

Our File: P26457
Telephone: 9356 6793

07 March 2025

THE TRUST COMPANY AUST. LTD
AS CUSTODIAN FOR THE ALTIS ARET SUBTRUST 30
C/- PROURBAN
LEVEL 2, 22 KINGS PLACE
SOUTH MELBOURNE VIC 3205

Dear Sir/Madam,

**RE: PROPOSED: DEVELOPMENT AND USE OF LAND FOR A
WAREHOUSE, REDUCTION OF CAR PARKING,
ALTERATION TO ACCESS TRANSPORT 2 ZONE
AND DISPLAY OF BUSINESS SIGNAGE
LOCATED AT: BALANCE OF LAND 5 AUSTRAK DR SOMERTON
VIC 3062
COUNCIL REF: P26457**

I refer to your planning permit application received on 17/01/2025. I wish to advise that more information is required before Council will process this application.

The required information is as follows:

1. Amended swept paths are to be provided showing the largest service vehicle required for the site, entering, and exiting in a forward motion, and must incorporate the standard configurations and practices specified below.
 - a. Swept paths analysis must be produced by a suitably qualified traffic engineer
 - b. Swept paths must be undertaken using a vehicle speed no lower than 5km/h
 - c. Use the dimensions specified in Appendix B of AS/NZS 2890.1:2004
 - d. Use clearances of at least 300mm for vehicles under or equal to 6.4m in length and 500mm for vehicles longer than 6.4m in length.
 - e. Ensure clearances are kept clear of vertical obstructions higher than 150mm,
 - f. Ensure vehicles do not turn from stop when travelling in a forward direction (unless it is the initial movement following a reverse movement).
 - g. Use a lock-to-lock time of no greater than 6 seconds.
 - h. A centreline and path icon must be provided for the swept paths.

- i. Swept paths demonstrating egress from a particular space must be in the same position as any swept path demonstrating entry into the space.
- j. Please note the vehicle shown in these swept paths will be conditioned on the permit as the largest allowed vehicle to access the site.

(see other matters below for context).

2. Please confirm that no truck access will be permitted within the northern internal accessway. If truck access is anticipated via the northern accessway, please provide swept paths clearing shows that a truck can enter and exit the site in a forwards direction.
3. Please confirm if any Council Street Trees are proposed to be removed for the purpose of crossovers.
4. An amended Stormwater Management Plan to include:
 - a. A species list for the raingarden.
5. A Water Sensitive Urban Design (WSUD) Catchment Plan as part of Town Planning Drawings/Development Plans that includes relevant information shown in the Stormwater Management Strategy including:
 - a. Clearly show all stormwater management systems.
 - b. Sqms of catchment areas (roof and driveway).
 - c. Include STORM/MUSIC Calculations.
 - d. How stormwater treatment devices will be connected to reuse facilities or legal points of discharge.
 - e. If offsets are being applied for, a WSUD plan is still required and will form part of assessment for determining offsets.
6. Amended site plans to show:
 - a. Show the location and size of all Solar PV cells and any translucent roof material that will be installed, on roof plan.

Other matters:

- Based on the swept paths provided, it is understood that B-doubles are expected to access the site. However, it appears that certain loading bays are required to be vacant when they are reversing into their specified loading bays. This may pose a safety risks. It is recommended that the design be thoroughly assessed by a traffic engineer to ensure B-doubles can be accessible regardless of whether the other bays are occupied.
- The submitted swept paths show that very precise turning movements are required to reverse into the two northern-most loading bays. Even after doing so, the truck in the most northern loading bay is misaligned with the dock.
- Council's Environmental planners require you to submit a referral under the *Environmental Protection and Biodiversity Conservation Act (1999)* as the Golden Sun Moth is listed as Vulnerable under the EPBC Act and per the precautionary principle, Environmental Planning believe there may be a significant impact to a Matter of National Environmental Significance (MNES). This referral must be completed and returned to Council before we can issue a decision.

- The application has been referred to the Department of Transport and Planning (DTP). Further information may be requested from DTP.

If the information requested is not received by **7 May 2025** the application will be considered lapsed and a new application and associated fees will be required to be submitted and paid.

If you have difficulty providing the information by the date specified by Council, you can request to extend the date in writing provided it is submitted before the expiry date. Whilst an application may be made to extend the time in which further information is submitted, it does not necessarily mean that Council will approve the request.

If Council refuses to extend the time for providing the required information you may have the right of review to VCAT provided that the application to VCAT is made before the lapse date.

Please contact the writer on the above phone number if you have any further enquiries.

Yours faithfully

Jeremy Findlay
PRINCIPAL MAJOR PROJECTS & INVESTMENT PLANNER