINIC POINT COOK PTY LTD of 10 MAXWELL STREET POINT COOK VIC 3030  
As to 9 of a total of 25 equal undivided shares  
Sole Proprietor  
    KRUSE HOLDING CO PTY LTD of UNIT 10 94 BOUNDARY ROAD SUNSHINE WEST VIC 3020  
    AV425915Y 15/03/2022

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV425916W 15/03/2022  
WESTPAC BANKING CORPORATION

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

## DIAGRAM LOCATION

SEE TP227660C FOR FURTHER DETAILS AND BOUNDARIES

CITY OF MARIBYRNONG  
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## ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 86 SOMERVILLE ROAD YARRAVILLE VIC 3013

## ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK  
Effective from 15/03/2022

DOCUMENT END



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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 Elders, past, present and emerging.

Produced 30/08/2024 04:13:27 PM

Status	Registered	Dealing Number	AV425915Y
Date and Time Lodged	15/03/2022 01:28:24 PM		

### Lodger Details

Lodger Code	16977H
Name	ST GEORGE BANK
Address	
Lodger Box	
Phone	
Email	
Reference	

**CITY OF MARIBYRNONG  
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## TRANSFER

Jurisdiction	VICTORIA
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### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

4135/876

### Transferor(s)

Given Name(s)	ETERI
Family Name	TROITSKAIA
Given Name(s)	LUKE
Family Name	JAMES

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 1920000.00

### Transferee(s)

Tenancy (inc. share)	TENANTS IN COMMON 64 / 100
Name	FOOT CLINIC POINT COOK PTY LTD
ACN	612702388
Address	



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Street Number 10  
Street Name MAXWELL  
Street Type STREET  
Locality POINT COOK  
State VIC  
Postcode 3030

**Tenancy (inc. share)** TENANTS IN COMMON 36 / 100  
Name KRUSE HOLDING CO PTY LTD  
ACN 628472257  
Address  
Unit Type UNIT  
Unit Number 10  
Street Number 94  
Street Name BOUNDARY  
Street Type ROAD  
Locality SUNSHINE WEST  
State VIC  
Postcode 3020

**CITY OF MARIBYRNONG  
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### Duty Transaction ID

5375791

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	FOOT CLINIC POINT COOK PTY LTD KRUSE HOLDING CO PTY LTD
Signer Name	NATALIE MAREE FISHER
Signer Organisation	FISHER CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	11 MARCH 2022





# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	LUKE JAMES ETERI TROITSKAIA
Signer Name	FRANK JOSEPH HORVAT
Signer Organisation	FRANK J. HORVAT & CO., PTY.
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	11 MARCH 2022

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### File Notes:

NIL

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This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

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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 Elders, past, present and emerging.

Produced 30/08/2024 04:13:27 PM

Status	Registered	Dealing Number	AV425916W
Date and Time Lodged	15/03/2022 01:28:24 PM		

### Lodger Details

Lodger Code	16977H
Name	ST GEORGE BANK
Address	
Lodger Box	
Phone	
Email	
Reference	PX624976SBUSINB1

## MORTGAGE

Jurisdiction	VICTORIA
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### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Estate and/or Interest being mortgaged

FEE SIMPLE

### Land Title Reference

4135/876

### Mortgagor

Name	FOOT CLINIC POINT COOK PTY LTD
ACN	612702388
Name	KRUSE HOLDING CO PTY LTD
ACN	628472257

### Mortgagee

Name	WESTPAC BANKING CORPORATION
ACN	007457141
Australian Credit Licence	233714
Address	
Floor Type	LEVEL
Floor Number	20

**CITY OF MARIBYRNONG  
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# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

Street Number	275
Street Name	KENT
Street Type	STREET
Locality	SYDNEY
State	NSW
Postcode	2000

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

### Terms and Conditions of this Mortgage

(a) Document Reference	AA5906
(b) Additional terms and conditions	NIL

### Mortgagee Execution

- The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
  - has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and
  - holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
- The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
- The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	WESTPAC BANKING CORPORATION
Signer Name	MARIA BELARDO
Signer Organisation	ST GEORGE BANK
Signer Role	AUTHORISED SIGNATORY
Execution Date	11 MARCH 2022

### File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**CITY OF MARIBYRNONG  
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Security No : 124117869063G  
Produced 30/08/2024 04:13 PM

Volume 4135 Folio 876

**ACTIVITY IN THE LAST 125 DAYS**

NIL

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16977H ST GEORGE BANK  
Effective from 15/03/2022

STATEMENT END

**CITY OF MARIBYRNONG  
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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP227660C</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>30/08/2024 16:13</b>

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The document is invalid if this cover sheet is removed or altered.

**CITY OF MARIBYRNONG  
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TITLE PLAN	EDITION 1	TP 227660C
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<p><b>Location of Land</b></p> <p>Parish: CUT-PAW-PAW          Township:          Section: 14          Allotment: C          Crown Portion: 20(PT)</p> <p>Last Plan Reference:          Derived From: VOL 4135 FOL 876          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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**Description of Land / Easement Information**

*All that piece of Land, delineated and coloured*

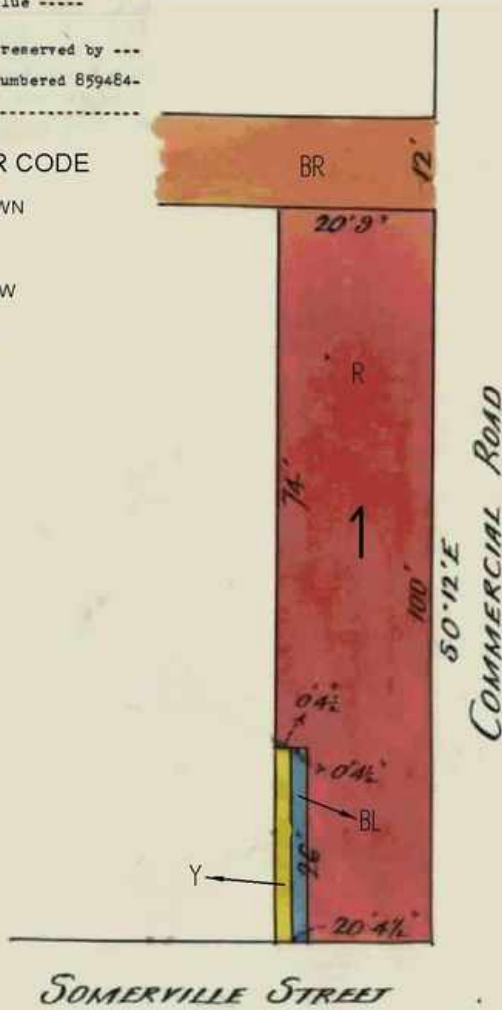
red and blue on the map in the margin, being part of Crown Portion Twenty of ----  
 Allotment C Section Fourteen Parish of Cut Paw Paw County of Bourke Together -  
 with a right of carriage way over the road colored brown on the said map and ----  
 Together with the use and enjoyment of the half of a party wall which half is ----  
 standing upon the land colored yellow on the said map - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  
 COMPILED: 26/11/1999  
 VERIFIED: GB

As to the land colored blue ----  
 THE PARTY WALL EASEMENT reserved by ---  
 Instrument of Transfer numbered 859484-  
 in the Register Book -----

**COLOUR CODE**

- BR = BROWN
- R = RED
- Y = YELLOW
- BL = BLUE



CITY OF MARIBYRNONG  
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TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CP 20 (PT)



**CITY OF MARIBYRNONG  
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**TRAFFIC IMPACT ASSESSMENT**

**PROPOSED MEDICAL CENTRE**

**86 SOMMERVILLE ROAD, YARRAVILLE**

**3 SEPTEMBER 2024**

86 SOMMERVILLE ROAD, YARRAVILLE

CLIENT: de.arch

OBT JOB NUMBER: 26334



Suite 2.03, 789 Toorak Road  
Hawthorn East, Victoria 3123

**T:** 61 3 9804 3610  
**W:** obrientraffic.com  
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**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

VERSION	DATE	ISSUE	PREPARED BY	REVIEWED BY
26334 TIAR	03 September 2024	Final	Abdirahman Farah	Deborah Donald



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## 1 INTRODUCTION

O'Brien Traffic has been engaged by de.arch to undertake a traffic impact assessment of a proposed Medical Centre at 86 Somerville Road, Yarraville. It is intended to use the Medical Centre as a Podiatry Clinic. Plans of the proposed development are provided in **Appendix A**.

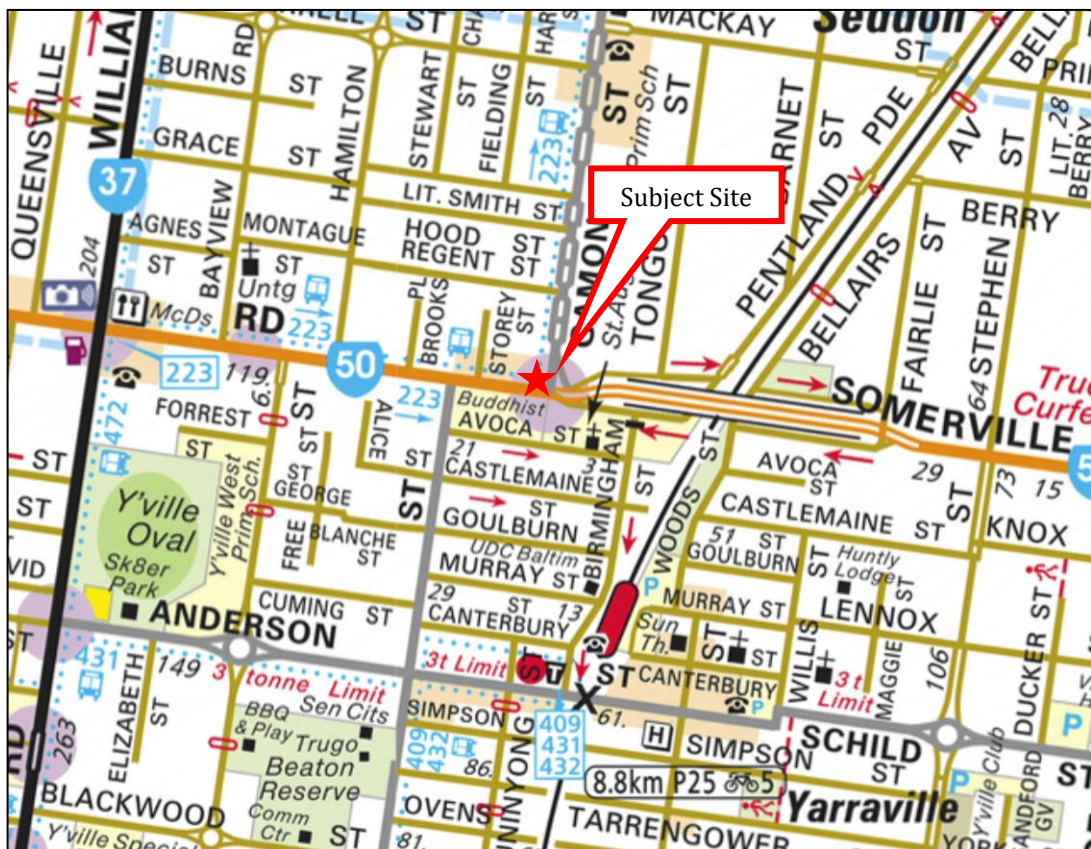
In the course of preparing this report:

- Plans prepared by de.arch and other relevant documentation has been examined;
- The subject site and surrounding area has been inspected;
- Parking occupancy surveys have been undertaken and the results analysed; and
- The traffic and parking implications of the proposal have been assessed.

## 2 EXISTING CONDITIONS

### 2.1 LOCATION AND LAND USE

The subject site is located on the eastern corner of the intersection of Somerville Road and Gamon Street, Yarraville. The location of the subject site and surrounding area is shown in **Figure 1**. A recent aerial photograph is shown in **Figure 2**.



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FIGURE 1: LOCALITY PLAN



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FIGURE 2: AERIAL PHOTO OF SUBJECT SITE

The site, which is zoned *Mixed Use (MUZ)*, is rectangular in shape with a frontage of 7 metres to Somerville Road and 30 metres to Gamon Street.

The site is located within a Principal Public Transport Network Area.

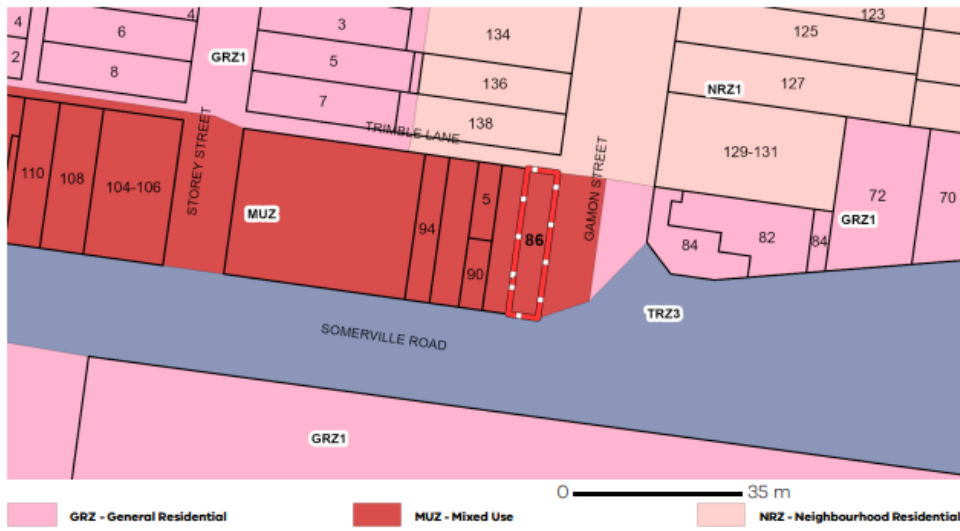
The site has until recently been used as a real estate office (ground floor - front), café (ground floor – rear) and the upper floor continues to operate as a massage premises. The ground floor has a gross floor area of 192 sqm, and the upper floor has a gross floor area of 133 sqm. No on-site car parking is currently provided.

## 2.2 SURROUNDING LAND USE

The surrounding land is used for a range of commercial uses to the west, the St Augustine’s Primary School to the south-east and otherwise generally for residential purposes.

A zoning map of the subject site and surrounding area is provided in **Figure 3**.

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SOURCE: VICPLAN.VIC.GOV.AU

FIGURE 3: ZONING MAP

### 2.3 ROAD NETWORK

Somerville Road is a Transport Zone 3 and is under the management of the City of Maribyrnong. It runs in an east – west orientation and typically provides one traffic lane and one bike lane in each direction. A parking lane – with various time restrictions – is also provided on both sides of the street.

The intersection of Somerville Road and Gamon Street is controlled by traffic signals. Somerville Road is subject to the default urban speed limit of 50km/h.

Views of Somerville Road are provided in Figure 4 and Figure 5.



SOURCE: GOOGLE STREETVIEW

FIGURE 4: SOMERVILLE ROAD (FACING WEST)

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SOURCE: GOOGLE STREETVIEW

FIGURE 5: SOMERVILLE ROAD (FACING EAST)

**Ganon Street** is a local road under the management of the City of Maribyrnong. It runs in a north-south orientation and typically provides one traffic lane in each direction. A parking lane – providing generally unrestricted parking – is provided on both sides of the street. Bicycles share the traffic lanes in Ganon Street.

## 2.4 SUSTAINABLE TRANSPORT

### 2.4.1 Public Transport

The site has good access to the public transport network.

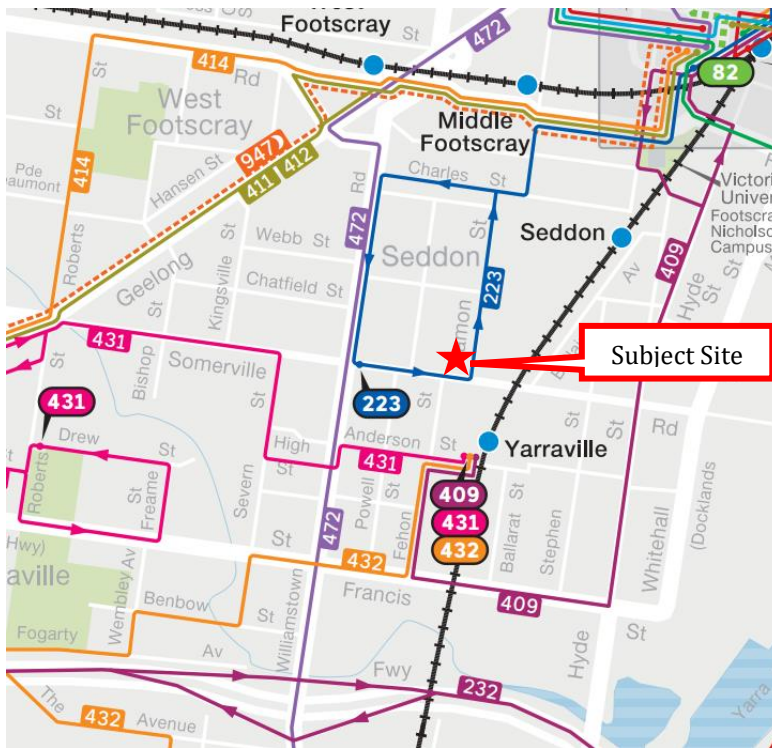
The nearest bus stop is located approximately 50m to the north of the subject site on Gamon Street, utilised by Bus Route 223 (Yarraville to Highpoint Shopping Centre). Bus Route 223 has several more stops within reasonable distance along Somerville Road.

Bus route 472 runs along Williamstown Road with the closest bus stop approximately 550m west of the subject site.

Yarraville Station which services the Werribee and Williamstown train lines is approximately 550m south of the subject site. The Station also services the following bus routes:

- 409 - Yarraville to Highpoint Shopping Centre via Footscray
- 431 - Yarraville Station to Kingsville via Somerville Road, and
- 432 - Newport to Yarraville via Altona Gate Shopping Centre

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



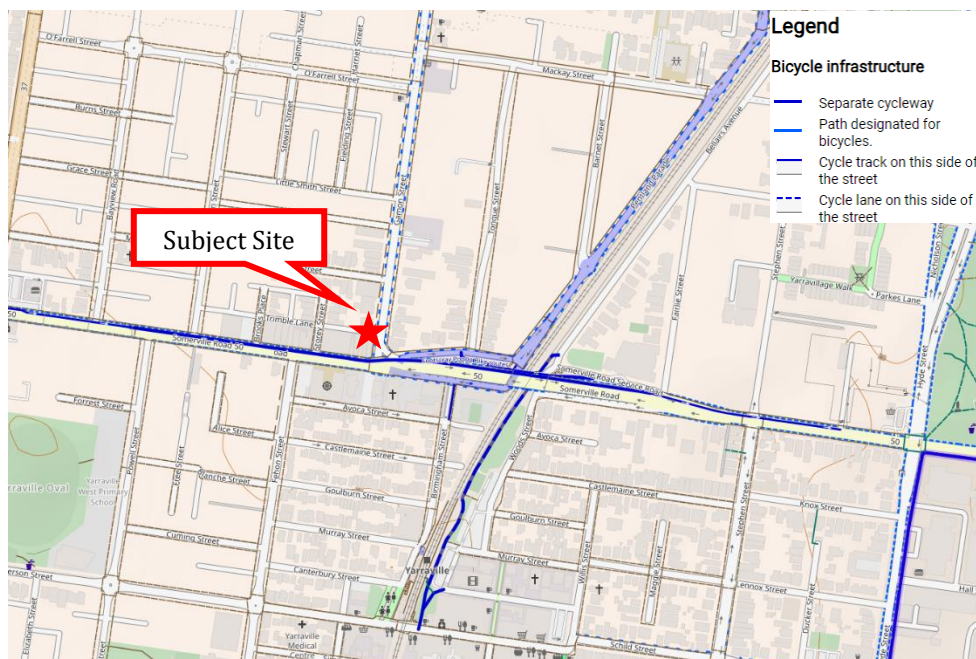
SOURCE: PUBLIC TRANSPORT VICTORIA (PTV) WEBSITE

FIGURE 6: PUBLIC TRANSPORT SERVICES

## 2.4.2 Bicycle Network

The subject site has good access to existing bicycle infrastructure via the on-street bicycle lanes provided on Somerville Road. This facility provides connection to various off-road and additional on-road infrastructure.

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



SOURCE: CYCLOSM.ORG

FIGURE 7: BICYCLE NETWORK

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## 2.5 AVAILABILITY OF PARKING IN THE LOCALITY

O'Brien Traffic prepared an inventory of on-street parking within an approximate 200 - 250m walk of the subject site. A total of 81 spaces were recorded, of which 56 spaces were unrestricted.

Based on the above inventory, a spot car parking occupancy survey was undertaken on Tuesday 20 August 2024 at 2:00 pm. This date was selected as it is during the Victorian school term and within the operating hours of the proposed medical centre.

The survey results are provided in **Appendix B**. In summary, 27 vacant spaces were observed, of which 13 were unrestricted spaces. This result is supported by a review of a series of Nearmap photos on different days of the week at different times.

## 3 THE PROPOSAL

It is proposed to convert the entire ground floor (192 sqm) to a Medical Centre, operating with up to four practitioners at any given time. It is intended to use the Medical Centre as a Podiatrist Clinic. There will be no change to the existing use of the upper level of the building. No car parking is proposed.

## 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.*

Under Clause 52.06-5 of the Planning Scheme, where an existing use is changed, the car parking requirement only applies to the change (provided the existing number of on-site car parking spaces in connection with the existing use is not reduced).

Given the subject site is located within the Principal Public Transport Network (PPTN) area, the Column B rate in Table 1 of Clause 52.06-5 of the Planning Scheme is applicable.

On this basis, the Planning Scheme parking requirement for the proposal is 6 spaces as shown in **Table 1**.

USE	SIZE	PLANNING SCHEME PARKING RATE	CAR PARKING REQUIREMENT
Medical Centre	192m <sup>2</sup>	3.5 spaces to each 100 sqm of leasable floor area;	6 spaces

**TABLE 1: PLANNING SCHEME CAR PARKING REQUIREMENT**

Assuming that the previous office use covered the whole ground floor, it has a Planning Scheme car parking requirement of 3 spaces per 100 sqm, equating to a requirement of 5 spaces for the 192 sqm floor area.

It is noted that there is no car parking provided on the site, nor can any be provided given the size of the site, and the fact that the existing structure is being retained (and the existing upper floor use continuing). Therefore, the additional car parking requirement for the Medical Centre proposal is 1 space.

As no car parking is provided on the site, a reduction of 1 space is therefore required.

## 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
<i>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</i>	Given the location of the subject site within a commercial area, it is possible that some staff and patients may combine their trip to the podiatrist with other activities in the area.
<i>The variation of car parking demand likely to be generated by the proposed use over time</i>	It is expected that car parking demand would be relatively consistent across the operational hours of the development.
<i>The short-stay and long-stay car parking demand likely to be generated by the proposed use</i>	Staff parking demand would typically be long-stay in nature. Additional patient parking demand would typically be short-stay in nature. It is noted that the parking demand associated with the previous use of the site as an office is generally long-stay.

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CRITERIA	RESPONSE
<i>The availability of public transport in the locality of the land</i>	As discussed, the site has good access to the public transport network with several local bus routes providing connection to nearby residential areas, and Yarraville Station being within walking distance of the site.
<i>The convenience of pedestrian and cyclist access to the land</i>	As discussed, the site has good access to the existing bicycle infrastructure, and existing footpaths provide good pedestrian access.
<i>The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land</i>	There is a bicycle hoop located in close proximity to the subject site.
<i>The anticipated car ownership rates of likely or proposed visitors to or occupants of the land</i>	It is expected that most staff and patients would own a car, however not all staff and patients would use their car to access the site.
<i>Any empirical assessment or case study</i>	There is a Planning Scheme requirement for one additional car parking space. There are a significant number of car parking spaces in the area that would be available for use.

TABLE 2: CAR PARKING DEMAND ASSESSMENT

#### 4.3 ADEQUACY OF PARKING SUPPLY

Clause 52.06-7 of the Planning Scheme states that before granting a permit to reduce the number of spaces, the responsible authority must consider a number of issues which include:

CRITERIA	RESPONSE
<i>The Car Parking Demand Assessment</i>	The Car Parking Demand Assessment indicates that there is a Planning Scheme requirement for one additional car parking space and that this will be available in the area.
<i>The availability of alternative car parking in the locality of the land, including:</i> <ul style="list-style-type: none"> <li><i>Efficiencies gained from the consolidation of shared car parking spaces</i></li> <li><i>Public car parks intended to serve the land.</i></li> <li><i>On street parking in non residential zones.</i></li> <li><i>Streets in residential zones specifically managed for non-residential parking</i></li> </ul>	<p>As discussed in <b>Section 2.6</b>, there is ample on-street car parking provision and availability within a convenient walking distance of the subject site. A minimum of 27 vacant spaces, of which 13 are unrestricted spaces, were observed within 200 – 250m walk of the subject site.</p> <p>On this basis, it is expected that the planning scheme requirement of 1 additional space would be readily catered for by the existing availability of on-street parking within convenient walking distance of the development.</p>

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CRITERIA	RESPONSE
<i>On street parking in residential zones in the locality of the land that is intended to be for residential use</i>	Unrestricted parking is available within close proximity of the subject site within the Mixed Use Zone.
<i>The practicality of providing car parking on the site, particularly for lots of less than 300 square metres</i>	Given it is proposed to retain the existing building on the subject site, it is not feasible to construct any on-site car parking as part of the proposed development.

TABLE 3: ADEQUACY OF CAR PARKING SUPPLY

## 5 BICYCLE FACILITIES

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

Table 4 shows the relevant bicycle parking requirements for the proposal:

USE	SIZE	PLANNING SCHEME BICYCLE PARKING RATE		BICYCLE PARKING REQUIREMENT	
		EMPLOYEE	CUSTOMER	EMPLOYEE	CUSTOMER
Medical Centre	4 practitioners	1 to each 8 practitioners	1 to each 4 practitioners	0 spaces	1 space

TABLE 4: PLANNING SCHEME BICYCLE PARKING REQUIREMENT

On this basis, the proposal triggers a Planning Scheme bicycle parking requirement for 1 customer space. There is a bicycle hoop located a short distance from the subject site to accommodate any bicycle parking generated by the site.

## 6 TRAFFIC GENERATION & IMPACT

Podiatrists generally operate with a minimum 30 minute appointment time, and sometimes 45 minutes. This means that they generally see no more than 2 patients each hour.

Assuming conservatively that all patients drive to the site, this means that each practitioner will generate 4 trips per hour (2 trips to the site and 2 trips away from the site). If there are 4 practitioners, this equates to 16 trips in the peak hour (8 trips to the site and 8 trips away from the site).

Given that the previous use of the ground floor as a real estate office would have generated a number of trips per hour, the additional trips generated will be less than 16 in the peak hour (i.e. less than 8 trips to the site and 8 trips away from the site).

The addition of this small number of trips to the road network, noting also that vehicles will use different routes to arrive at and depart from the site depending on the origin and destination of the driver, will have negligible impact on the road network.

## 7 CONCLUSION

Based on the considerations outlined above, it is concluded that there are no traffic or parking related grounds to prevent the proposed Medical Centre from proceeding.

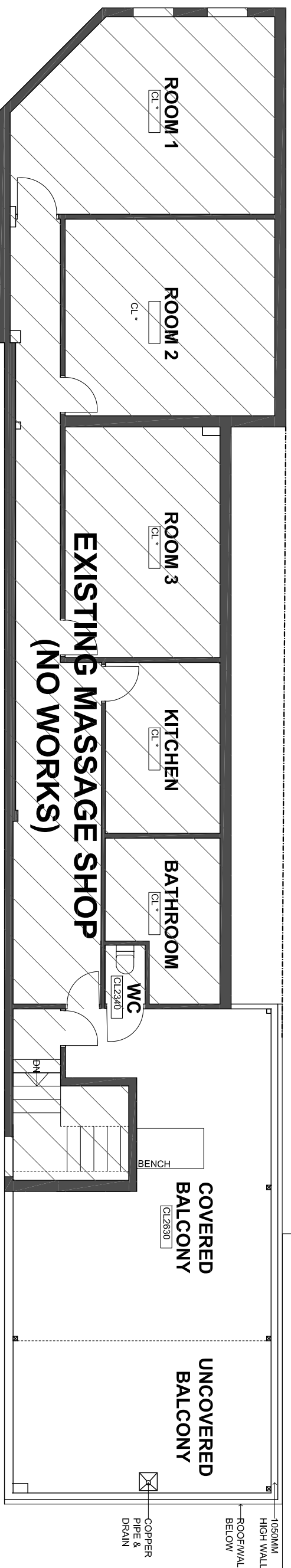
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# APPENDIX A

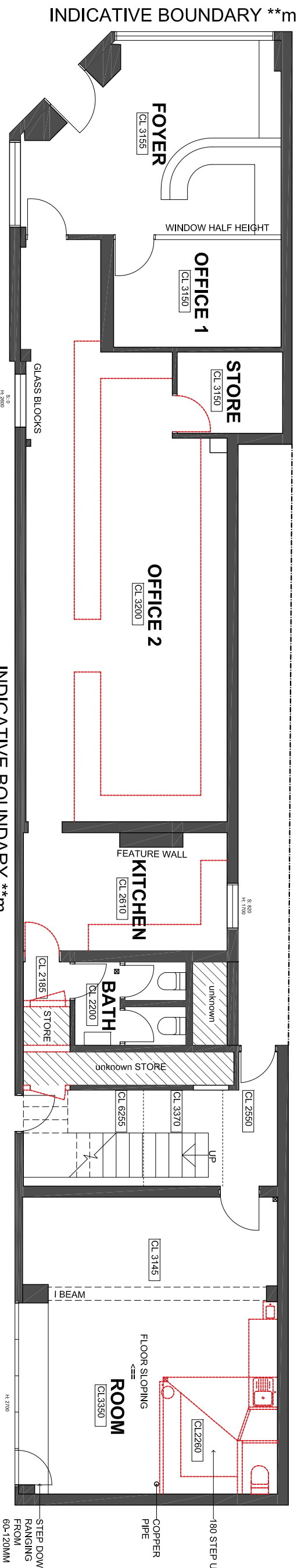
## PLANS OF THE PROPOSED DEVELOPMENT

### **CITY OF MARIBYRNONG ADVERTISED PLAN**

<b>INTERNAL FLOOR AREA (EXC. BALCONY)</b>	
ground floor:	168m <sup>2</sup>
first floor:	118m <sup>2</sup>
	<b>286m<sup>2</sup></b>
<b>GROSS FLOOR AREA (EXC. BALCONY)</b>	
ground floor :	192m <sup>2</sup>
first floor:	133m <sup>2</sup>
	<b>325m<sup>2</sup></b>



1  
**FIRST FLOOR**  
PLAN 1:100 @ A3



1  
**GROUND FLOOR**  
PLAN 1:100 @ A3

**GAMON STREET**

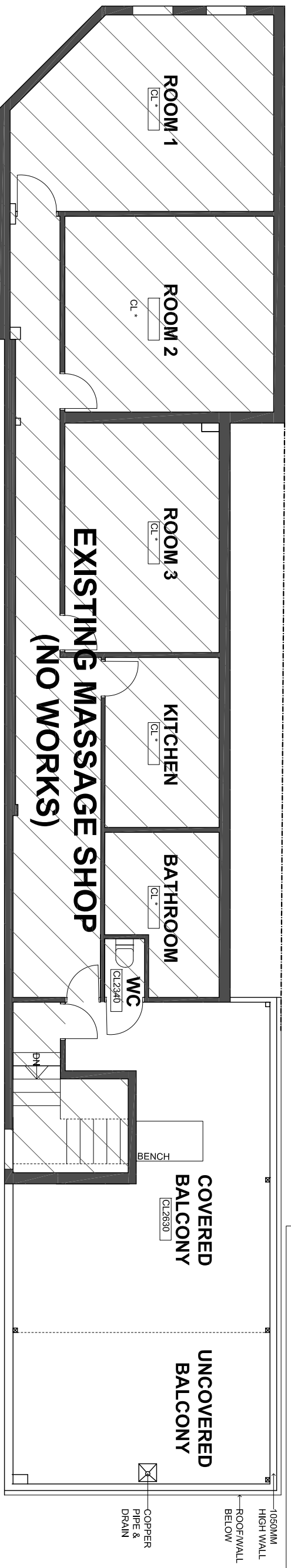
**SOMERVILLE ROAD**

**LANE**

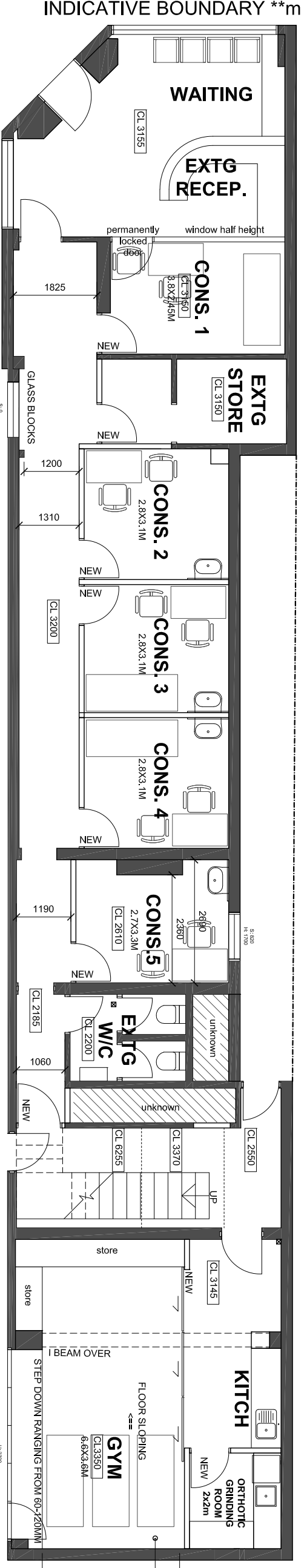
**DRAFT**

no:	date:	revision:	issued: (1) tender (B) building permit (C) construction	<p><b>de. arch</b> interiors</p> <p>www.dearch.com.au a. 307/87 Gladstone St. South Melbourne 3205 VIC p. 03 9042 5349 e. info@dearch.com.au Nominated Architect: Pella De Itzlo VIC 18242</p>	<p>Verify all dimensions and levels on site before commencing any work. Do not scale drawings. Use given dimensions only. Report any discrepancies to this office. Read drawings together with all documentation, specifications and computations. Obtain all relevant permits. All work shall comply with current NCC and all relevant SAA codes. Copyright 2024.</p>	<p>project: COMMERCIAL FITOUT 88 SOMERVILLE ROAD, YARRAVILLE</p> <p>for: drawing title: <b>PROPOSED DEMOLITION FLOOR PLANS GROUND FLOOR ONLY</b></p>	<p>date: AUG 2024 drawn: CB reviewed: PD scale: 1:100 @ A3 job no.: 2415</p>	<p>drawing no.: <b>SD01</b></p>

<b>INTERNAL FLOOR AREA (EXC. BALCONY)</b>	
ground floor:	168m <sup>2</sup>
first floor:	118m <sup>2</sup>
	<b>286m<sup>2</sup></b>
<b>GROSS FLOOR AREA (EXC. BALCONY)</b>	
ground floor :	192m <sup>2</sup>
first floor:	133m <sup>2</sup>
	<b>325m<sup>2</sup></b>



1  
FIRST FLOOR  
PLAN 1:100 @ A3



1  
GROUND FLOOR  
PLAN 1:100 @ A3

SOMERVILLE ROAD

GAMON STREET

LANE

**DRAFT**

no:	date:	revision:	project:	date:
			COMMERCIAL FITOUT 88 SOMERVILLE ROAD, YARRAVILLE	AUG 2024
			drawing title:	drawn: CB reviewed: PD
			PROPOSED FLOOR PLAN GROUND FLOOR ONLY	scale: 1:100 @ A3
				job no.: 2415
				drawing no: SD02
				revision:

Verify all dimensions and levels on site before commencing any work. Do not scale drawings. Use given dimensions only. Report any discrepancies to this office. Read drawings together with all documentation, specifications and computations. Obtain all relevant permits. All work shall comply with current NCC and all relevant SAA codes. Copyright 2024.

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p. 03 9042 5349  
e. info@dearch.com.au  
Nominated Architect:  
Pella De Tizio VIC 18242

issued: (1) tender  
(B) building permit  
(C) construction

# APPENDIX B

## PARKING SURVEY RESULTS

**Client:** O'Brien Traffic  
**Job No.:** 26334  
**Location:** 86 Somerville Road, Yraville  
**Weather:** Partially Cloudy

**Date:** Tue 20/08/2024  
**Start Time:** 2:00pm

Location	Side	Restriction	Space	Parking Occupancy
				1:45
<b>Somerville Road</b>				
Hamilton Street to Brooks Place	North	1P	3	1
Between Brooks Place	North	1/4P	1	0
Between Brooks Place	North	2P	5	4
Brooks Place to Gamon Street	North	2P	5	4
Hamilton Street to Brooks Place	South	Unrestricted	7	3
Hamilton Street to Fehon Street	South	1P	5	0
Fehon Street to Gamon Street	South	No Stopping Between 8 am - 9:30 am & 2:30 pm - 4:40 pm	6	2
<b>Brooks Place (Between Hamilton Street and Fehon Street)</b>				
South of Trimble Lane	West	Unrestricted	3	3
South of Trimble Lane	East	Unrestricted	3	3
<b>Brooks Place (Between Fehon Street and Gamon Street)</b>				
South of Trimble Lane	West	Unrestricted	3	3
South of Trimble Lane	East	Unrestricted	4	4
<b>Gamon Street</b>				
Somerville Road to Regent St	West	Unrestricted	5	3
Regent Street to Hood Street	West	Unrestricted	6	5
Hood Street to Little Smith Street	West	Unrestricted	1	1
Somerville Road to Little Smith Street	East	Unrestricted	24	18

On-Street Parking Supply	81
On-Street Parking Occupancy	54
Available Parking	27
On-Street Parking Supply (Unrestricted)	56
On-Street Parking Occupancy (Unrestricted)	43
Available Parking (Unrestricted)	13

TABLE B1: SPOT CAR PARKING OCCUPANCY SURVEY RESULTS