Application for a Planning Permit

Lodgement Date:	16 December 2021
Application Number:	PLA0383/21
Lodgement Method:	Online
Original Permit Number:	Not Applicable

- Original Permit Number only relates to Amendment Applications
- All information in this form was submitted by the Applicant at the time of Lodgement.

The Land

Property Address*	93 Princes Highway YARRAGON VIC 3823
Land Legal Description*	Lot 1 LP 73816 Warragul Parish
Other Related Property	
Other Related Land	

The Proposal

Category*	Mixed-Use Development/Reduction of Carparking
Proposal*	2 retail tenancies with 10 apartments above.
Estimated Cost*	$2200000.00

Application Information

Pre-Application Meeting*	Yes
Existing Land Use*	Residential / Accommodation
Encumbrances on Title*	Not applicable (no such encumbrance applies)

Applicant and Owner Details

Applicant Details*

Surname/Company:	Lazarovski Design		
First Name:			
Postal Address:	101 Moray St SOUTH MELBOURNE VIC 3205		
Mobile Phone:	[redacted]	Home Phone:	

Work Phone:	1300958888	Email Address:	hello@lazarovski.com.au

Agent/Contact Details

Surname/Company:	Lazarovski Design		
First Name:			
Postal Address:	101 Moray St SOUTH MELBOURNE VIC 3205		
Mobile Phone:	0438027689	Home Phone:	
Work Phone:	1300958888	Email Address:	hello@lazarovski.com.au

Owner Details*

Surname/Company:	[redacted]

Attachment Details

93 Princes Hwy - Title Certificate (DOC-21-209391)
93 Princes Hwy - Town Planning Report (DOC-21-209392)
93 Princes Hwy - Survey (DOC-21-209393)
93 Princes Hwy - Development Plans (DOC-21-209394)
93 Princes Hwy - ESD Statement (DOC-21-209395)
93 Princes Hwy - Title Plan (DOC-21-209396)
93 Princes Hwy - Traffic Engineering Report (DOC-21-209397)
93 Princes Hwy - Waste Management Plan (DOC-21-209398)

Applicant Declaration

I understand and declare that:

- I am the Applicant;
- all information provided within this application is true and correct; and
- the property/land owner (if not myself) has been notified of the application.

*I agree to the declaration terms**	Yes

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.
These third parties generally include, but are not limited to:
Transport Infrastructure Agencies such as VicRoads and VLine
Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.
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 of the application as part of a planning process specified in the Planning and Environment Act 1987.
All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.
If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

LAZAROVSKI DESIGN

P : 1300 95 88 88
E : hello@lazarovski.com.au

January 20th 2022

Attn: Kola Ewedairo
Baw Baw Shire Council – Town Planning
PO Box 304, Warragul, Victoria, 3820

Re: RFI Response to Town Planning Application / Planning No.: PLA0383/21
Site Address: 93 Princes Highway, Yarragon, Vic, 3823

Dear Kola,

Please find attached amended plans and supporting documentation as per requirements in the Further Information Letter dated 11th January 2022.

Further Information Required

1. The planning report has been amended and included with this submission.

2. The development plans have been amended to identify the uses of adjoining properties. Please refer to the Neighbourhood Sight Description on the attached plans.

3. Each dwelling has been assessed and amended to ensure a minimum width of 1.2 metres is provided for access to all living areas. Please see amended plans for details.

4. As requested by Council the existing crossover along Princes Highway shall be removed as noted on the attached plans.

Boundary Walls presentation

- We have added feature rendered panels to the east and west elevations to reduce the bulk of the built form as viewed from Princes Highway.

Overlooking from Balconies of apartment 1.07 and 1.08

- In order to avoid the overlooking of adjoining SPOS of the neighbouring properties, screens have been added to the rear balconies with a minimum height of 1.7 metres.

LAZAROVSKI DESIGN

P : 1300 95 88 88
E : hello@lazarovski.com.au

We believe that all the issues and concerns that were identified in the Request for Further Information have been considered and hereby addressed. We also believe that the amendments provided are a positive contribution to the design and the development as a whole. The high level of compliance should be considered by council and we are hopeful to successfully move onto the next stage of the planning process.

If we can be of any further assistance, please do not hesitate to contact Lazarovski Design on 1300 95 88 88.

With kind regards,

Silvana Gorgievski
Project Manager

LAZAROVSKI DESIGN

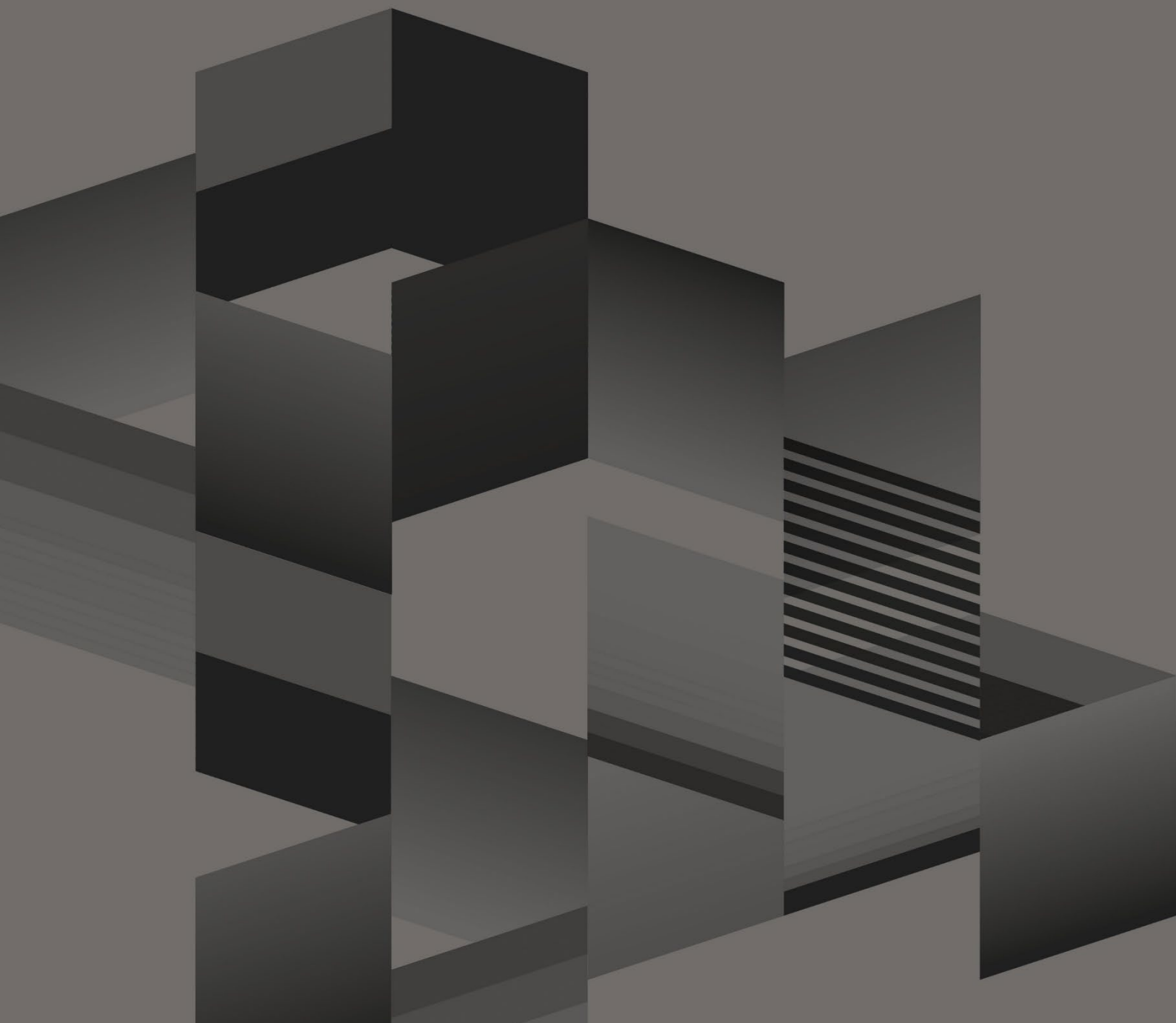
p: 1300 95 88 88 m: 0499245926
w: www.lazarovski.com.au

squareback

PLANNING AND URBAN CONTEXT REPORT

93 PRINCES HIGHWAY, YARRAGON

JANUARY 2022



CONTENTS

1 INTRODUCTION

This planning report has been prepared on behalf of the owners of the land to support the planning permit application for the construction of a two storey building comprising two commercial tenancies (shops), ten dwellings and a car parking reduction at 93 Princes Highway, Yarragon.

The proposal has been designed by Lazarovski Design in consultation with our office and is considered to be a high quality built form that has appropriate regard for the existing and preferred character of the area and amenity of adjoining properties.

There are a number of permit triggers which form the basis of the application and these are listed in Section 2 of this report which also provides a more detailed description of the site, existing conditions, policy context and the proposal.

This report considers the relevant Planning Scheme Provisions applicable to the site, along with any known amendments to the Planning Scheme at the time of writing this report.

The application is accompanied by the following documentation:

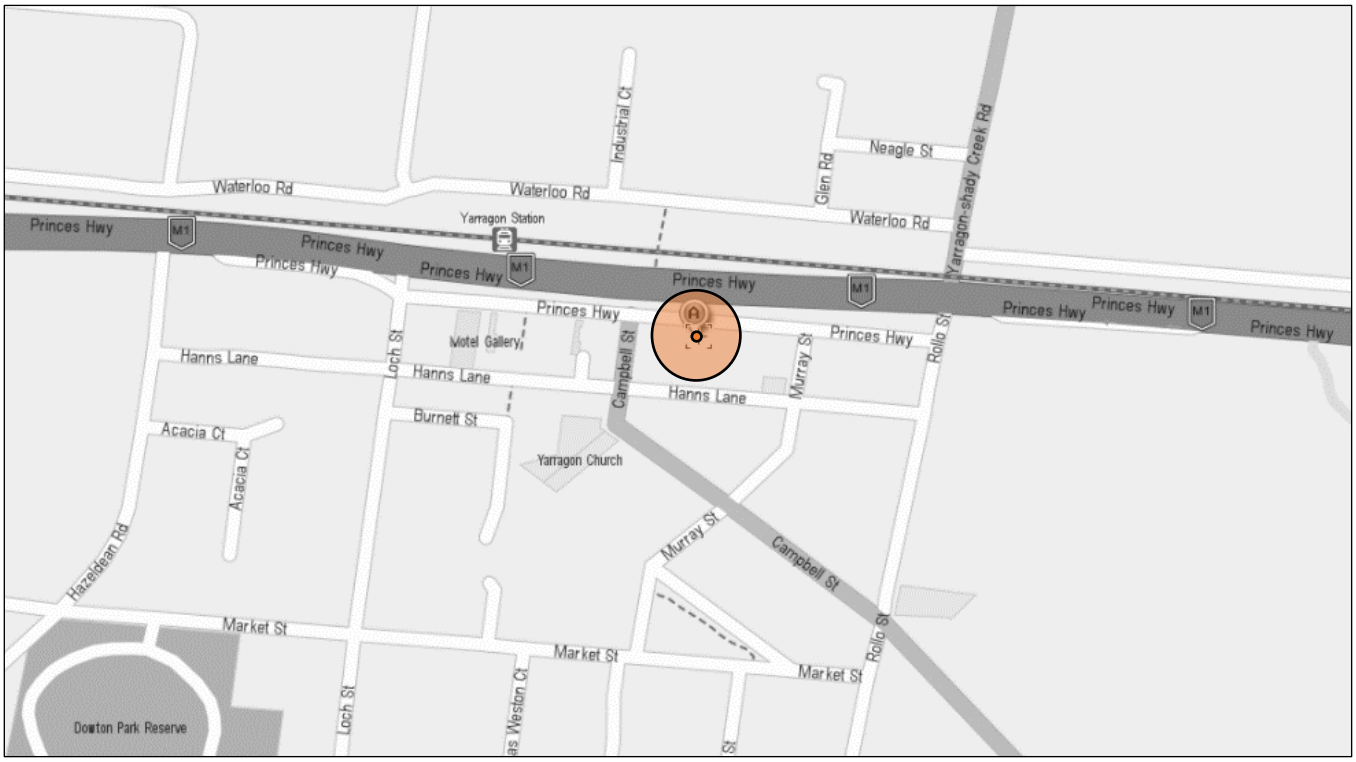
- Planning permit application form (completed online).
- Certificates of Title, Title Plan.
- Planning Certificate.
- VicPlan Planning Property Reports.
- Development plans prepared by Lazarovski Design.
- Traffic Impact Assessment prepared by EB Traffic.
- Waste Management Plan prepared by The Urban Leaf.
- Environmentally Sustainable Development Statement prepared by The Urban Leaf.

No business identification or advertising signage is proposed as part of this application.

2 PERMIT APPLICATION SUMMARY

Address	93 Princes Highway, Yarragon.
Land Description	Lot 1 on Plan of Subdivision 073816. Volume 08642 Folio 586
Site Area	1180.33 square metres.
Site Shape	Rectangular.
Site Dimensions	16.74 metres wide across the frontage and 70.41 metres long.
Existing Conditions	Single storey brick dwelling with a pitched tiled roof and a substantial outbuilding to the rear of the land. Vehicle access is provided from Princes Highway and also Hanns Lane.
Proposal	Construction of a two storey building comprising two commercial tenancies, ten dwellings and a car parking reduction. Refer to Section 6 for further details.
Zone	Commercial 1 Zone (C1Z).
Overlays	Design and Development Overlay – Schedule 5. Development Contributions Plan Overlay – Schedule 1.
Permit Trigger(s)	A permit is required to construct a building or construct or carry out works in the Commercial 1 Zone (Clause 34.01-4). A permit is required to reduce the number of car parking spaces required for the retail spaces (shops) under Clause 52.06-5. A permit is required to alter access to a Road in a Road Zone, Category 1 under Clause 52.29.
Applicable Planning Scheme Provisions	Planning Policy Framework – Clauses 11, 15, 16 and 17. Local Planning Policy – Clauses 21.03 and 21.07. Zone – Clause 34.01. Overlays – Clauses 43.02 and 45.06. Particular Provisions – Clauses 52.06, 52.29, 53.18 and 58. General Provisions – Clause 65. Operational Provisions – Clauses 73.01, 73.02, 73.03 and 73.04.
Yarragon Township Character	Precinct 1.
Structure Plans	Yarragon Structure Plan.
Encumbrances on Title	None.

3 LOCATION



Source: http://www.street-directory.com.au/

4 AERIAL OF SITE AND SURROUNDS

Source: http://maps.au.nearmap.com/

5 PHOTOGRAPHS AND DESCRIPTION OF SITE AND SURROUNDS

1 View of the frontage of the subject site showing the existing dwelling.

2 Elevated view of the subject site and retail precinct.

3 View west from the front of the subject site towards the existing shops.

4 View east along Hanns Lane to the rear of the subject site.

5 View west from the front of the subject site towards the existing shops.

6 View west along Hanns Lane to the rear of the subject site.

6 PROPOSAL

The proposal includes the construction of a two storey building comprising two commercial tenancies (shops), ten dwellings and a car parking reduction.

The key details of the proposal are as follows:

LEVEL	PROPOSAL
Ground Floor Level	Tenancy 1 (147.15 square metres): Shop. Tenancy 2 (173.99 square metres): Shop. Common Internal Area (56.37 square metres): Lobby Car Parking: 23 spaces, including 1 accessible space. Storage, Bin Storage Areas and Services.
First Floor Level	3 x 2 Bedroom Apartments (77.42 – 88.27 square metres). 7 x 1 Bedroom Apartments (55.85 – 57.45 square metres).

The proposal will include a single storey presentation to the street with a recessed second storey as shown in the 3D image below and also the following range of materials and finishes as shown in the schedule below.

7 PLANNING ASSESSMENT

The proposed design response has been informed by a range of Planning Scheme provisions and is considered to be appropriate having regard to the objectives and standards of the applicable clauses of the Baw Baw Planning Scheme. In order to demonstrate this, we highlight the following:

- The proposal will increase housing density, housing diversity and commercial opportunity on a currently underutilised parcel of land within the township. This is consistent with the objectives and strategies of Clause 11 (Settlement), Clause 16.01-1S (Housing Supply), Clause 17 (Economic Development) and Clause 21.03-3 (Directions for Growth) which seek to intensity the development and use of properties within the commercial areas.
- The development of commercial land within the township to accommodate anticipated population growth as outlined in Clause 21.03 (Settlement) and Clause 21.03-3 (Directions for Growth) will minimise the pressure for accommodation in the broader area and contribute to the viability of local businesses.
- The proposal will include two commercial tenancies with activated and accessible frontages that will positively contribute to the local community and create employment opportunities. This is consistent with the objectives, vision and strategies of Clause 17.01-1S (Diversified Economy), Clause 17.02-1S (Business) and Clause 21.07 (Economic Activity). This is also consistent with the objectives of Clause 34.01 (Commercial 1 Zone).
- The proposal achieves the objectives for urban design and building design within the Yarragon Township Character Precinct 1 outlined in the Design and Development Overlay (Schedule 5) and as sought by Clause 15.01-1S and Clause 15.01-2S (Building Design) in the following ways:
    - The proposal will activate the frontage and add to the vitality and vibrancy of the township. This is achieved by provided two commercial tenancies with no setback from the frontage as sought by the Design and Development Overlay for properties fronting Princes Highway.
    - The proposal achieves a single storey presentation to the street with a recessed second storey (5 metres) and pitched roof form that is considerate of the prevailing low rise built form in the area.
    - The proposal is of a high architectural standard and will positively contribute to the diversity of architecture within the township.
    - The pitched roof form has a maximum of 9.7 metres, which marginally exceeds the height sought by the Design and Development Overlay being 9.0 metres. This is considered to be acceptable within the context as the site undulates and the bulk of the roof form is below 9 metres and the design intent of providing a pitched roof forms to two storey buildings within this Precinct is met.
    - Windows and balconies present to the street (front and rear) to offer surveillance of the public realm.
    - The dominant cladding will be painted render and corrugated iron roofing as sought by the Design and Development Overlay. There is also the use of vertically oriented cladding which is reminiscent of timber panel cladding and considered to be suitably respectful of the materials sought for the area.
    - All levels will be accessible for people with limited mobility.
    - The built form includes varied setbacks, colours, wall heights and roof forms along the side elevation to articulate the form and create visual interest.
    - All dwellings include an area of private open space which exceeds 10 square metres with a minimum dimension of 2.0 metres.
    - The amenity of the adjoining properties is not unreasonably impacted, as demonstrated in the Clause 58 assessment in Section 8 of this report.
    - The proposal incorporates car parking and waste storage to the rear of the site is consistent with the requirements of the Design and Development Overlay and will enhance the public realm. These areas will be appropriately managed and maintained by the owner's corporation in accordance with the Waste Management Plan.
    - Five bike spaces are provided to encourage sustainable transport and minimise the use of private vehicles.
    - Mailboxes will be provided within the lobby and conveniently located for occupants of the dwellings.
- The proposal achieves the objectives of Clauses 15.02 (Sustainable Development) and 55.03-5 (Energy Efficiency Objectives) as demonstrated in the Environmentally Sustainable Development Statement prepared by Urban Leaf which

incorporates a STORM Rating report and accompanies this application. More specifically, the proposal incorporates the following (as a minimum) to create a sustainable development:

- A 12,500 litre rainwater tank to be connected to toilets.
- Water and energy efficient appliances.
- Heating/cooling systems with a minimum of five stars for the residential dwellings.
- Heating and cooling systems for the commercial spaces will be within one star of the most efficient equivalent capacity unit available. Alternatively, the Coefficient of Performance (CoP) and Energy Efficiency Ratios (EER) of the chosen units shall not be less than 85% of the CoP and EER of the most efficient equivalent capacity unit available.
- Energy efficient lights, with sensor lights provided to common areas including the lobby.
- Low Volatile Organic Compound (VOC) materials.
- Water efficient landscaping.

- The proposal achieves the objectives of Clause 19.03-3S (Integrated Water Management) and Clause 53.18 (Stormwater Management in Urban Development) through the provision of a 12,500 litre rainwater tank. This is demonstrated through the provision of a Melbourne Water STORM Rating Report prepared by Urban Leaf which shows the proposal will achieve a rating of 106 percent which exceeds the target score of 100 percent.
- Twenty three car parking spaces are provided on the subject site, with one space provided to each one and two bedroom dwelling, seven spaces for retail staff, four spaces for retail customers and two spaces for residential visitors. Whilst the dwellings are provided with the statutory requirement in relation to on site car parking provision, a reduction to the requirements of Clause 52.06 (Car Parking) is sought for the shops. There is a deficiency of two spaces and as outlined in the Traffic Engineering Report that accompanies this application, the variation is considered to be appropriate as the survey for on street car parking demand in the area indicates there is a relatively low occupancy rates and the two retail customer spaces are able to be accommodated within the available on street car parking. Furthermore, there are alternative modes of travel available within close proximity to the site and bicycle parking onsite reducing car dependance and parking demands.
- The proposal is considered to be consistent with the orderly planning of the area and will not unreasonably impact on the amenity of the area or adjoining properties consistent with the objectives of Clause 58 (Apartment Developments) and requirements of Clause 65 (Decision Guidelines) as demonstrated throughout this report.

8 APARTMENT DEVELOPMENT (CLAUSE 58) ASSESSMENT

	CLAUSE 58.01 URBAN CONTECT REPORT AND DESIGN RESPONSE	
	Urban Context Report An application must be accompanied by an urban context report.	**Provided** The application includes a neighbourhood and site description plan prepared by Lazarovski Design which meets the requirements of this clause. This is provided on A02 of the plans prepared by Lazarovski Design and also within Sections 2 – 5 of this report.
	Design response An application must be accompanied by a design response.	**Provided** The application includes a design response which meets the requirements of this clause. This is provided on A03 of the plans prepared by Lazarovski Design and also within Sections 2, 6 and 7 of this report.
	CLAUSE 58.02 URBAN CONTEXT	
D1	**Urban Context objectives** To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ The proposed design response is considered to meet this standard and objectives as shown in the development plans prepared by Lazarovski Design and as demonstrated in the responses to the relevant provisions within the Baw Baw Planning Scheme as outlined in Section 7 of this report.
D2	**Residential policy objectives** To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ The proposal is considered to be consistent with the relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework as outlined in Section 7 of this report.
D3	**Dwelling diversity objective** To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Objective Met ☑ Standard Met ☑ Not Applicable ☐ The proposal includes three 2 bedroom dwellings and seven 1 bedroom dwellings providing a range of dwelling sizes and layouts.
D4	**Infrastructure objectives** To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ The proposal will be provided with the appropriate utility services and infrastructure including gas, water, sewerage and drainage, consistent with the standard. These are all readily available in this street and it is expected that the proposal will not unreasonably exceed the capacity of utility services and infrastructure.
D5	**Integration with the street objective** To integrate the layout of development with the street.	Objective Met ☑ Standard Met ☑ Not Applicable ☐ The proposal includes appropriate vehicle and pedestrian links to the street and laneway frontages that are designed to meet current standards and offer a high degree of accessibility for users. The dwellings also include a range of window forms and balconies that have outlook towards the street and laneway frontages which maintains a reasonable degree of visual connection and integration consistent with the objective.

	CLAUSE 58.03 SITE LAYOUT	
D6	**Energy efficiency objectives** To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ The proposal has been designed to achieve the requirements of this standard and the objective in the following manner: • All dwellings will have a six star energy rating. • A 12,500 litre rainwater tank to be connected to toilets. • Water and energy efficient appliances. • Heating/cooling systems with a minimum of five stars for the residential dwellings. • Heating and cooling systems for the commercial spaces will be within one star of the most efficient equivalent capacity unit available. Alternatively, the Coefficient of Performance (CoP) and Energy Efficiency Ratios (EER) of the chosen units shall not be less than 85% of the CoP and EER of the most efficient equivalent capacity unit available. • Energy efficient lights, with sensor lights provided to common areas including the lobby. • Low Volatile Organic Compound (VOC) materials. • Water efficient landscaping. • The proposal will have no impact on any existing solar panels.
D7	**Communal open space objective** To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.	Objective Met ☐ Standard Met ☐ Not Applicable ☑ This standard is not applicable as the proposal includes ten dwellings with no communal open space within the development.
D8	**Solar access to communal outdoor open space objective** To allow solar access into communal outdoor open space.	Objective Met ☐ Standard Met ☐ Not Applicable ☑ This standard is not applicable as there is no communal open space within the development.
D9	**Safety objective** To ensure the layout of development provides for the safety and security of residents and property	Objective Met ☑ Standard Met ☑ Not Applicable ☐ The proposal includes clearly defined entrances to the building that are clearly visible from Princes Highway and will be appropriately lit and secure, particularly the residential lobby. Balconies and windows also present to the street and laneway and will enhance safety by offering passive surveillance opportunities.
D10	**Landscaping objectives** To encourage development that respects the landscape character of the area. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.	Objectives Met ☑ Standard Met ☒ Not Applicable ☐ The subject site is located within a commercial strip with some landscaping proposed to the rear of the site around the perimeter of the car parking area and adjacent to the laneway. This equates to 5.33 percent of the land which is less than the 7.5 percent sought by the standard. Whilst a reduction is sought, this is a common response for properties in a Commercial 1 Zone where site coverage can often be 100 percent.
D11	**Access objective** To ensure the number and design of vehicle crossovers respects the urban context.	Objective Met ☑ Standard Met ☑ Not Applicable ☐ The proposal includes access from the rear laneway rather than Princes Highway which allows for the removal of the crossover and increased parking supply along the Commercial strip. For further details, refer to the Transport Impact Assessment prepared by EB which accompanies this application.

D12	**Parking location objectives** To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ Car parking is in the form of at grade car parking spaces towards the rear of the site. There is a rear entrance to the lobby that provides convenient access to the commercial tenancies (shops) and also the dwellings above via stairs and a lift and residents are reasonably protected from noise associated with vehicle movements in the car parking area via a concrete slab.
D13	**Integrated water and stormwater management objectives** To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ The proposal has been designed to facilitate on-site storm water infiltration and reduce the impact of peak stormwater flows on the drainage system, consistent with the objectives associated with this standard and also the objectives of Clause 19.03-3S (Integrated Water Management) and Clause 53.18 (Stormwater Management in Urban Development) through the provision of a 12,500 litre rainwater tank. This is demonstrated through the provision of a Melbourne Water STORM Rating Report prepared by Urban Leaf which shows the proposal will achieve a rating of 106 percent which exceeds the target score of 100 percent.
	CLAUSE 58.04 AMENITY IMPACTS	
D14	**Building setbacks objectives** To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ The proposed building setbacks are considered to be consistent with this standard and objective for the following reasons: • The single storey presentation to the street with a recessed second storey is considerate of the prevailing built form in the area. Refer to the response to the Design and Development Overlay Design Requirements in Section 7 of this report for further details. • The built form includes varied setbacks, colours, wall heights and roof forms along the side elevation to articulate the form and create visual interest. • Windows and balconies present to the street (front and rear) to offer surveillance of the public realm, along with adequate daylight into the dwellings. • Privacy screening has been provided where necessary to limit views into habitable room windows and open space within the development and on adjoining properties. • The proposal maintains an equitable development right for the adjoining properties as the proposal would ensure this proposal could be comfortably replicated on adjoining sites should they intend to develop in a similar manner. • The dwellings are provided with appropriate internal amenity to meet the needs to residents as outlined in the balance of this Clause 58 assessment and also in the Environmentally Sustainable Development Statement prepared by Urban Leaf.
D15	**Internal views objective** To limit views into the private open space and habitable room windows of dwellings within a development.	Objective Met ☑ Standard Met ☑ Not Applicable ☐ Privacy screening or dividing walls have been provided where necessary to limit views into habitable room windows and balconies within the development.
D16	**Noise impacts objectives** To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ The building will include a range of services which are largely contained within the building or on the roof to prevent any offsite amenity impacts. There will be some air-conditioning units externally with their locations to be determined at engineering stage and these will be well separated from any sensitive areas within the dwellings on the adjoining property and they will meet relevant regulations for noise emissions. Bins will be located within a storage room with chutes providing convenient access for residents from the lobby area at the first floor level.

<table>
<tr><th colspan="3">CLAUSE 58.05 ON-SITE AMENITY AND FACILITIES</th></tr>
<tr><td>D17</td><td>Accessibility objective
To ensure the design of dwellings meets the needs of people with limited mobility.</td><td>Objective Met ☑ Standard Met ☑ Not Applicable ☐
The dwellings will include the following for five of the ten dwellings:
A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
A main bedroom with access to an adaptable bathroom.
At least one adaptable bathroom that meets all of the requirements Design Option B as shown in the table below.
<table>
<tr><th></th><th>Design option A</th><th>Design option B</th></tr>
<tr><td>Door opening</td><td>A clear 850mm wide door opening.</td><td>A clear 820mm wide door opening located opposite the shower.</td></tr>
<tr><td>Door design</td><td>Either:
A slide door, or
A door that opens outwards, or
A door that opens inwards that is clear of the circulation area and has readily removable hinges.</td><td>Either:
A slide door, or
A door that opens outwards, or
A door that opens inwards and has readily removable hinges.</td></tr>
<tr><td>Circulation area</td><td>A clear circulation area that is:
A minimum area of 1.2 metres by 1.2 metres.
Located in front of the shower and the toilet.
Clear of the toilet, basin and the door swing.
The circulation area for the toilet and shower can overlap.</td><td>A clear circulation area that is:
A minimum width of 1 metre.
The full length of the bathroom and a minimum length of 2.7 metres.
Clear of the toilet and basin.
The circulation area can include a shower area.</td></tr>
<tr><td>Path to circulation area</td><td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td><td>Not applicable.</td></tr>
<tr><td>Shower</td><td>A hobless (step-free) shower.</td><td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</td></tr>
<tr><td>Toilet</td><td>A toilet located in the corner of the room.</td><td>A toilet located closest to the door opening and clear of the circulation area.</td></tr>
</table>
Refer to the floor plans on A05 which demonstrate compliance and it is noted that based on these measures, it is considered that the objective is met.</td></tr>
<tr><td>D18</td><td>Building entry and circulation objectives
To provide each dwelling and building with its own sense of identity.
To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.
To ensure internal communal areas provide adequate access to daylight and natural ventilation.</td><td>Objectives Met ☑ Standard Met ☑ Not Applicable ☐
The proposal includes clearly defined entrances and these will be clearly identifiable from the street, with a shelter in the form of an awning provided at the entrance.
The lobby will be secure and is an efficient layout with a limited amount of corridor and a glazed entrance for daylight and safety. Glazing is also provided to the first floor lobby areas ensuring there is sufficient daylight and ventilation into these spaces.
Based on the above, it is considered that the standard and objectives are met.</td></tr>
</table>

<table>
<tr><td>D19</td><td>Private open space above ground floor objective
To provide adequate private open space for the reasonable recreation and service needs of residents.</td><td>Objective Met ☑ Standard Met ☑ Not Applicable ☐
The proposal includes twelve dwellings above the ground floor level which have balconies that comply with the standard and are considered to be adequate for the reasonable recreation and service needs of residents, consistent with the objective.
Assessment Table
<table>
<tr><th>Dwelling</th><th>Dwelling Type</th><th>Standard P.O.S.</th><th>Proposed P.O.S.</th></tr>
<tr><td>1.01</td><td>1 bedroom</td><td>8m² with a minimum dimension of 2.0m.</td><td>12.68m² with a minimum dimension of 2.99m.</td></tr>
<tr><td>1.02</td><td>1 bedroom</td><td>8m² with a minimum dimension of 2.0m.</td><td>12.76m² with a minimum dimension of 2.0m.</td></tr>
<tr><td>1.03</td><td>2 bedrooms</td><td>8m² with a minimum dimension of 2.0m.</td><td>12.76m² with a minimum dimension of 2.0m.</td></tr>
<tr><td>1.04</td><td>1 bedroom</td><td>8m² with a minimum dimension of 2.0m.</td><td>11.02m² with a minimum dimension of 2.39m.</td></tr>
<tr><td>1.05</td><td>1 bedroom</td><td>8m² with a minimum dimension of 2.0m.</td><td>10.86m² with a minimum dimension of 2.41m.</td></tr>
<tr><td>1.06</td><td>1 bedroom</td><td>8m² with a minimum dimension of 2.0m.</td><td>10.86m² with a minimum dimension of 2.41m.</td></tr>
<tr><td>1.07</td><td>2 bedrooms</td><td>8m² with a minimum dimension of 2.0m.</td><td>12.76m² with a minimum dimension of 2.0m.</td></tr>
<tr><td>1.08</td><td>2 bedrooms</td><td>8m² with a minimum dimension of 2.0m.</td><td>12.76m² with a minimum dimension of 2.0m.</td></tr>
<tr><td>1.09</td><td>1 bedroom</td><td>8m² with a minimum dimension of 2.0m.</td><td>10.86m² with a minimum dimension of 2.41m.</td></tr>
<tr><td>1.10</td><td>1 bedroom</td><td>8m² with a minimum dimension of 2.0m.</td><td>10.86m² with a minimum dimension of 2.41m.</td></tr>
</table></td></tr>
<tr><td>D20</td><td>Storage objective
To provide adequate storage facilities for each dwelling.</td><td>Objective Met ☑ Standard Met ☑ Not Applicable ☐
The proposed dwellings are provided with 14m³ of internal storage including 6m³ of storage at the ground floor level, consistent with the standard and objective.</td></tr>
<tr><td colspan="3">CLAUSE 58.06 DETAILED DESIGN</td></tr>
<tr><td>D21</td><td>Common property objectives
To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
To avoid future management difficulties in areas of common ownership.</td><td>Objectives Met ☑ Standard Met ☑ Not Applicable ☐
The proposal includes a common car parking area, lobby areas, services such as lifts and bin storage. This is common for mixed use developments and the areas will be appropriately managed by an owner's corporation, consistent with the objectives.</td></tr>
<tr><td>D22</td><td>Site services objectives
To ensure that site services can be installed and easily maintained.
To ensure that site facilities are accessible, adequate and attractive.</td><td>Objectives Met ☑ Standard Met ☑ Not Applicable ☐
The proposal includes a range of common services associated with the dwellings including mailboxes, meters and bins and these will be maintained by the owner's corporation.
The mailboxes for each dwelling will be located at the entrance to the building from Princes Highway and are therefore conveniently located for use by Australia Post, residents and staff.</td></tr>
</table>

D23	**Waste and recycling objectives** To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ Bins for the commercial tenancies and residential apartments will be managed by the owner's corporation and will be in accordance with the Waste Management Plan that accompanies this application.
	CLAUSE 58.07 INTERNAL AMENITY	
D24	**Functional layout objective** To ensure dwellings provide functional areas that meet the needs of residents.	Objective Met ☑ Standard Met ☑ Not Applicable ☐ The proposal includes **bedrooms** with minimum dimensions exceeding 3.4 metres by 3 metres for the main bedroom (10.2m^2) and 3 metres by 3 metres (9m^2) for all other bedrooms, consistent with the standard. The proposal includes **living areas** with a minimum width exceeding 3.6 metres and area exceeding 12m^2, consistent with the standard. Refer to A05 of the development plans which demonstrate compliance through written dimensions in relation to the bedrooms and a dotted outlined on the minimum area required for the living rooms.
D25	**Room depth objective** To allow adequate daylight into single aspect habitable rooms.	Objective Met ☑ Standard Met ☑ Not Applicable ☐ The dwellings generally include single aspect living rooms, with the ceiling height on the first floor level being 2.7 metres which allows a room depth of up to 6.75 metres or 9 metres if the room combines the living area, dining area and kitchen and the kitchen is located furthest from the window. The maximum depth in these living areas is 5.7 metres (for Apartment 1.01) and well within the maximum of 6.75 metres sought by the standard.
D26	**Windows objective** To allow adequate daylight into new habitable room windows.	Objective Met ☑ Standard Met ☑ Not Applicable ☐ All habitable rooms have a window in an external wall consistent with the standard and will allow adequate daylight into the rooms consistent with the objective.
D27	**Natural ventilation objectives** To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	Objectives Met ☑ Standard Met ☑ Not Applicable ☐ All habitable rooms include a section of window or door opening that will allow for natural ventilation and all dwellings include cross flow ventilation with a breeze path between 5 metres and 18 metres, consistent with the requirements of this standard. These are shown for all dwellings in Figure 4 of the Environmentally Sustainable Development Statement prepared by Urban Leaf.

9 CONCLUSION

It is submitted that the proposed construction of a two storey building comprising two commercial tenancies, ten dwellings and a car parking reduction is appropriate and consistent with the strategic directions of the Baw Baw Planning Scheme as demonstrated throughout this planning report.

The proposal is of a high quality and it is expected that the future occupants of this building will be afforded an high level of amenity through the design of the apartments, generous balcony spaces and the accessible location within the township which offers a range of amenities and services.

It is therefore considered that a planning permit should be issued for the proposal.

Jason Barnfather
Director
Squareback

LAZAROVSKI DESIGN

LAZAROVSKI DESIGN PTY LTD
MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205

GEELONG:
L1/87 LITTLE MALOP ST
GEELONG VIC 3220

hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532

CONTENTS

TOWN PLANNING APPLICATION

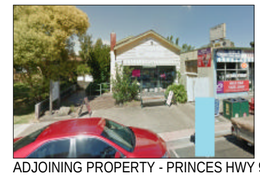
PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

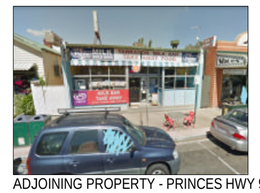
ADJOINING PROPERTY - PRINCES HWY 89.

ADJOINING PROPERTY - PRINCES HWY 91.

SUBJECT SITE - PRINCES HWY 93.



ADJOINING PROPERTY - PRINCES HWY 95.



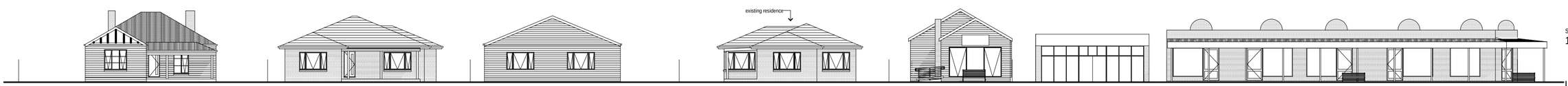
ADJOINING PROPERTY - PRINCES HWY 97.

LEGEND

1	NOISE DIRECTION	
2	CBD	118 km
3	SCHOOL	1.4 km
4	PUBLIC TRANSPORT	450 m
5	PARKLAND	450 m
6	SHOPS	50 m
7	ADJOINING B/V RES	
8	ADJOINING W/B RES	
9	ADJOINING SHED	
10	VACANT LAND	
CP	CARPORT	
G	GARAGE	
TPF	TIMBER PAILING FENCE	
CBF	COLOURBOND FENCE	
PW	POST & WIRE FENCE	
SF	STEEL FENCE	
BF	BRICK FENCE	
	EXISTING VEHICLE CROSSING	
POS	PRIVATE OPEN SPACE	
●	HABITABLE ROOM WINDOWS	
4.0	FRONT SETBACK	

NEIGHBOURHOOD & SITE DESCRIPTION

SCALE 1:500



STREETSCAPE - PRINCES HWY

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022
PROJECT NO: 83358

AMENDMENTS:

SCALE: 1:500 @ A2
SHEET: A02

LAZAROVSKI DESIGN
MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205
GEELONG:
L1/87 LITTLE MALOP ST
GEELONG VIC 3220
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532

A ADJACENT PRIVATE OPEN SPACES TO BE PROTECTED FROM OVER LOOKING WITH A 1.8M HIGH FENCE & OBSUCRE GLAZING TO OVERLOOKING WINDOWS

B MATERIALS, COLOURS AND TEXTURES ARE SELECTED TO HIGH LIGHT THE ARCHITECTURAL FORMS AND REFLECT THE ADJACENT DWELLINGS & THE PREVAILING CHARACTER OF THE AREA

C CREATE PRIVATE NORTH FACING COURTYARDS FOR ALL RESIDENCES, AND NORTH FACING IVING AREAS

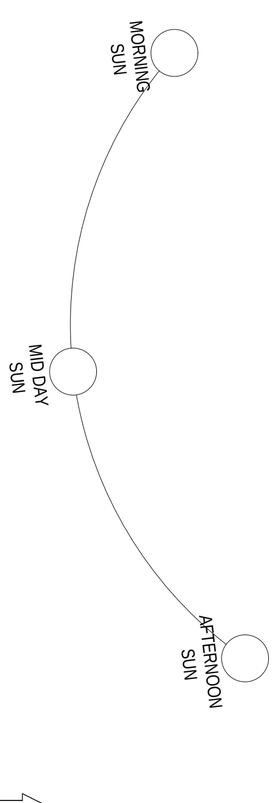
D BREAK UP LARGE FORMS WITH ARTICULATED DIMENSIONS IN PLAN AND ELEVATIONS TO MAINTAIN A SCALE RELATIVE TO ADJOINING BUILDINGS

E SETBACK MAINTAINED AT 0.000 METERS SIMILAR TO THE ADJOINING PROERTIES

F SITE IS RELATIVELY FLAT

LEGEND

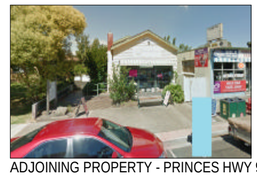
1	NOISE DIRECTION	
2	CBD	118 km
3	SCHOOL	1.4 km
4	PUBLIC TRANSPORT	450 m
5	PARKLAND	450 m
6	SHOPS	50 m
7	ADJOINING B/V RES	
8	ADJOINING W/B RES	
9	ADJOINING SHED	
10	VACANT LAND	
CP	CARPORT	
G	GARAGE	
TPF	TIMBER PAILING FENCE	
CBF	COLOURBOND FENCE	
PW	POST & WIRE FENCE	
SF	STEEL FENCE	
BF	BRICK FENCE	
	EXISTING VEHICLE CROSSING	
POS	PRIVATE OPEN SPACE	
●	HABITABLE ROOM WINDOWS	
4.0	FRONT SETBACK	




ADJOINING PROPERTY - PRINCES HWY 89.


ADJOINING PROPERTY - PRINCES HWY 91.

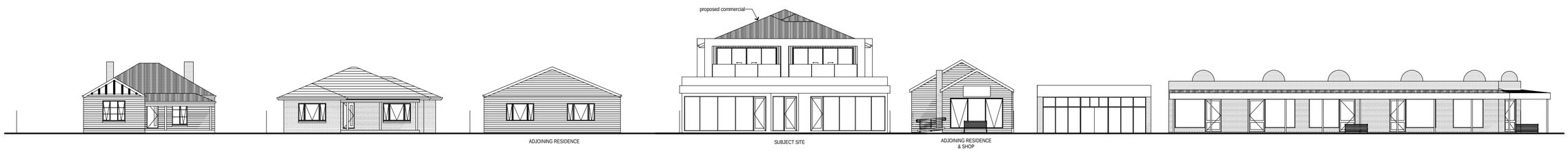

SUBJECT SITE - PRINCES HWY 93.


ADJOINING PROPERTY - PRINCES HWY 95.


ADJOINING PROPERTY - PRINCES HWY 97.

DESIGN RESPONSE

SCALE 1:500



STREETSCAPE - PRINCES HWY

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022
PROJECT NO: 83358

AMENDMENTS:

SCALE: 1:500 @ A2
SHEET: A03

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MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205
GEELONG:
L1/87 LITTLE MALOP ST
GEELONG VIC 3220
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532

SITE LAYOUT & GROUND FLOOR PLAN

SCALE 1:100

HIGHWAY

PRINCES

HANNS LANE

UNPAVED ROAD

ADJOINING SINGLE STOREY BRICK DWELLING NO. 91

ADJOINING SINGLE STOREY W/B DWELLING NO. 93

ADJOINING DOUBLE STOREY W/B DWELLING NO. 93

TENNANCY 1
144.71 m²
FFL 83.70

TENNANCY 2
173.99 m²
FFL 83.70

APT ENTRY 56.37 m²
FFL 83.70

FOYER

WATER

M/B

STORE
31.76 m²
FFL 83.57

ACCESSIBLE W.C
5.00 m²

KITCHEN

SERVICES

LIFT

STAIRS

BIKE RACK

BINS

fire booster

mail

GRADE 1:40

GRADE 1:10

37.15 m²

37.16 m²

retaining wall

6 x 1000L RWT
0.55Dx1.56Hx1.3W

7 x 1000L RWT
0.55Dx1.56Hx1.3W

P/Metal 1.6H

P/Metal 2.5H

existing crossover to be removed

TBM Conc. Nail in Footpath
RL 83.55m AHD

Not Fenced

Concrete Footpath

Back of Kerb

Chimney

P/Metal Shed

70.409m (231') 186° 40' 00"

16.746m (55') 96° 40' 00"

70.409m (231') 6° 40' 00"

16.746m (55') 276° 40' 00"

31,059

39,350

Connection to Campbell Street

50.29m

AREA: APARTMENT 1

living area	57.45m²	6.18sq
balcony	12.68m²	1.37sq
total	70.13m²	7.55sq

AREA: APARTMENT 2

living area	55.30m²	5.95sq
balcony	12.76m²	1.37sq
total	68.07m²	7.33sq

AREA: APARTMENT 3

living area	68.27m²	7.35sq
balcony	12.76m²	1.37sq
total	81.03m²	8.72sq

AREA: APARTMENT 4

living area	56.69m²	6.10sq
balcony	11.02m²	1.19sq
total	67.71m²	7.29sq

AREA: APARTMENT 5

living area	55.85m²	6.01sq
balcony	10.86m²	1.17sq
total	66.71m²	7.18sq

AREA: APARTMENT 6

living area	56.19m²	6.05sq
balcony	10.86m²	1.17sq
total	67.06m²	7.22sq

AREA: APARTMENT 7

living area	77.42m²	8.33sq
balcony	12.76m²	1.37sq
total	90.18m²	9.70sq

AREA: APARTMENT 8

living area	77.42m²	8.33sq
balcony	12.76m²	1.37sq
total	90.18m²	9.70sq

AREA: APARTMENT 9

living area	56.19m²	6.05sq
balcony	10.86m²	1.17sq
total	67.06m²	7.22sq

AREA: APARTMENT 10

living area	56.08m²	6.04sq
balcony	10.86m²	1.17sq
total	66.94m²	7.21sq

AREA: COMMERCIAL

tennancy 1	152.15m²	16.38sq
tennancy 2	178.99m²	19.27sq
hallway	56.37m²	6.06sq
store	31.76m²	3.42sq
first floor	735.07m²	79.12sq
apartments		
first floor	72.01m²	7.75sq
hallway		
total	1,226.35m²	132.01sq

SITE ANALYSIS

site area	1,180.33m²
built up area	501.40m² (1006.03 including first floor over car park))
site coverage	42.48% (85.23% including first floor over car park)
permeability	62.98m²
	5.33%

LEGEND

existing tree to be retained

existing tree to be removed

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022

PROJECT NO: 83358

AMENDMENTS:

SCALE: 1:100 @ A1

SHEET: A04

LAZAROVSKI DESIGN
MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205
GEELONG:
LL87 LITTLE MALOP ST
GEELONG VIC 3220
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532

HIGHWAY

PRINCES

HANNS

LANE

UNPAVED ROAD

ADJOINING SINGLE STOREY BRICK DWELLING NO. 91

ADJOINING SINGLE STOREY W/B DWELLING NO. 93

ADJOINING DOUBLE STOREY W/B DWELLING NO. 93

70.409m (231') 186° 40' 00"

16.746m (55') 96° 40' 00"

70.409m (231') 6° 40' 00"

16.746m (55') 276° 40' 00"

Not Fenced

Concrete Footpath

Back of Kerb

TBM: Conc. Nail in Footpath RL 83.50m AHD

Connection to Campbell Sheet 50.29m

P/Metal 1.6H

P/Metal Shed

Chimney

Covered Area

FIRST FLOOR PLAN

SCALE 1:100

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022

PROJECT NO: 83358

AMENDMENTS:

SCALE: 1:100 @ A1

SHEET: A05

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MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205
GEELONG:
LL/87 LITTLE MALOP ST
GEELONG VIC 3220
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532

HIGHWAY

PRINCES

HANNS LANE

UNPAVED ROAD

TBM Conc. Nail in Footpath
RL 83.50m AHD

Back of Kerb

Concrete Footpath

Not Fenced

Connection to Campbell Street
50.29m

No. 91
S/Storey
Brick

No. 95
S/Storey
W/Board

D/Storey
W/Board

P/Metal Shed

Chimney

Covered Area

P/Metal 1.6H

P/Metal 2.5H

96°40' 16.76

186°40' 70.41

6°40' 70.41

276°40' 16.76

30.679

15.984

17.564

4.497

4.124

2.600

2.010

1.600

10.370

17.129

9.015

18.493

7.730

20.142

1.619

ROOF PLAN
SCALE 1:100

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022
PROJECT NO: 83358

AMENDMENTS:

SCALE: 1:100 @ A1
SHEET: A06

LAZAROVSKI DESIGN
MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205
GEELONG:
L1/87 LITTLE MALOP ST
GEELONG VIC 3220
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532

CR1
colourbond roof 22.5° pitch
surfmist

FC1
scyon axon cladding - ironstone

RE1
rendered finish - surfmist

RE2
rendered finish - bronze

RE3
rendered finish - ironstone

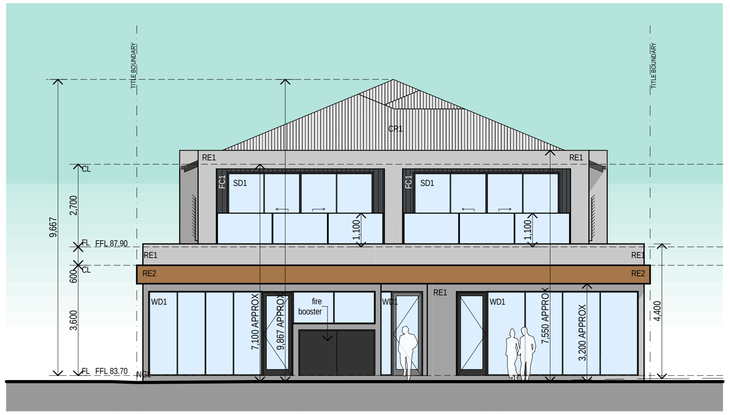
FGD
fascia, gutter & downpipes
ironstone

CP1
concrete paving
exposed aggregate

WD1 / SD1
aluminium windows &
sliding doors - silver

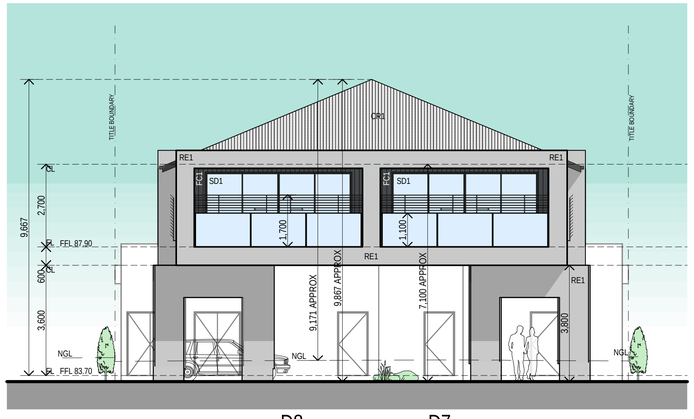
OBS
fixed obscure glazing
to 1700h above FFL

SCR
fixed privacy screen
to 1700h above FFL



NORTH ELEVATION D3 D2

SCALE 1:100



SOUTH ELEVATION D8 D7

SCALE 1:100

EAST ELEVATION D7 D6 D5 D4 D3

SCALE 1:100

WEST ELEVATION D2 D1 D10 D9 D8

SCALE 1:100

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022
PROJECT NO: 83358

AMENDMENTS:

SCALE: 1:100 @ A1
SHEET: A07

LAZAROVSKI DESIGN
MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205
GEELONG:
LL87 LITTLE MALOP ST
GEELONG VIC 3220
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022
PROJECT NO: 83358

AMENDMENTS:

SCALE: @ A1
SHEET: A08

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MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205
GEELONG:
LL/87 LITTLE MALOP ST
GEELONG VIC 3220
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD-54532

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE:
19/01/2022

PROJECT NO:
83358

AMENDMENTS:

SCALE:
@ A2

SHEET:
A09

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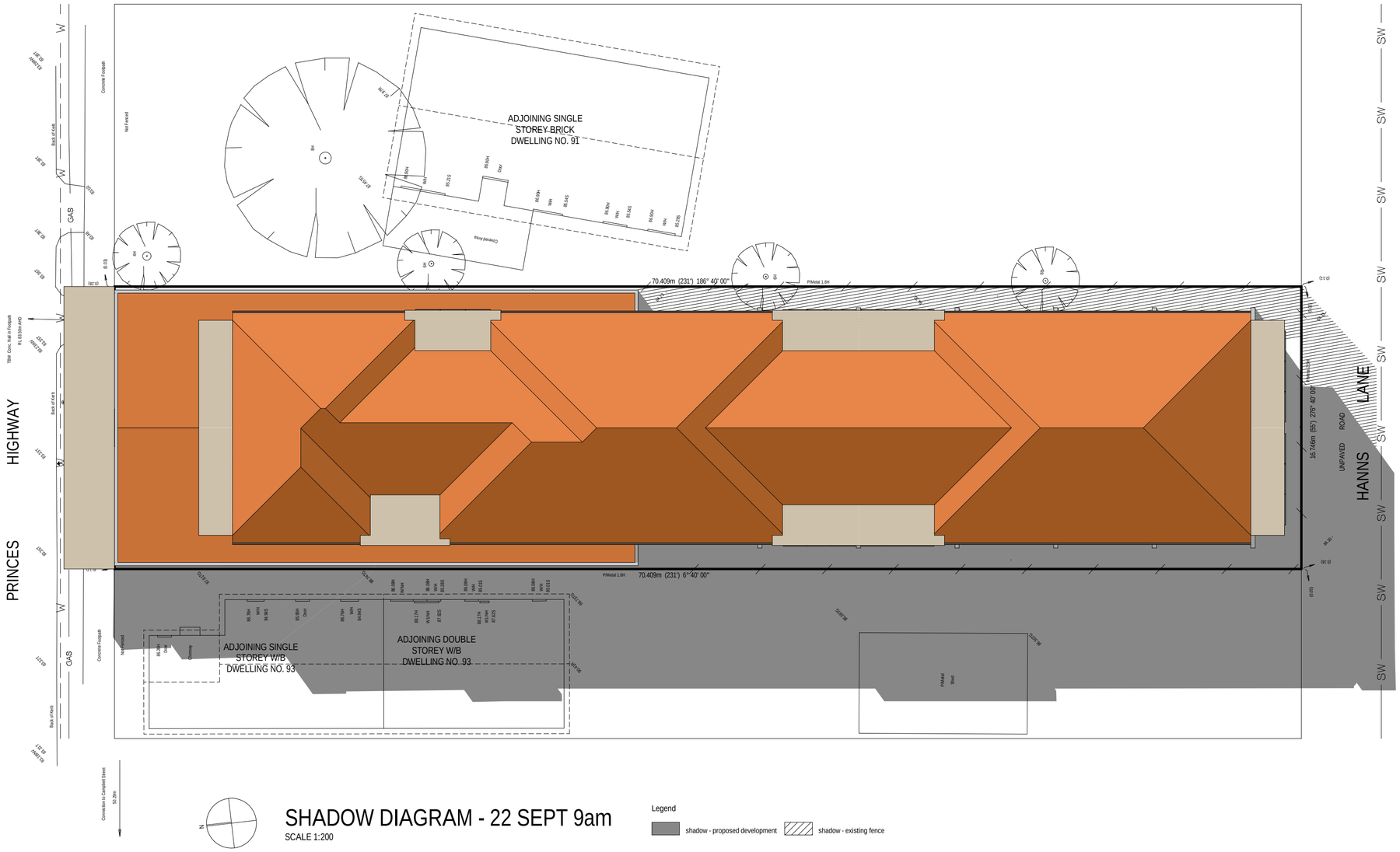
MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205
GEELONG:
L1/87 LITTLE MALOP ST
GEELONG VIC 3220
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532



SHADOW DIAGRAM - 22 SEPT 9am

SCALE 1:200

Legend

shadow - proposed development

shadow - existing fence

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022

PROJECT NO: 83358

AMENDMENTS:

SCALE: 1:200 @ A2

SHEET: A10

LAZAROVSKI DESIGN
MELBOURNE:
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SOUTH MELBOURNE VIC 3205
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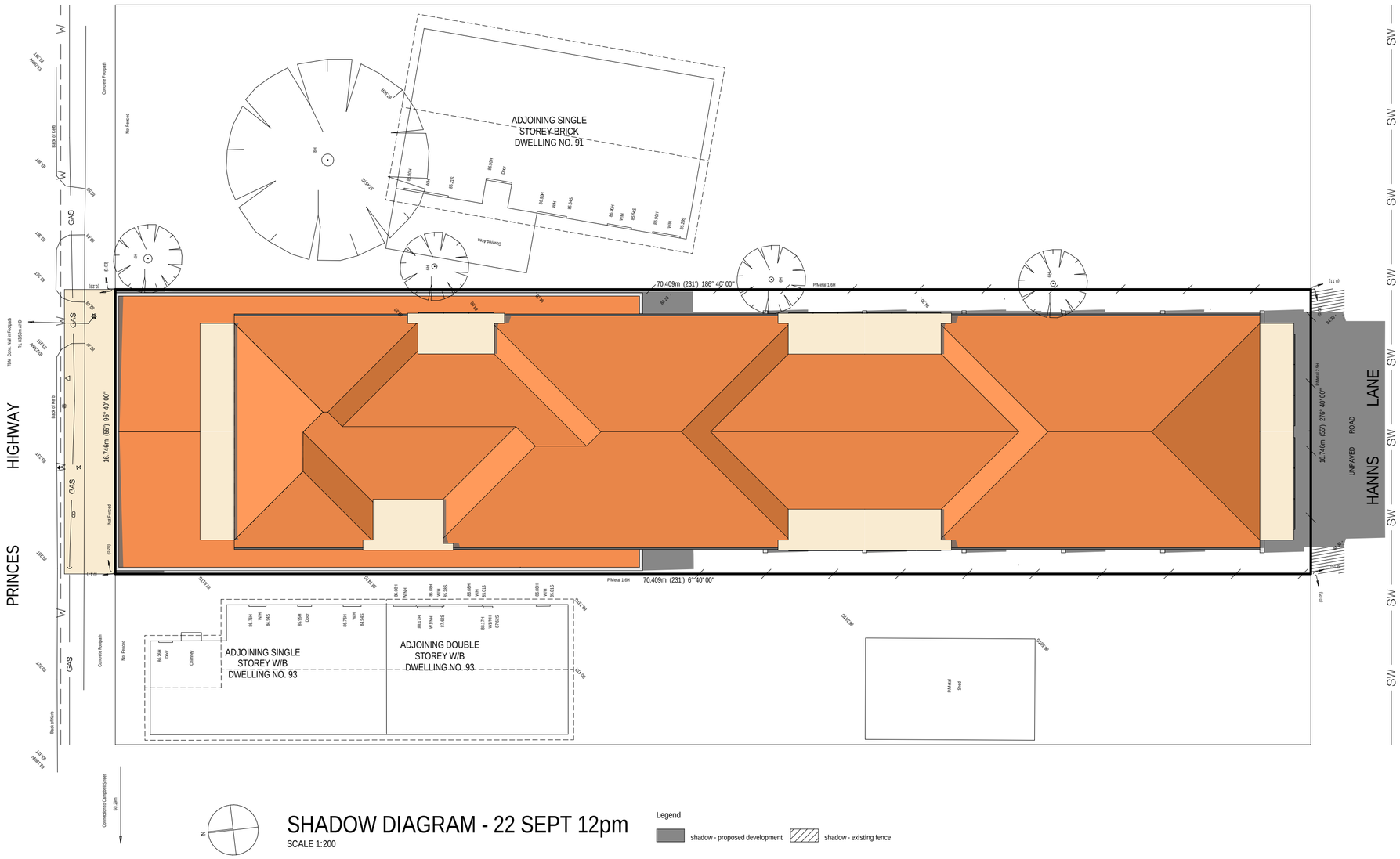
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532



PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022
PROJECT NO: 83358

AMENDMENTS:

SCALE: 1:200 @ A2
SHEET: A11

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MELBOURNE:
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SOUTH MELBOURNE VIC 3205
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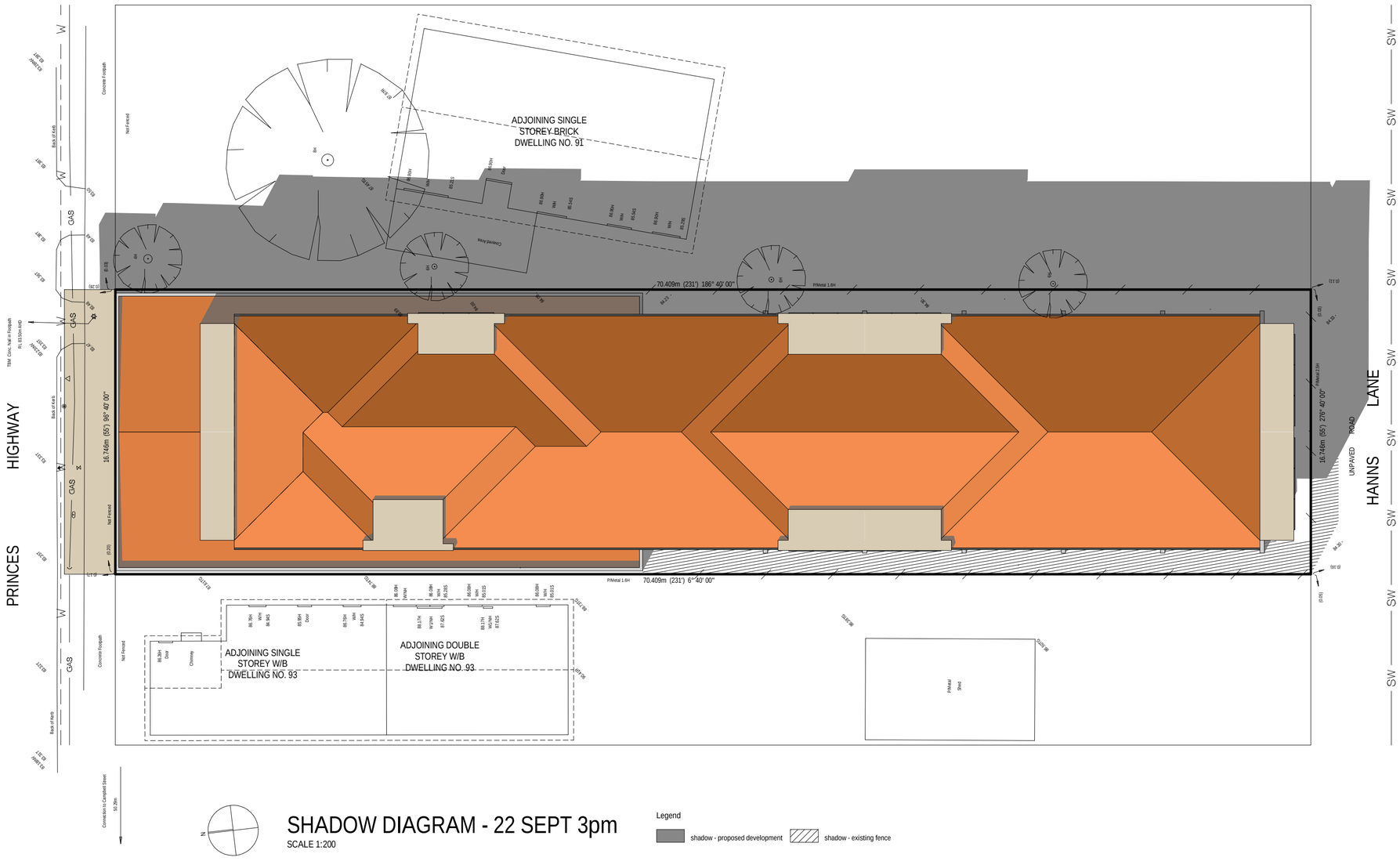

SHADOW DIAGRAM - 22 SEPT 3pm

SCALE 1:200

Legend

shadow - proposed development

shadow - existing fence

PROPOSED:
MIXED USE DEVELOPMENT

AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

DATE: 19/01/2022

PROJECT NO: 83358

AMENDMENTS:

SCALE: 1:200 @ A2

SHEET: A12

LAZAROVSKI DESIGN
MELBOURNE:
101 MORAY ST
SOUTH MELBOURNE VIC 3205
GEELONG:
L1/87 LITTLE MALOP ST
GEELONG VIC 3220
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532

ESD Statement

93 Princes Highway, Yarragon

Revision B

23/12/2021

A L2, 433-435 South Road, Bentleigh VIC 3204
T 03 8899 6149
F 03 9555 4576
E energy@tul.net.au

Contents

URBANLEAF

A L2, 433-435 South Road, Bentleigh VIC 3204
T 03 8899 6149
F 03 9555 4576
E energy@tul.net.au

Company Profile – The Urban Leaf Pty Ltd

Mission Statement

We are a team of professionals, dedicated to encouraging sustainable design within the building industry and its related businesses.

We provide clients with reports that comprehensively outline, describe and recommend ecological solutions for different stages of the construction process.

Our team's professional and personal growth is fostered within a positive working environment. Our innovative, original thinking works diligently towards ensuring the social, economic and environmental needs of our community are met and enjoyed by future generations.

Company Philosophy

Our philosophy and motivation is simple. We believe everyone has a responsibility to protect the Earth's eco-systems.

By preserving natural resources, we can guarantee that communities will continue to benefit from an uncompromised quality of life.

In addition, conserving natural resources within our lifetime ensures the legacy we leave for future generations is one that advocates respect for our environment as well as for each other.

Our role in assessing and encouraging sustainable design within the building industry is an important one because it supports ecologically-sound practises.

Our work enables us to promote more efficient use of ecological resources and reduce unnecessary environmental impact.

Services

All of our services are connected to our company's philosophy and contribute to supporting a sustainable environment. We pride ourselves on delivering professional, independent, objective appraisals and reports. Any recommendations we make are underpinned by legislative and regulatory compliance.

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A L2, 433-435 South Road, Bentleigh VIC 3204
T 03 8899 6149
F 03 9555 4576
E energy@tul.net.au

1. Introduction

Sustainable design is a critical and essential intervention in today's built environment to protect all ecosystems and current living standards, as well as future proofing the coming generations. The Environmentally Sustainable Development (ESD) Report contains a summary of environmental initiatives to be integrated into the design of the subject development to ensure the following:

- New buildings to meet acceptable environmental performance standards
- Consistent and fair approach to the associated environmental impact
- Flexible methods of meeting environmental standards
- Promote the benefits of sustainability within the development

1.1 Statutory Context

Baw Baw Shire is committed to creating an environmentally sustainable and resilient future. As a result, the Council has incorporated various sustainable strategies and objectives within its planning scheme to provide an early framework to achieve sustainable efficiencies and benefits. This includes the following sustainable standards:

- **Clause 15.02**: Sustainable Development
- **Clause 53.18**: Stormwater Management in Urban Development
- **Clause 55.03-5**: Energy Efficiency Objectives

This ESD Statement has also been written in accordance with the following regulations and guidelines:

- **Build Environment Sustainability Scorecard (BESS)**
- **NCC Part 3.12.0.1**: Heating and Cooling Loads (minimum 6-star energy rating);
- **NCC Part 3.12.5.5**: Artificial Lighting

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2. Project Information

The Urban Leaf Pty Ltd has been engaged to prepare an ESD Statement for the proposed development.

Municipality:	**Baw Baw Shire**
Site Address:	**93 Princes Highway, Yarragon**
Total Site Area:	**1,180.33 m²**
Project Description:	**Mixed use development consisting of 2 commercial tenancies and 10 apartments**
TUL Reference Number:	**J96**
Assessment Completed by:	**Melissa Frois** *(B. Arch)* **Laura Pospisil** *(Dip. Building Design)*

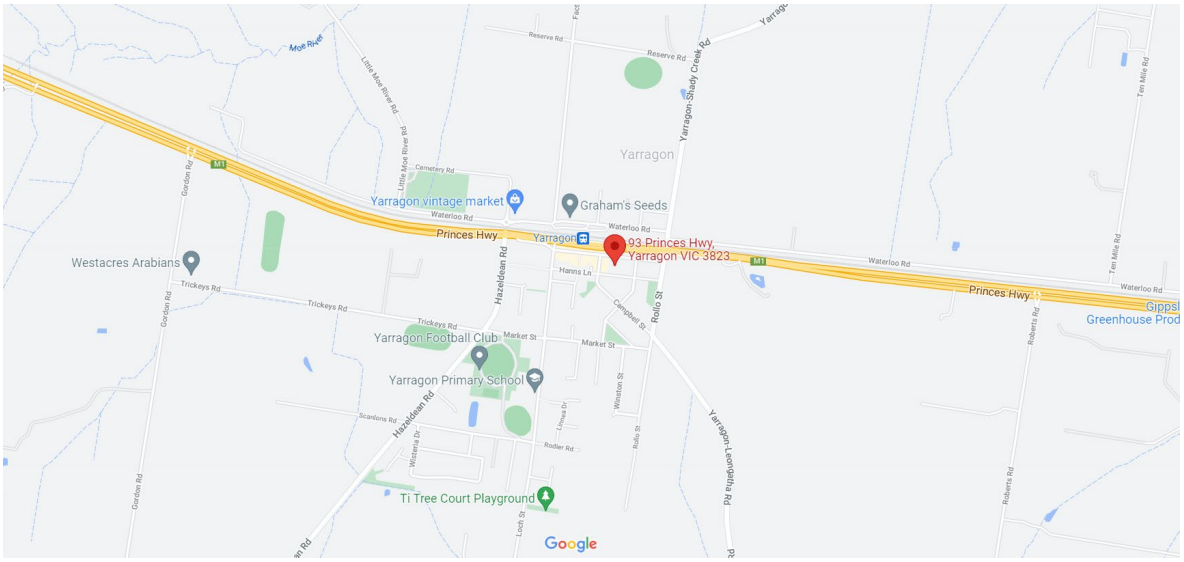

Figure 1: Site location (source: Google)

All results generated by this report are based on Town Planning Drawings prepared by **Lazarovski Design, dated 19.11.2021**.

Note: ESD initiatives must be shown on the endorsed plan or be included in a schedule to the plan. Additionally, the drawings shall be read in conjunction with the endorsed SDA report.

Disclaimer- This report contains guidelines and recommendations to assist the specified project meet ESD requirements. It is the responsibility of the Owner/Builder to apply said specifications in the later stages of the development to ensure compliance. It is not the responsibility of The Urban *Leaf Pty Ltd*

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2.1 Site and Development Description

The proposed development is located within the Commercial Zone (CZ1) of Baw Baw Shire. The subject site is approximately 15km south-east of Warragul and is currently occupied by a single storey brick residence. In total, the proposed development will consist of a total of **2 tenancies and 10 apartments**.

The development summary is as follows:

Quantity	Building Type
2	Commercial tenancies
7	1-bedroom apartments
3	2-bedroom apartments

Figure 2 – 3D render (source: Lazarovski Design)

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3. Construction and Building Management

Environmentally Sustainable Design (ESD) Principle – Construction and Building Management should be integrated into the design of the proposed development. These principles will inspire a holistic and integrated design and construction process. It also encourages ongoing high performance.

Key elements may include:

- Building User's Guide
- Environmental Management
- Effective Metering

ITEMS	STRATEGIES AND INNOVATION

Building User's Guide	• A Building Users' Guide will be provided to owners, future users and if required, building managers and maintenance contractors.
	• The guide will explain and educate the future users about the development's key sustainable design initiatives, systems and targets, in common, non-technical language.
	• The document is to include the following features, and shall not be limited to:
	  ○ Concept and implementation of passive design strategies, such as the use of flexible shading and night purging opportunities.
	  ○ Building services control
	  ○ Potable and non-potable water supply
	  ○ Sustainable material choices
	  ○ Sustainable transport opportunities
	  ○ Waste minimisation and separation policies
	  ○ Pro-active maintenance regime
	• It shall also recommend possible operational strategies to reduce energy, water and waste consumption.

Environmental Management	• Appointed contractors will have valid environmental credentials (e.g. ISO 14001 Environmental Management System accreditation, Green Star Accredited Professional and Certified Green Plumber). • A project specific Environmental Management Plan will be implemented during the operation phase.
Effective Metering	• Utility meters shall be provided for all individual tenancies and apartments.

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4. Water Resources

Environmentally Sustainable Design (ESD) Principle - Water resources and its key elements should be integrated into the design of the proposed development. These principles contribute to efficient water usage by reducing total operating potable water use, promoting the collection and re-use of rainwater and stormwater, consequently helping to conserve precious water resources and minimising associated water costs.

Key elements include:

- Fixtures, fittings and appliances
- Efficient Landscaping

The following table summarises the approach taken to reduce portable (drinkable) water use by residential and/or non-residential areas within the development.

ITEMS	STRATEGIES AND INNOVATION
Efficient Fittings & Appliances	• Showerhead: 3 Star WELS[1] (>7.5 but <=9.0) • Taps & Basins: 5 Star WELS • Toilets: 4 Star WELS • Dishwasher: 5 Star WELS • Washing Machine: 4 Star WELS • All other appliances if provided by the developer will be within one star of the best available.
Efficient Landscaping	• The development will include low water-use plant selection with water efficient irrigation (ie. drip irrigation with timers) • A water efficient garden should not require irrigation system and should not need watering when plants are established. • Native and draught tolerant plants recommended.

5. Energy Efficiency

Environmentally Sustainable Design (ESD) Principle - Energy and its main elements contribute to reducing greenhouse emissions by utilising energy efficient appliances, energy conservation measures and renewable energy. In addition to maintaining and improving comfort levels, efficient energy use is vitally important to reduce energy costs and the associated environmental impacts.

- Energy Rating
- HVAC
- Hot Water Services
- Renewable Energy
- Lighting
- Appliances

[1] Water Efficiency Labelling and Standards (WELS). Refer to www.waterrating.gov.au for further details.

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The following table summarises energy efficient approach of residential and/or non-residential areas within the development.

ITEMS	STRATEGIES AND INNOVATION
Energy Rating	Residential: • A commitment has been made for each apartment to achieve a **minimum of 6-Star average energy rating with not less than 5-Star energy rating for each individual apartment**. • Final energy rating to be completed at building permit stage. Commercial: • A Section J assessment or approved equivalent will be completed at the building permit stage. • All exposed floors and ceilings forming part of the envelope will demonstrate a 10% improvement from the insulation requirements of NCC 2019 (total R-value upwards and downwards). • All wall and glazing will demonstrate compliance to the requirements of NCC 2019 façade calculator.
Efficient HVAC	Residential: • Reverse cycle split systems will be provided in the living areas within the proposed development. For systems smaller than 4.0kW, the air conditioner shall exceed a 5 star energy rating for its heating capacity. For systems larger than 4.0kW, the air conditioner shall exceed a 3 star energy rating for its heating capacity. • Additional or alternative systems will be within one star of the best available. Commercial: • Heating and cooling systems will be within one star of the most efficient equivalent capacity unit available. • Alternatively, the Coefficient of Performance (CoP) and Energy Efficiency Ratios (EER) of the chosen units shall not be less than 85% of the CoP and EER of the most efficient equivalent capacity unit available.
Hot Water System	Residential: • Electric heat pump systems will be provided to all dwellings in the proposed development. Commercial: • Water heating system will be within one star of the best available or 85% of the most efficient equivalent capacity unit.
Efficient Lighting	• LEDs – carpark, storage, entry, services, tenancies, all living areas, all wet areas, outdoors • LEDs or Solar – garden lighting • Maximum illumination power density (W/m^2) in at least 90% of the relevant building class shall be at least 20% lower than

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	the requirements of Table J6.2a of the NCC 2019 Vol 1 (Class 2-9) and Clause 3.12.5.5 NCC 2019 Vol 2 (Class 1 & 10).
Efficient Lighting Design	• Two-way switching- hallways, stairwells • Motion sensors – common areas • Dimmers – bedroom, living areas
Efficient Appliances	• All appliances if provided by the developer will be within one star of the best available.

6. Stormwater Management

Environmentally Sustainable Design (ESD) Principle – The proposed development contributes to an increase in hard and impervious surfaces. Efficient Water Sensitive Urban Design (WSUD) are essential to ensure local natural systems are protected and enhanced whilst promoting on-site detention. Key elements may include:

- Rainwater storage tanks

The following table summarises the approach taken to improve stormwater quality and to reduce peak and total stormwater run-off produced by the residential and/or non-residential areas within the development.

ITEMS	STRATEGIES AND INNOVATION
STORM Rating	• The STORM assessment achieves a score of 106%, which exceeds the required minimum.
Stormwater Treatment	• The entire roof area will be connected to a minimum site total of 12,500L rainwater tanks for toilet flushing purposes. All toilets in the development will be connected to rainwater tanks. Refer to Figure 3 for additional details. • This rainwater tank requirement is for retention purpose only. Any detention requirement is additional. • Stormwater treatments shall be confirmed by the appointed civil engineers at building permit stage.
Maintenance	• The stormwater management assets are to be maintained periodically as according to the manufacturer's guidelines or the generic maintenance schedule provided in **Appendix B**. • It will be the responsibility of the Property Manager to organise the required maintenance and upgrades when required. This includes engaging an appropriate, qualified contractor to conduct the necessary tasks.

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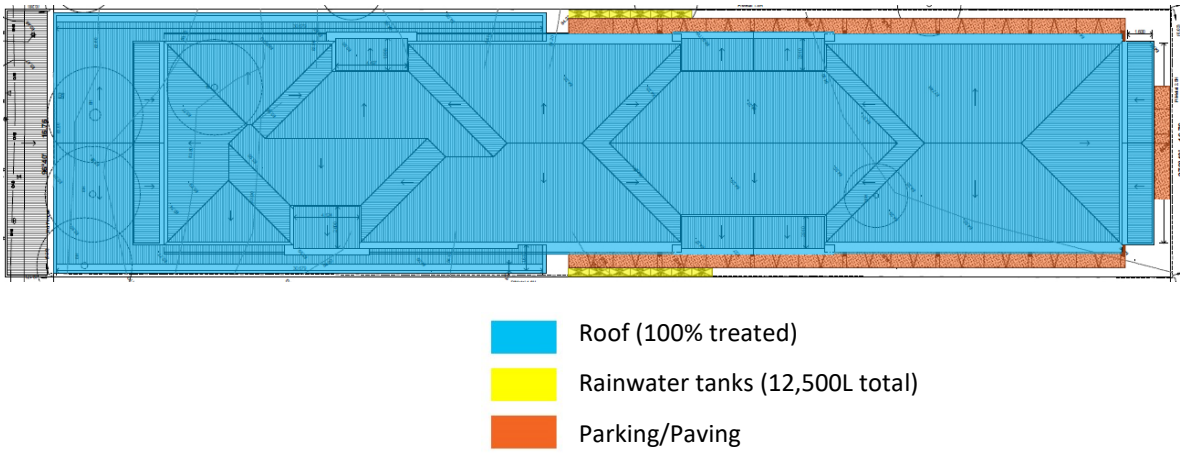

Figure 3: Stormwater Diagram

7. Indoor Environment Quality

Environmentally Sustainable Design (ESD) Principle – The key elements of Indoor Environment Quality play a significant role in the health, wellbeing and satisfaction of the development's occupants. Ensuring a naturally comfortable indoor environment means less dependence on building services such as artificial lighting, mechanical ventilation and heating and cooling devices.

Key elements may include:

- Daylight
- Ventilation
- Thermal Comfort
- Hazardous Materials and VOC
- External Views

ITEMS	STRATEGIES AND INNOVATION
Daylight	• Each habitable room will satisfy the minimum NCC Part 3.8.4 light requirement through windows & doors as shown on elevations.
Ventilation	• All habitable rooms permit natural cross flow ventilation through operable windows and doors as specified on the elevations. This provides fresh air and passive cooling opportunities. • All rooms are sufficiently ventilated through operable windows as specified in elevation drawings. • All kitchens are ventilated with dedicated and separated extract fans. • Energy efficient mechanical heating and cooling system will be provided for days with extreme temperatures.
Effective Shading	• External shading devices are passive design interventions which can help to protect the building envelope and reduce

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ITEMS	STRATEGIES AND INNOVATION
	heat transfer through the building fabric, consequently supporting a comfortable building environment and reduce associated operational costs. • Permanent eaves assist in shading the glazing throughout ground and first floors. • Eaves and wing walls assist in shading to the balconies. • Internal blinds / curtains will also enhance the effectiveness of shading.
Efficient Glazing	• Efficient glazing will provide passive heat gains and reduce energy consumptions. • Glazing to comply with energy report specifications at the building approval stage.
Thermal Comfort	• Good insulation levels will maintain comfortable temperature within the proposed development. • Efficient cross ventilation of the proposed design reduces cooling demand in summer. • Energy efficient mechanical heating and cooling system provided for days with extreme temperatures.
External View	• Sliding doors are proposed for access to balconies, hence providing a visual connection for the building users with the outdoors.

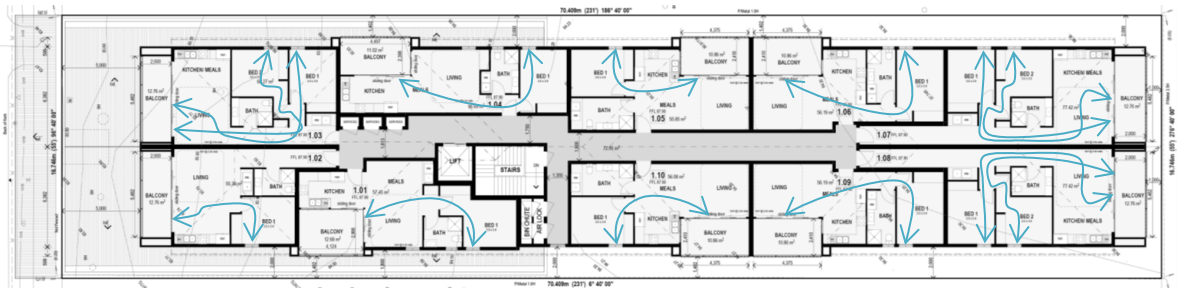

Figure 4: First Floor Ventilation Breeze Paths

8. Materials

Environmentally Sustainable Design (ESD) Principle - Materials selection should be integrated into the design of the proposed development. The criteria for appropriate materials used are based on economic and environmental cost.

These key elements include:

- Low VOC
- Best Practice PVC
- Sustainable Timber
- Flooring & Joinery

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An analysis of material selection and its impact on the comfort, cost effectiveness and energy efficiency should be assessed. Its aim is to ensure materials selected, and their associated environmental impact are minimised. In addition, consideration for lifecycle of a material, their associated processes and air pollution amounts.

ITEMS	STRATEGIES AND INNOVATION
Low Volatile Organic Compounds (VOC) Materials	• Low VOC paints and flooring • Low VOC wall and ceiling coverings • Low VOC adhesives and sealants
Best Practice PVC	• All major PVC use in building will meet the 'Best Practice Guidelines' for PVC in the built environment.
Sustainable Timber	• Timber used in the project will be either plantation or recycled timber. • All other timber imports to be Forest Stewardship Council (FSC)[2]or Program for the Endorsement of Forest Certification (PEFC)[3] certified.
Flooring & Joinery	• All flooring installed in the development will have Ecospecifier[4], Green Tag[5], Carpet Institute of Australia[6] or GECA certification[7].
	• All Joinery installed in the development will have Ecospecifier, Green Tag, or GECA certification.

9. Transport

Environmentally Sustainable Design (ESD) Principle – Green, or "eco-friendly" buildings encourage people to use modes of transport other than cars to reduce urban air pollution and the generation of greenhouse gas emissions. Alternative transportation can be facilitated by incorporating cyclist facilities and access to public transport networks into the building's design.

Key elements may include:
- Car Parking
- Public Transport
- Trip Reduction – Nearby Amenities

ITEMS	STRATEGIES AND INNOVATION

[2]Forest Stewardship Council (https://www.fsc.org/en)
[3]Program for the Endorsement of Forest Certification (https://www.pefc.org/)
[4]Ecospecifier is a data base of sustainable products. http://www.ecosepcifier.com.au
[5]Green Tag is a global product certification organisation. http://www. Globalgreentage.com
[6]Carpet Institute of Australia (CIAL) represents carpet manufactures, retailers and suppliers. http://www.carpetinstitute.com.au
[7]Good Environmental Choice Australia (GECA) – eco labelling program. http://geca.org.au

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Car Parking	• Parking is provided in the development with a total of 23 spaces, including 1 accessible parking space. • Visitor parking spaces are available on Princes Highway.
Public Transport	• Approx. 213m to Yarragon Railway Station (V-line) • Approx. 213m to Yarragon Railway Station Bus Stop
Trip Reduction – Nearby Amenities	• The development is within close proximities of: • Australia Post (170m) • Yarragon Village Supermarket (110m)

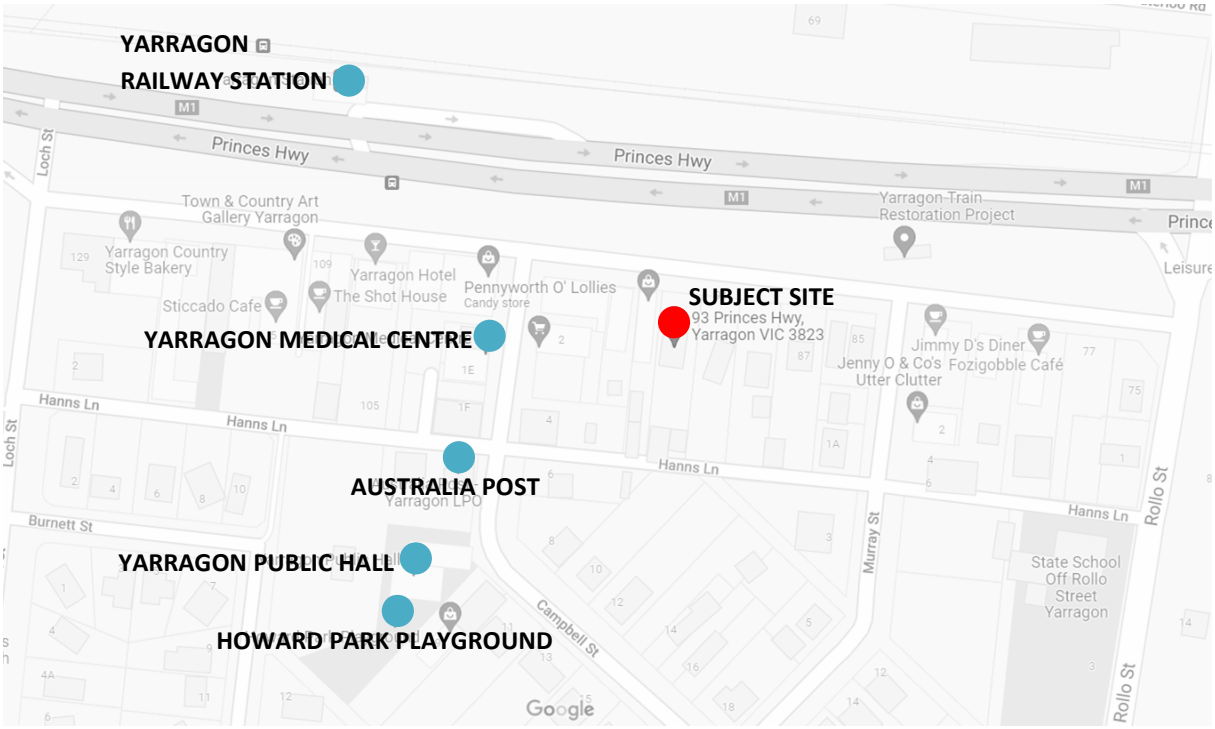

Figure 6: Nearby amenities (source: Google)

10. Waste Management

Environmentally Sustainable Design (ESD) Principle – A waste management plan should be incorporated into the design of the proposed development to ensure minimal waste is transported to landfill by means of disposal, recycling and on-site waste storage and/or collection methods.

Key elements may include:

- Storage of Waste, Recycling and Green Waste

ITEMS	STRATEGIES AND INNOVATION
Operation Waste Management Plan	• A separate WMP has been prepared for the development

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	and the Owners Corporation will implement the plan and retain waste records and annual reports to residents, occupants and owners.
Allocated Spaces for General Waste, Recycle Waste and Green Waste	• Provisions for garbage, recycling, organics, and glass bins will be available to residents and commercial tenants. • Collection bins will be kept in the bin store, accessible via the carpark on the ground floor and dual chute system on the first floor. • The recycling facilities are as convenient for the occupants as facilities for general waste.

11. Urban Ecology

Environmentally Sustainable Design (ESD) Principle – Urban Ecology and its fundamental principles aim to promote and protect ecosystems and biodiversity. Urban and agricultural developments should aim to enhance Urban Ecology by decreasing hard or impervious areas and at the same time increasing vegetation and landscaping opportunities.

Key elements may include:

- Maintaining/Enhancing Ecological Value

ITEMS	STRATEGIES AND INNOVATION
Maintaining / Enhancing Ecological Value	• Approximately **5%** of the site is covered with vegetation. • The ecological value of the site will be enhanced through the provision of garden beds as indicated in the plans.

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Appendix A – STORM Report

Melbourne Water STORM Rating Report

TransactionID:	1289554
Municipality:	BAW BAW
Rainfall Station:	BAW BAW
Address:	93 PRINCES HIGHWAY
	YARRAGON
	VIC 3823
Assessor:	The Urban Leaf
Development Type:	Residential - Mixed Use
Allotment Site (m2):	1,180.33
STORM Rating %:	106

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof (100% treated)	1,052.40	Rainwater Tank	12,500.00	40	113.40	76.00
Paving	68.30	None	0.00	0	0.00	0.00

Date Generated: 09-Dec-2021 Program Version: 1.0.0

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Appendix B – Stormwater Asset Maintenance Schedule

Once endorsed, it is the responsibility of the Property Manager to ensure that the stormwater treatment assets are maintained as according to the maintenance schedule provided by the manufacturer's guidelines or the schedule proposed below:

Rainwater Tank

Description	Action	Maintenance Frequency
Gutter guards	• Inspection & cleaning	Every 6 months
Leaf diverters	• Inspection & cleaning	Every 6 months
First flush diverters	• Inspection & cleaning	Every 6 months
Water tank	• Prune overhanging tree branches and foliage • Inspection for defects and repair or replace as required.	Every 6 months
Water tank	• Monitoring sediment build-up & cleaning	1 – 2 years

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93 Princes Hwy Yarragon

Parking Impact Assessment Report

Client: Ms Amina Noureddine

Prepared by

Evan Boloutis
Director
B.Eng (Civil), MEng Sc (Traffic), MBA

EB Traffic Solutions Pty Ltd
evan@ebtraffic.com.au
www.ebtraffic.com.au
0408 395 729

10 November 2021

1. INTRODUCTION

1.1 Purpose of this report

This report sets out an assessment of the traffic and parking implications of the proposed development, with specific consideration of the following:

- the existing conditions and a description of the proposal;
- an assessment of the development's car parking requirements;
- adequacy of the on-street car parking supply to accommodate both the statutory car parking requirements of the Baw Baw Planning Scheme and the car parking demands anticipated to be generated by the proposal; and
- an assessment of the traffic impact of the proposed development.

1.2 Referenced documents

This report has been based upon a number of sources. These include:

- Site observations;
- Building Code of Australia;
- Nearmap, Melways maps and Google maps;
- Case study surveys undertaken by consultants;
- Baw Baw Planning Scheme (Clause 52.06) and Australian Standards AS 2890.1:2004 and AS 2890.6:2009;
- Traffic volume and pedestrian surveys along the laneway on Friday 5 November 2021 between 8 am and 9 am and between 5 pm and 6 pm; and
- Parking surveys undertaken on Friday 5 November 2021 between 9 am and 8 pm and on Saturday 6 November 2021 between 9 am and 2 pm; and
- Layout plans of the proposed development prepared by Lazarovski Design, Project 83358, Dwgs A04 – A08, dated 5 November 2018.

2. EXISTING CONDITIONS

2.1 Location and Land use

The existing site is a rectangular parcel of land and is located on the south side of the Princes Highway service road approximately midway between Campbell Street and Murray Street.

The location of the subject site is shown in **Figure 2.1**.

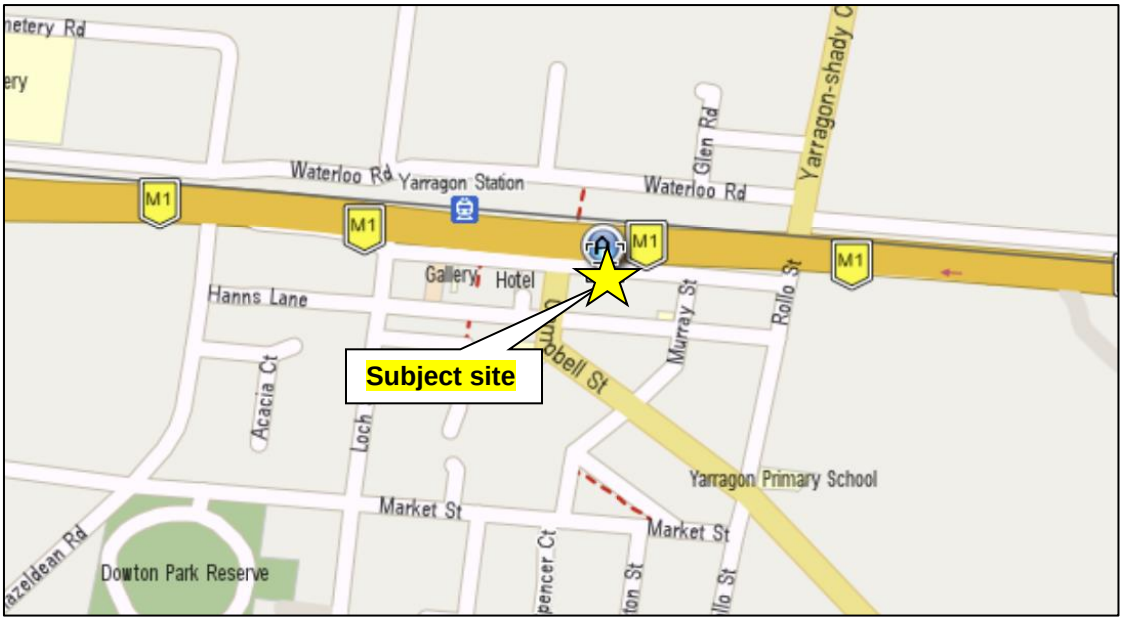

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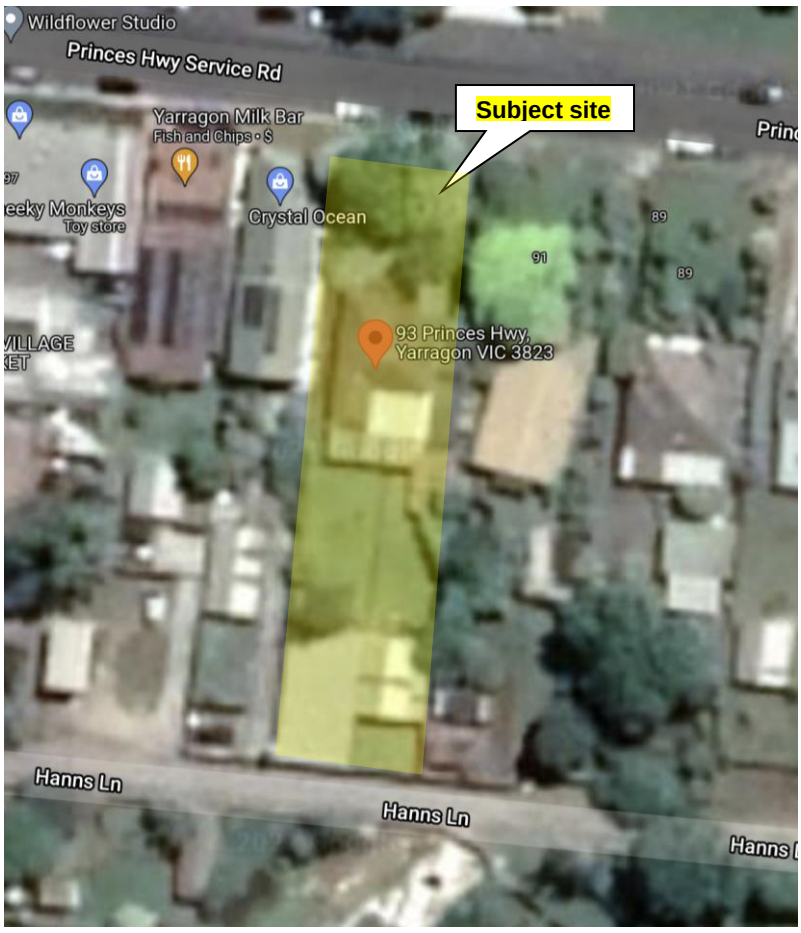
Figure 2.1: Location of the subject site

The site comprises of a single storey dwelling. The site is located within the local neighbourhood activity centre, with a mixture of commercial and residential properties surrounding the site. The nature of the subject site and the surrounding land uses are shown in **Figure 2.2**.



Source: google maps

Figure 2.2 Nature of the subject site and the immediately surrounding land uses

2.2 Road Network

The Princes Highway service road contains an undivided cross section with a shared traffic lane and kerbside lane in each direction. A default speed limit of 50 km/hr applies along the roadway. Parking restrictions along the road comprise of a mixture of unrestricted and '1 hour and 2 hour' restrictions which apply during the weekday daytime and Saturday morning periods.

The cross section of the Princes Highway service road is demonstrated through photos taken looking to the east and west as shown in **Figures 2.3 and 2.4**, respectively.

Figure 2.3: Princes Highway service road looking east

Figure 2.4: Princes Highway service road looking west

Hanns Lane abuts the site's southern boundary and provides a vehicular and pedestrian connection between Campbell Street and Murray Street. Hanns Lane has an overall width of 5.7 m and a trafficable (crushed rock) width of 3.3 m.

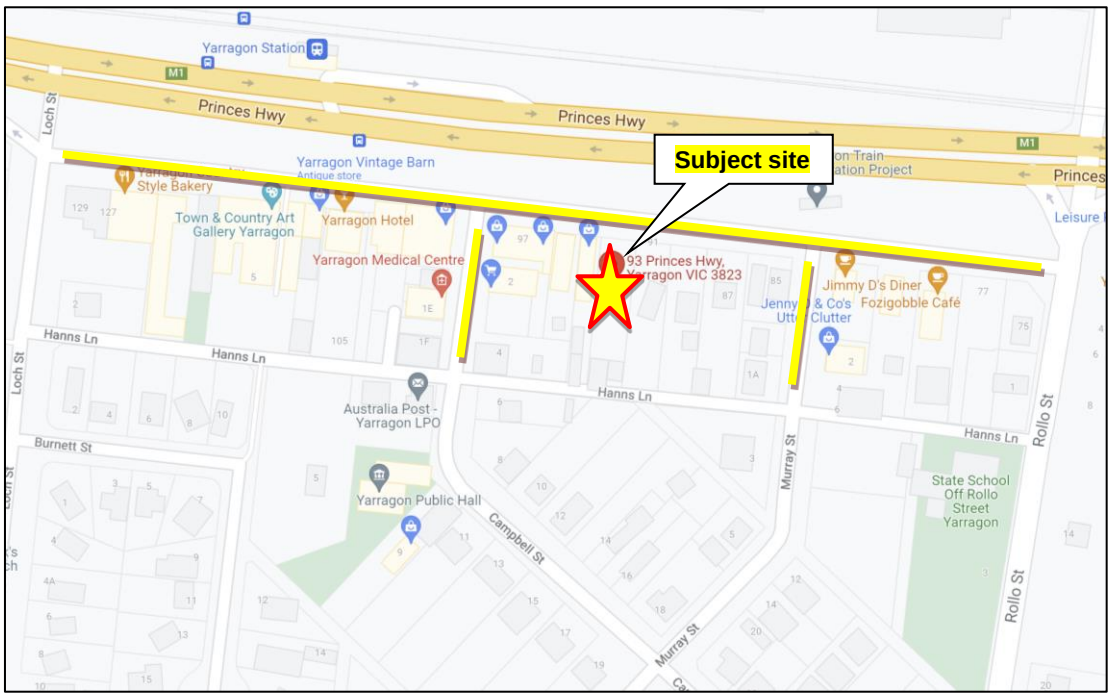
The cross section of the laneway is shown in **Figure 2.5**.

Figure 2.5: Hanns Lane looking east from Campbell Street

2.3 Existing Parking Supply and Demand

There are 136 available parking spaces within close proximity to the site. Of these, 13 spaces are located adjacent to the local neighbourhood centre.

The area adopted for the parking surveys is shown in **Figure 2.6**.



Source: google maps

Figure 2.6: Survey area adopted for the parking survey

To establish the existing parking demands, parking surveys were undertaken within this defined study area 5 November 2021 between 9 am and 8 pm and on Saturday 6 November 2021 between 9 am and 2 pm.

The key findings from the parking surveys are summarised in **Attachment A** and indicate that:

- During the Friday daytime survey period, the peak car parking demand occurred at 1 pm and corresponded to 75 cars or 55 % of the available parking supply; and
- During the Friday evening survey period, the peak car parking demand occurred at 6 pm and corresponded to 39 cars or 29 % of the available parking supply;
- During the Saturday daytime survey period, the peak car parking demand occurred at 11 am and corresponded to 60 cars or 44 % of the available parking supply.

2.4 Exisitng Traffic Volumes

To establish the existing traffic flow along the abutting laneway, traffic volume and pedestrian surveys were undertaken on Friday 5 November 2021 between 8 am and 9 am and between 5 pm and 6 pm.

The results of the surveys, which are summarised in **Attachment A**, indicate that, during the:

- am peak hour, there was one car which travelled west bound and one car which travelled east bound along the laneway adjacent to the site. In addition, one pedestrian travelled east bound along the laneway during this period; and
- pm peak hour, there was one car which travelled east bound along the laneway adjacent to the site. In addition, no pedestrians travelled along the laneway during this period.

2.5 Public Transport

There is a good provision of public transport services which operate in close proximity to the site. This comprises of the Yarragon railway station and four bus routes. Details of the public transport services are summarised as:

Train

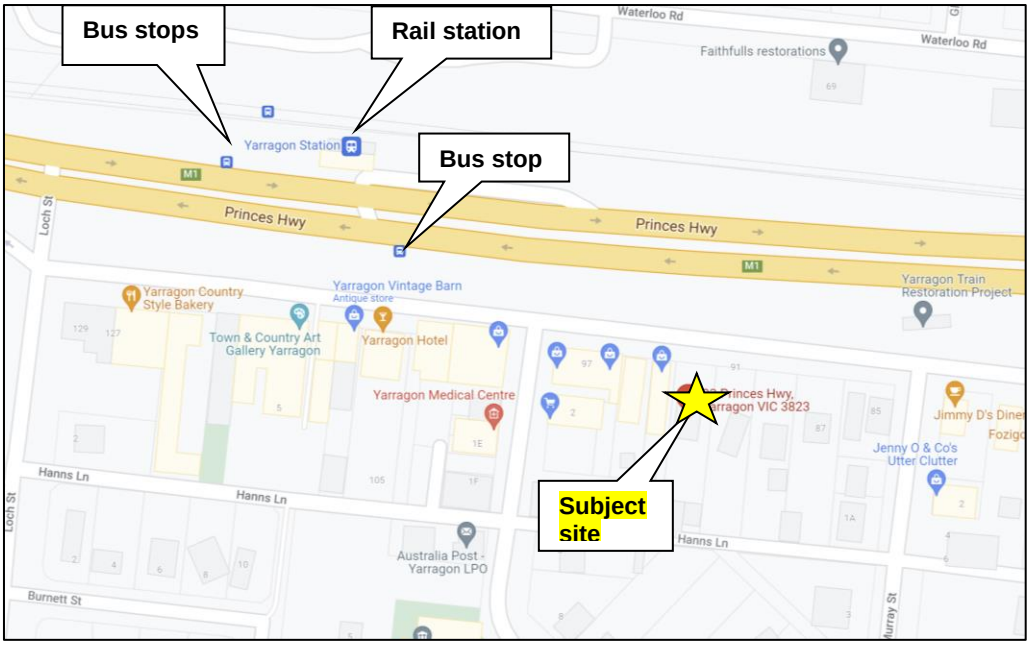
The Yarragon railway station is located approximately 200 m north-west of the site. The train routes operating from the site include:

- Bairnsdale – Melbourne via Sale and Traralgon
- Traralgon – Melbourne via Morwell, Moe and Pakenham

Bus

There are seven bus routes which operates to Drouin North, Garfield, Moe, Bairnsdale Traralgon and Warragul.

Further, bus stops are located along the Princes Highway within close proximity to the proposal (walking distance of up to 150 m), as shown in **Figure 2.7.**



Source: google maps

Figure 2.7: Location of nearby rail station and bus stops

3. THE PROPOSAL

It is proposed to demolish the existing dwelling and construct a two level mixed use development containing the following land use components:

- 7 x one bedroom dwellings;
- 3 x two bedroom dwellings; and
- Two retail shops (ground floor) with a leasable floor area of 330.89 sqm.

An under-croft car park is located to the rear of the site which contains 23 spaces, inclusive of a disabled bay.

Access to the car park is proposed via a single access along Hanns Lane centrally located along the site's rear frontage.

One space will be provided to each one and two bedroom dwelling, seven spaces for retail staff, four spaces for retail customers and two spaces for residential visitors.

The layout plans for the proposed development are shown in **Attachment B**.

4. CAR PARKING

4.1 Statutory Car Parking Requirements

The statutory requirements for car parking are set out in Clause 52.06 of the Baw Baw Planning Scheme, with parking rates stipulated in the table to Clause 52.06-5.

Reference to Clause 52.06-5 of the Baw Baw Planning Scheme indicates that the car parking requirements (Column A) for the proposed land use components of the development is:

Residential

- *One space to each one or two bedroom dwelling*
- *One space for visitors to every 5 dwellings for developments of five or more dwellings.*

Shop

- *4 spaces to each 100 sqm leasable floor area*

In addition, reference to the Building Code of Australia indicates that, for retail use, there is a requirement to provide one disabled parking space, which has been provided.

Application of the statutory parking requirements to the development's proposed land uses indicates a car parking requirement of 25 spaces.

Given that 23 on-site spaces are proposed to be provided, the proposed development has a statutory parking deficiency of two retail customer spaces. Consent is therefore required for the waiver of two retail customer spaces.

In instances where the statutory requirements are not being met, a planning permit can be granted to reduce the car parking requirement, subject to Clause 52.06-6 of the Baw Baw Planning Scheme. The requirement can be reduced to zero where appropriate.

The provisions draw a distinction between the assessment of likely demand for parking spaces, and whether it is appropriate to allow the supply of fewer spaces. These two separate considerations and their respective factors considered relevant to this planning permit application are listed in Section 4.3.

4.3 Car Parking Assessment

4.3.1 The car parking demand likely to be generated by the use

(a) The variation of car parking demand likely to be generated by the proposed use over time

Shop

An assessment of the car parking requirements was undertaken based upon surveys undertaken of shops by consultants.

Typically shops can be expected to generate around 1 to 2 staff members per 100 sqm shop with an additional peak of two customers per 100 sqm shop.

On the basis of the above, it is expected that the proposed shop will generate up to seven staff and six customers at any one time during the peak weekday and Saturday daytime periods.

During the weekday evening and Sunday periods, the shops are unlikely to trade and if this is the case, no parking demands will occur during these periods.

Residential

It is typical for residential developments of the type proposed to generate a demand for residential visitor parking at a rate of between 0.12 and 0.2 spaces per dwelling, which corresponds to a peak residential visitor car parking demand of up to two spaces.

Of this peak parking demand, empirical evidence suggests that the parking demand during the weekday daytime period is likely to be 0 % of the peak, 50 % of the peak during the day on weekends and 100 % during the night on a Friday or Saturday.

The peak residential visitor time periods on a Friday and Saturday evening correspond to time periods when there is the maximum availability of parking spaces on the adjacent road network.

(b) Availability of public transport in the locality

As detailed in section 2.5, the site is well served by public transport services with a train station and seven bus routes operating in close proximity to the proposal.

An assessment of the timetable of the bus routes indicates that these services operate during the time periods which coincide with the proposed use during the weekday and weekend periods.

Further, bus stops are located along the Princes Highway within close proximity to the proposal (walking distance of up to 100 m), as shown in **Figure 2.7.**

(a) The provision of bicycle and end of trip facilities for cyclists

Clause 52.34 of the Baw Baw Planning Scheme seeks to encourage cycling as a mode of transport with the provision of secure, accessible and convenient bicycle parking spaces.

The statutory bicycle parking requirements are set out in Clause 52.34 of the Baw Baw Planning Scheme) are set out in **Table 4.1**.

Table 4.1: Assessment of Statutory Bicycle Parking Requirements

Description	Size	Bicycle Parking Rate		Bicycle Parking Requirement	
		Staff	Customers	Staff	Customers
Shop	330.89 sqm	1 to each 600 sqm LFA if LFA> 1,000 sqm	1 to each 500 sqm LFA if LFA> 1,000 sqm	0 space	0 space

Note: LFA = leasable floor area

Application of the statutory bicycle parking requirements to the proposed shops indicate that there are no bicycle requirements for staff or customers of the shops.

On the basis of the above requirements, the residential dwellings have no statutory parking requirement given that the dwellings are less than 4 storeys in height.

Notwithstanding the above, the layout plans indicate that five wall mounted bicycle racks are located to the rear of the site to encourage retail staff and residential occupiers to travel sustainably.

4.3.2 Assessing whether fewer spaces should be provided

(a) Car Parking Availability

The results of the car parking surveys, which are summarised in Section 2.3, indicate that the peak on-street car parking demands in the indented parking bays adjacent to the local neighbourhood activity centre equate to an occupancy rate of:

- 55 % (61 vacancies) at 1 pm during the Friday daytime survey period;
- 29 % (97 vacancies) at 6 pm during the Friday evening survey period;
- 44 % (76 vacancies) at 11 am during the Saturday daytime survey period; and

The assessment undertaken in Sections 4.2 indicates a statutory overspill deficiency of two retail customer spaces.

The assessment indicates that the proposed development's statutory parking deficiency of two retail customer spaces is able to be accommodated within the available on-street spaces directly abutting the local neighbourhood centre during the weekday daytime periods without intruding into the abutting residential precinct.

As a result, the development is not anticipated to adversely impact upon the amenity of the surrounding residential area.

(b) The impact of fewer spaces on local amenity

The results of the parking surveys indicate that there is an adequate supply of available on-street parking spaces in the immediately surrounding area to accommodate proposed development's statutory parking deficiency of two retail customer spaces during the peak time periods.

On this basis, the proposed development would not represent an adverse impact upon the amenity of the surrounding residential area.

(c) Access to the provision of alternative transport modes

The proposed development has convenient access to a railway station, seven bus routes, a network of pathways for pedestrians, proposed bike spaces and pedestrian pathways in the immediate area which provide a range of alternatives to private car travel for occupiers of the residential dwelling and staff of the retail shops, if desired.

(d) Any other relevant consideration

In addition, it is recommended that a 'New Resident's Kit' which includes elements of a Green Travel Plan and outlines the various sustainable travel initiatives, be made available for the occupiers of the proposed dwelling.

The 'New Resident's Kit is a resident's guide to Council services and facilities in the Shire of Baw Baw. This kit includes, amongst other things, a Travelsmart map, information about walking and bike trails, bike clubs and bike facilities at train stations and all the public transport options within the municipality.

4.4 Adequacy of Parking Provision

The proposed development is considered to represent a minimal impact on the surrounding road network having regard to the following characteristics:

- The assessment indicates that the proposed development's statutory parking deficiency of two retail customer spaces is able to be accommodated within the available on-street spaces directly abutting the local neighbourhood centre during the weekday and weekend periods;
- The availability of public transport in the immediate area, namely its proximity to a railway station and seven bus routes operating in close proximity to the proposal;
- The distribution of a 'New Resident's Kit' to the occupiers of the residential dwelling outlining the range of sustainable travel options in the area, including the extensive bicycle network, public transport services and pedestrian pathways;
- Access to the provision of alternative transport modes in the area namely the provision of proposed bike spaces which is anticipated to encourage cyclist access to the proposal;
- The proposed development has convenient access to a railway station, seven bus routes, a network of pathways for pedestrians, proposed bike spaces and pedestrian pathways in the immediate area which provide a range of alternatives to private car travel for occupiers to the residential dwellings and staff of the retail shops, if desired; and
- The convenience of pedestrian access to the site.

Based upon the above, it is considered that sufficient basis exists to grant dispensation to waive the statutory parking deficiency of two retail customer spaces.

4.4 Car Park Layout

4.4.1 Dimensions of car accommodation

Reference to the layout plans indicate that the on-site spaces have been provided at 2.8 m in width and 4.9 m in length with an adjacent aisle width of 5.96 m.

A blind aisle extension of 1.5 m has been provided at the northern end fo the accessway which accord with AS 2890.1:2004.

The disabled bay and adjacent shared space have been provided at the dimensions of 2.8 m wide and 4.9 m long with a centrally located bollard provided within the shared space at an offset distance of 800 mm from the edge of the accessway, which complies with AS 2890.6 (2009).

The length of the disabled bay extends into the abutting accessway as permitted by Clause 52.06-9 of the Baw Baw Planning Scheme (design standard 2), which states, amongst other things:

'Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500 mm'.

The staff parking bays are required to be signed and linemarked appropriately with a sign stating ‘staff parking only’.

4.4.2 Width of access

Clause 52.06-9 of the Baw Baw Planning Scheme (design standard 1) states that:

"*Accessways must provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces (applies here) and is either more than 50 metres long (not applies here) or connects to a road in a Road Zone (not applies here)*."

On the basis of the above, a passing area measuring 6.1 m wide (that is, 5.5 m wide access with 300 mm kerbs) and 7 m long is not required to be provided at the entrance to the car park.

Reference to the layout plans indicate that the width of the accessway at the title boundary is 5.964 m which accords with Clause 52.06-9 of the Baw Baw Planning Scheme (design standard 1).

To determine the width of the accessway, reference is made to Clause 3.2.1 of AS 2890.1:2004 which states that, for user class 3 developments (with a local road frontage) which contain less than 25 on-site spaces, a minimum accessway width of between 3 m and 5.5 m is required to be provided.

Reference to the layout plans indicate that the width of the accessway at the title boundary is 5.964 m which satisfies the requirements of Clause 3.2.1 of AS 2890.1:2004.

4.4.3 Accessibility

The swept paths of vehicles entering and exiting the on-site car spaces have been assessed with the use of the AutoTURN computer software for a B85 motor car.

The swept path analysis undertaken on the layout plan, which is shown in **Attachment C,** indicates that the motorists are able to safely enter the on-site spaces, manoeuvre on-site to exit from the site in a forward manner to Hanns Lane in accordance with the requirements of the Baw Baw Planning Scheme.

4.4.4 Columns

The columns adjacent to the accessway are shown at offset dimensions of between 0.25 m and 1.25 m from the edge of the access aisle, which comply with the requirements of Clause 52.06-9 (design standard 2) of the Casey Planning Scheme.

4.4.5 Headroom clearance

To accord with the requirements of Clause 52.06-9 (design standard 1) of the Baw Baw Planning Scheme, the height clearance within the under-croft parking area is required to be a minimum of 2.1 m along the accessway and 2.5 m above the disabled bay.

4.4.6 Sight lines for exiting motorists

Clause 52.06-9 (design standard 1) of the Baw Baw Planning Scheme specifies that the development is required to:

"Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height."

Reference to the layout plans indicate that clear sight line triangles are able to be provided on either side of the exit lane at the title boundary.

5. TRAFFIC IMPACT

The impact of the proposed development can be assessed having regard to the anticipated number of vehicle movements likely to be generated at the development access during the commuter peak periods.

The proposed development is conservatively expected to generate in the order of 5.5 vehicle trips per dwelling per day (and up to 0.55 vehicle trips per dwelling during the weekday peak hours), as set out in the RTA Guide for Traffic Generating Developments (Vers 2.2, 2002).

On this basis, it is anticipated that the proposed dwellings will generate up to six vehicle movements during either of the weekday peak hours.

Further, the retail shops are expected to generate around seven (staff) vehicle movements during the commuter peak hours.

The proposed development is therefore anticipated to generate a total of 13 vehicle movements during the commuter peak hours, which are expected to be equally generated to the east and west of the development site, that is, around seven entry/exit movements to the east and seven entry/exit movements to the west.

The level of traffic anticipated to be generated at the development access is considered minimal and will not represent any adverse impact upon the operation of the surrounding road network or the amenity of the adjacent residential precinct.

5. COMMERCIAL VEHICLES

5.1 Refuse

Wheelie bins will be used to store waste and would be serviced by a private contractor from Hanns Lane.

5.2 Deliveries

Any deliveries to the proposed shops would be accommodated within the parking bays located along the service road adjacent to the local neighbourhood centre as occurs for the other retail and commercial uses within the local neighbourhood activity centre.

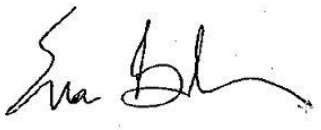
6. CONCLUSIONS AND RECOMMENDATIONS

Having regard to the above, it is considered that:

- The assessment indicates that the development has a statutory parking deficiency of two retail customer spaces;
- The assessment indicates that the proposed development's statutory parking deficiency of two retail customer spaces are able to be accommodated within the available on-street spaces directly abutting the local neighbourhood centre during the various time periods without intruding into the abutting residential precinct;
- The proposed development is not anticipated to adversely impact upon the amenity of the surrounding residential area; and
- Sufficient basis exists to grant dispensation to waive the statutory parking deficiency of two retail customer spaces.

Further, it is recommended that :

- staff parking bays be signed and linemarked appropriately with a sign stating 'staff parking only'; and
- the height clearance within the under-croft parking area is required to be a minimum of 2.1 m along the accessway and 2.5 m above the disabled bay.



Evan Boloutis
Director
EB Traffic Solutions Pty Ltd

B.Eng (Civil), MEng Sc (Traffic), MBA

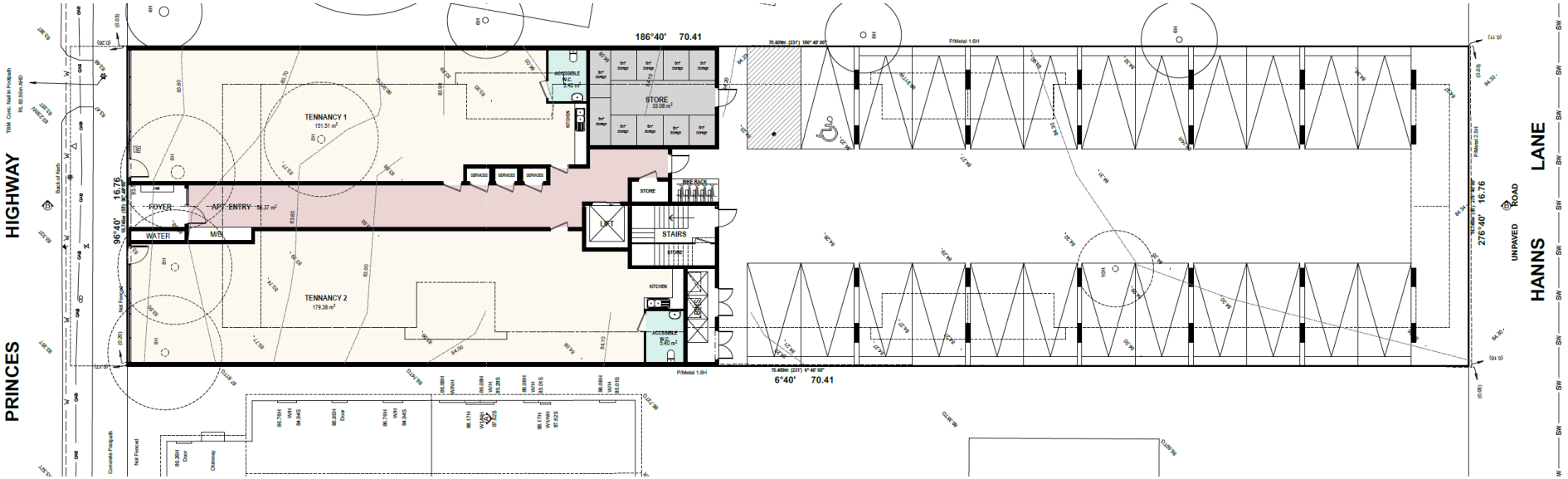
ATTACHMENT A

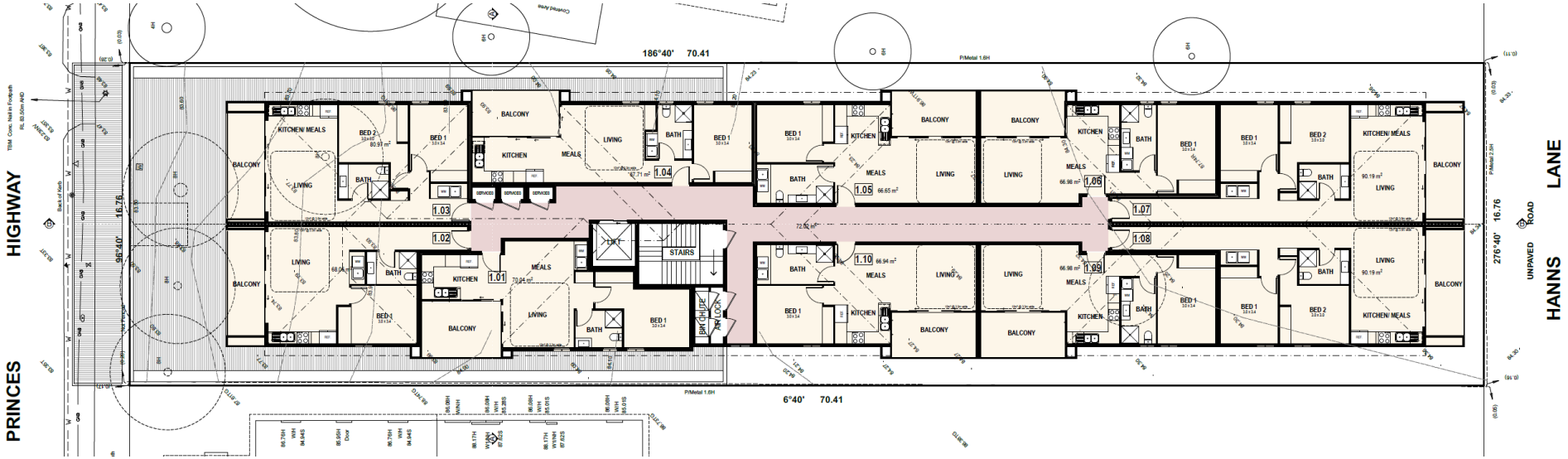
RESULTS OF CAR PARKING SURVEYS

ROAD LENGTH		NUMBER OF PARKED VEHICLES								
		Friday 5 November 2021						Saturday 6 November 21		
	Max Spots	9 am	11 am	1 pm	3 pm	6 pm	8 pm	9 am	11 am	1 pm
PRINCES HIGHWAY SERVICE ROAD (SOUTH)										
Between Loch Street and Rollo Street										
north side										
2 hour, 9 am - 5 pm Mon-Fri, 9 am -12 noon Sat	**42**	12	15	22	17	14	6	10	18	21
unrestricted	**6**	5	6	6	4	3	2	4	5	5
south side										
unrestricted	**16**	7	9	10	9	5	2	5	8	7
1 hour, 8 am - 6 pm Mon-Fri, 8 am -1 pm Sat	**35**	10	14	18	15	12	8	11	14	13
CAMPBELL STREET										
Between Service road and bend										
west side										
1 hour, 9 am - 5 pm Mon-Fri, 9 am -12 noon Sat	**10**	4	5	6	3	2	1	3	5	4
east side										
1 hour, 9 am - 5 pm Mon-Fri, 9 am -12 noon Sat	**11**	4	6	7	4	2	0	4	6	5
MURRAY STREET										
Between Service road and bend										
west side										
unrestricted	**5**	3	3	3	3	1	0	2	3	2
east side										
unrestricted	**11**	2	3	3	2	0	0	1	1	1
TOTAL	**136**	**47**	**61**	**75**	**57**	**39**	**19**	**40**	**60**	**58**

ATTACHMENT B

CAR PARK LAYOUT

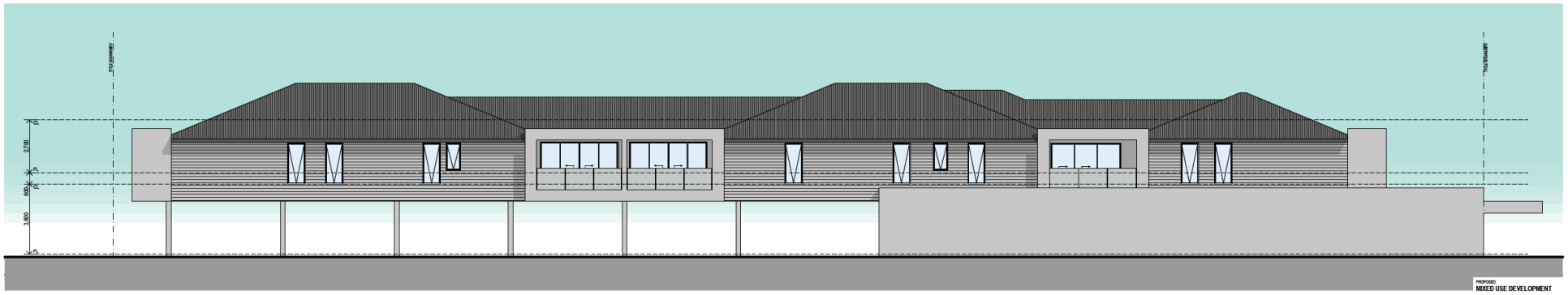

PRINCES HIGHWAY
HANNS LANE
UNPAVED ROAD
TENNANCY 1
151.51 m²
TENNANCY 2
179.38 m²
STORE
33.08 m²
FOYER
APT ENTRY
WATER
M/B
LIFT
STAIRS
STORE
BIKE RACK
KITCHEN
ACCESSIBLE W.C.
3.40 m²
SERVICES
SERVICES
SERVICES
186°40'
70.41
96°40'
16.76
276°40'
16.76
6°40'
70.41
P/Metal 1.6H
P/Metal 2.5H
Concrete Footpath
Hot Fence
Chimney
Door


PRINCES HIGHWAY
HANNS LANE
UNPAVED ROAD
186°40' 70.41
6°40' 70.41
276°40' 16.76
96°40' 16.76
BALCONY
KITCHEN/ MEALS
KITCHEN
MEALS
LIVING
BATH
BED 1
BED 2
LIFT
STAIRS
SERVICES
1.01
1.02
1.03
1.04
1.05
1.06
1.07
1.08
1.09
1.10

NORTH ELEVATION

SOUTH ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100

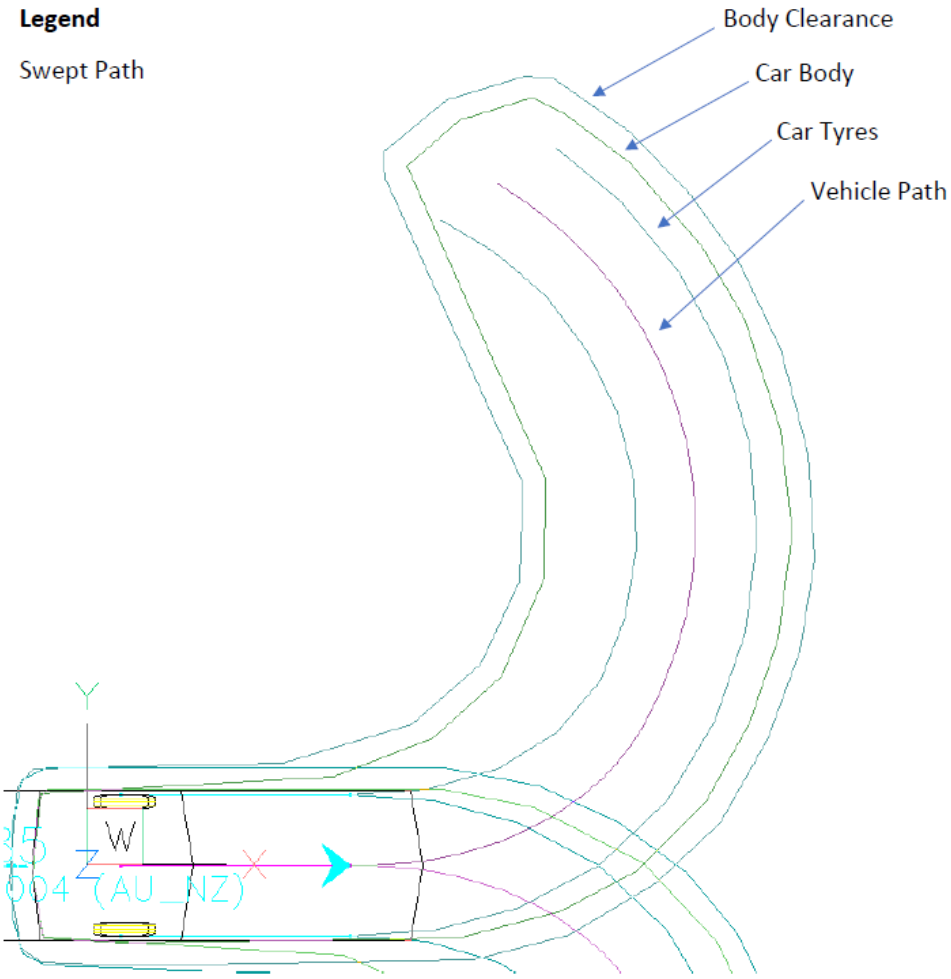


EAST ELEVATION
SCALE 1:100

PROPOSED:
MIXED USE DEVELOPMENT
AT:
93 PRINCES HIGHWAY
YARRAGON VIC 3823

ATTACHMENT C

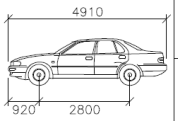
SWEPT PATH ANALYSIS (B85 CAR)




Traffic Solutions
Design Vehicle
4910
920
2800
B85 mm
Width : 1870
Track : 1770
Lock to Lock : 6.0
Steering Angle : 38.5
HANNS LANE
HANNS LANE
A3.01
06/11/2021
187°
93 Princess Highway Yarragon
Scale 1:200 @ A3
Swept Path Diagram (B85 Car)
Plan prepared by EB Traffic Solutions Pty Ltd

Traffic Solutions

Design Vehicle



B85	mm
Width	: 1870
Track	: 1770
Lock to Lock	: 6.0
Steering Angle	: 38.5

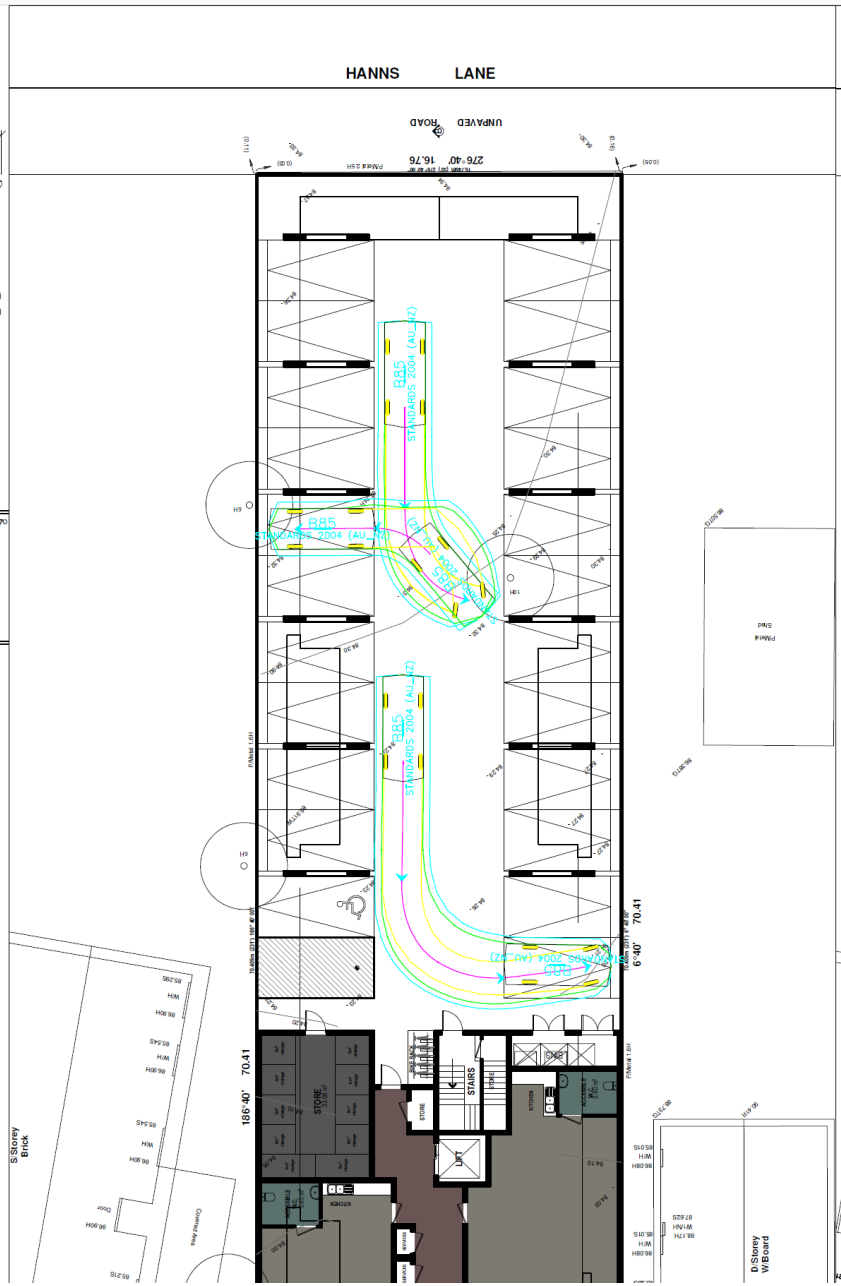
187°

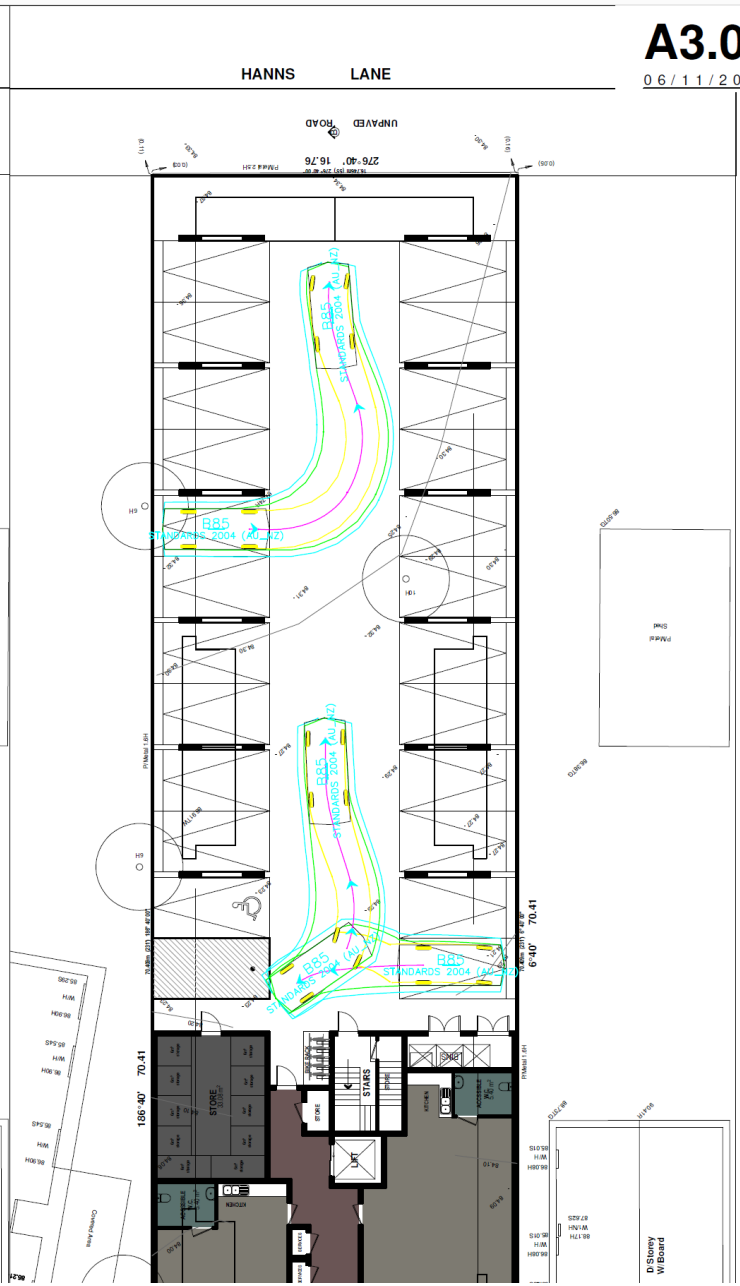
93 Princess Highway Yarragon

Scale 1:200 @ A3

Swept Path Diagram (B85 Car)

Plan prepared by EB Traffic Solutions Pty Ltd





A3.02

06/11/2021

Waste Management Plan

93 Princes Highway, Yarragon

Revision C

10/12/2021

A L2, 433-435 South Road, Bentleigh VIC 3204
T 03 8899 6149
F 03 9555 4576
E energy@tul.net.au

Contents

URBANLEAF

A L2, 433-435 South Road, Bentleigh VIC 3204
T 03 8899 6149
F 03 9555 4576
E energy@tul.net.au

Company Profile – The Urban Leaf Pty Ltd

Mission Statement

We are a team of professionals, dedicated to encouraging sustainable design within the building industry and its related businesses.

We provide clients with reports that comprehensively outline, describe and recommend ecological solutions for different stages of the construction process.

Our team's professional and personal growth is fostered within a positive working environment. Our innovative, original thinking works diligently towards ensuring the social, economic and environmental needs of our community are met and enjoyed by future generations.

Company Philosophy

Our philosophy and motivation is simple. We believe everyone has a responsibility to protect the Earth's eco-systems.

By preserving natural resources, we can guarantee that communities will continue to benefit from an uncompromised quality of life.

In addition, conserving natural resources within our lifetime ensures the legacy we leave for future generations is one that advocates respect for our environment as well as for each other.

Our role in assessing and encouraging sustainable design within the building industry is an important one because it supports ecologically-sound practises.

Our work enables us to promote more efficient use of ecological resources and reduce unnecessary environmental impact.

Services

All of our services are connected to our company's philosophy and contribute to supporting a sustainable environment. We pride ourselves on delivering professional, independent, objective appraisals and reports. Any recommendations we make are underpinned by legislative and regulatory compliance.

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L2, 433-435 South Road, Bentleigh VIC 3204
03 8899 6149
03 9555 4576
energy@tul.net.au

1. Project Information

The Urban Leaf Pty Ltd has been engaged by Amina Noureddine to prepare a Waste Management Plan (WMP) for the proposed development.

Municipality:	**Baw Baw Shire**
Site Address:	**93 Princes Highway, Yarragon**
Total Site Area:	**1,180.33m²**
Project Description:	**Mixed-use development**
TUL Reference Number:	**J96**
Assessment Completed by:	**Laura Pospisil** *(Dip. Building Design)*
	Melissa Frois *(B. Arch)*

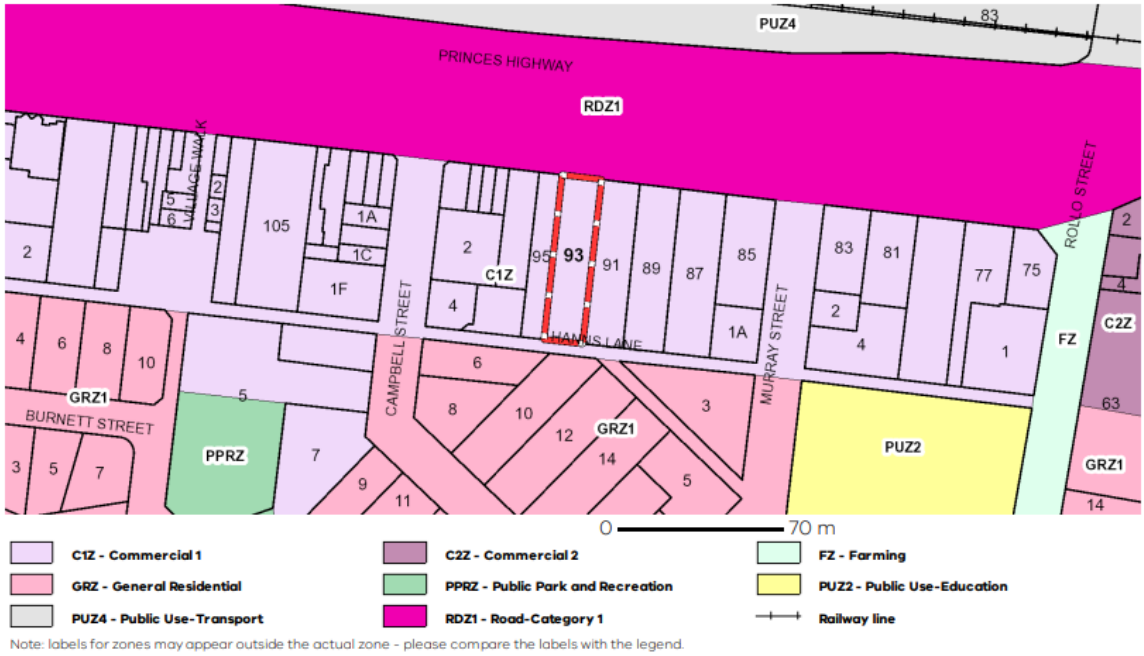

Figure 1: Zoning Map (source: planning.vic.gov.au)

All results generated by this report are based on Town Planning Drawings prepared by **Lazarovski Design, dated 2021.12.09.**

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T 03 8899 6149
F 03 9555 4576
E energy@tul.net.au

2. Description of Use

2.1 Subject Site

The proposed development is located within the Commercial 1 Zone (C1Z) of the Baw Baw Shire. The subject site is approximately 15km south-east of Warragul located along the M1 freeway and is currently surrounded by residences, mixed-use buildings and commercial premises.

The subject site is currently occupied by a single storey brick dwelling which will be demolished prior to commencing the construction. Its western elevation fronts Princes Highway Service Road, which created a buffer between the development and the Princes Highway, which has been classified as a Category 1 Road. Parking restrictions are currently present along the site frontage facing Princes Highway Service Road.

2.2 Proposed Development

The mixed-use development will span over 2 levels and consist of:

- 3 two-bedroom apartments, and
- 7 one-bedroom apartments, and
- Total of 10 residential units
- Total of 2 commercial tenancies, assumed to be operational 7 days a week
- Parking lot

LEVEL	DESCRIPTION
Ground	Carparking, 1 Shop (non-food), 1 office, Foyer/entry, Bin room, Bicycle parking, Storeroom, Services
First Floor	10 apartments, Stairs/lift, Foyer, Bin chute

Please note: This Waste Management Report is only applicable to the operational phase of the development. It is not relevant to any demolition or construction works to be undertaken on site.

A L2, 433-435 South Road, Bentleigh VIC 3204
T 03 8899 6149
F 03 9555 4576
E energy@tul.net.au

3. Estimated Waste Generation

Residential

Please note: Residential waste generation rates are based on typical figures from the Guidelines for Waste Management Plans 2021 by the City of Melbourne.

WASTE SOURCE	NO. of UNITS	TOTAL WEEKLY GARBAGE	TOTAL WEEKLY ORGANICS	TOTAL WEEKLY RECYCLING	TOTAL WEEKLY GLASS
Apartments (2 bedrooms)	**3**	(3 x 100L x 0.75) **= 225L**	(3 x 100L x 0.25) **= 75L**	(3 x 100L x 0.7) = **210L**	(3 x 100L x 0.3) = **100L**
Apartments (1 bedroom)	**7**	(7 x 80L x 0.75) = **420L**	(7 x 80L x 0.25) = **140L**	(7 x 80L x 0.7) = **392L**	(7 x 80L x 0.3) = **168L**
Total	**10**	**645L**	**215L**	**602L**	**268L**

Commercial

Please note: Commercial waste generation rates are based on Guidelines for Waste Management Plans 2021 by the City of Melbourne/Sustainability Victoria's Waste and Recycling Generation Rates Calculator, and Australian waste audits and discretionary figures.

WASTE SOURCE	NO. of UNITS	TOTAL WEEKLY GARBAGE	TOTAL WEEKLY ORGANICS	TOTAL WEEKLY RECYCLING	TOTAL WEEKLY GLASS
Shop non-food (148m^2)	**1**	(518L x 0.65) = **337L**	(518L x 0.35) = **182L**	(518L x 0.70) = **363L**	(518L x 0.30) = **156L**
Office (176m^2)	**1**	(123L x 0.65) = **80L**	(123L x 0.35) = **44L**	(123L x 0.70) = **87L**	(123L x 0.30) = **37L**
Total	**2**	**417L**	**226L**	**450L**	**193L**

*The Victorian Government's four-bin waste and recycling system is being rolled-out in a staged transition. Provisions have been made in this report for a separate glass collection, which will become relevant in due time.

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T 03 8899 6149
F 03 9555 4576
E energy@tul.net.au

4. System and Size

PROPERTY TYPE	WASTE STREAMS	BIN SIZE	BIN AREA	BIN QUANTITY
Residential Apartments	Garbage	360L	0.58m^2	1
	Recycling	360L	0.58m^2	1
	Organics	120L	0.26m^2	1
	Glass	240L	0.43m^2	1
	Hard Waste	-	2m^2	
Commercial	Garbage	240L	0.43m^2	1
	Recycling	240L	0.43m^2	1
	Organics	120L	0.26m^2	1
	Glass	120L	0.26m^2	1

Please note:

- *Should the demand for waste streams increase in the future, it is the responsibility of the Owners Corporation to make the necessary arrangements to the waste management system.*

- The waste management system and facilities are specified below:
  - Storage space to be allocated inside each apartment for a minimum of two days' worth of waste.
  - Four bins within the kitchen area to store garbage, recycling, organics and glass waste.
  - Private bins should be colour coded in line with AS 4123.7-2008.
  - Commercial bins are located within each tenancy and subject to future fit-out details.
  - A Bin Store has been proposed on the Ground Level at the rear of the building adjacent to the parking lot. Main collection bins shall be kept within the Bin Store.
  - A Chute Room has been allocated on each apartment level.
  - Additional reinforcements shall be applied to bins located directly under the chutes to enable it to withstand incoming waste items.

- The various collection waste-streams are summarised below:

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T 03 8899 6149
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- **Garbage**: Household rubbish and other items that cannot be reused, recycled or composted. For collection purposes, garbage shall be stored within collection bins.

- **Recycling**: This may include items such as paper, cardboard, cartons, aerosol cans, polyethylene terephthalate (PET), aluminium, steel, and HDPE containers. All recyclables shall be commingled into one collection bin.

- **Organics:** This may include all garden waste for green resource recovery and food waste.
    - **Garden waste:** Waste produced by garden sources. Examples include: grass clippings, leaves, weeds, garden pruning.
    - **Food waste**: Any food that is discarded or lost uneaten, such as fruit and vegetable scraps. Most food waste is avoidable and should be disposed of in a more sustainable way (avoid the landfill).

- **Glass**: In line with the Victorian Government's four-bin waste and recycling system, glass jars and bottles shall be separated from other recyclables to reduce contamination and improve the quality of the recycling process. The Baw Baw Shire Council is yet to enforce the implementation of glass as a separate waste stream; however, the space should be allocated for future developments.

- **E-waste**: This may include discarded electrical or electronic equipment with a power cord or battery and its corresponding parts. Examples include computers, mobile phones, kitchen appliances and white goods. The Victorian Government has been banned e-waste from Victoria's landfill. The disposal of items classified under this category shall be organised with the assistance of the Owner/Owners Corporation and an approved e-waste service provider. No electronic waste is to be stored in the general waste bins. Residents are to be encouraged to recycle any electric waste.

- **Hard Waste**: Bulky household item that would not be collected in typical waste collection service, such as furniture and whitegoods.

- **Other Waste Streams:** This may include hard, liquid wastes and home detox (paint/chemicals). If required, the disposal of items classified under this category shall be organised with the assistance of the Owner/Owners Corporation and the chosen contractor. Alternatively, such items can also be dropped off at specific collection and recovery points around the municipality. Please refer to Baw Baw Shire Council's Recycling & Waste A-Z guideline in their waste booklet (**Appendix 6**) for further details.

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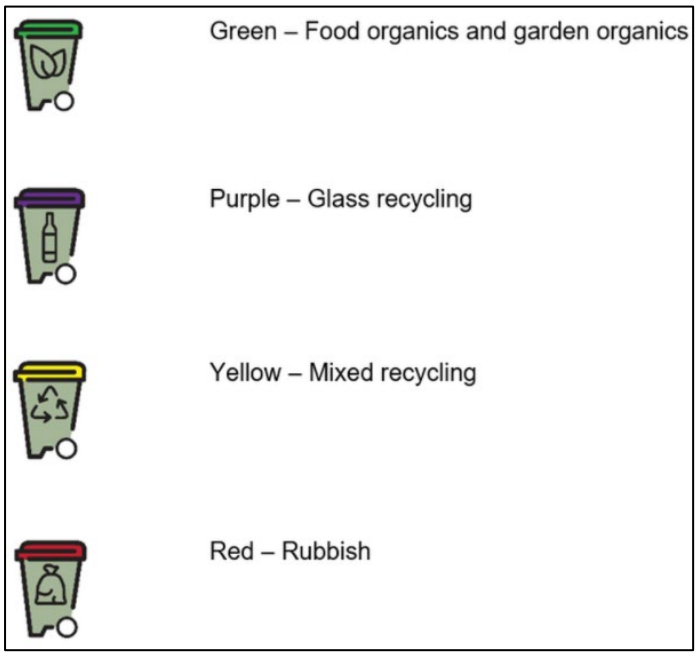

Please note: Figure 2: Bin colour to be consistent with AS 4123.7-2008 (source: State Government of Victoria)

5. Recommended Collection Service

Garbage, Recycling, Organics and Glass

- **Residential:** Municipal kerbside bins would affect the streetscape and require a substantial onsite storage facility, based on the estimated weekly garbage and fortnightly recycling collections of approximately 20 bins. The Frontage Plan indicates there is **insufficient** space on the streetscape to place 20 large bins (120L and 240L).

- **Commercial Waste:** Based on anticipated waste, municipal services would be insufficient as these are limited to 1 x 120L garbage bin (emptied weekly) and 1 x 240L recycling bin (emptied weekly) per tenancy.

- **Therefore, it is recommended that a private contractor is engaged to collect waste. This must be organised by the Owners Corporation.** The utilising of bulk bins is recommended. Private bins would remain within the building. The contractor is responsible for emptying the bins and returning them.

Please note: Future tenants are still obliged to pay for municipal charges regardless of the level of municipal collection services provided.

Hard Waste

- The Owners Corporation shall organise collection and appoint a private contractor to collect hard waste.

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- Residents may also be eligible for a Transfer Station Voucher and are encouraged to contact the Council for more information.

- Items classified under this category can also be taken directly by residents/tenants to the nearest local waste recovery centre: **Lardner Transfer Station, Simpson Road, Lardner**.

Green Waste

- The Owners Corporation shall appoint a private maintenance contractor to remove green waste from all common areas.

6. Access to Waste Facilities

- Access to the Bin Store and drop-off areas will be via the service laneway, Hanns Lane.

- A Chute Room has been allocated on the first floor apartment level.

Garbage and Recycling

- Commercial tenants will manually place waste into the respective collection bins located within the Bin Store (if required, use a suitable trolley).

- The proposed development will have a dual chute system on the first floor as indicated on the floor plans for general waste and recycling.

CHUTE SIZE	*(2) 700mm x 1000mm chutes*

Please note: The Owners Corporation will have access to the Bin Store and must rotate the bins, ensuring that all users are able to reach the empty bins.

- Residents will place garbage and recyclables into chutes with a direct route to the collection bins (1 bin designated for each waste stream) located on the ground floor Bin Store.

- The chute doors on each floor will have proper labels to indicate both the general waste and recycling.

Organics and Glass

- Residents and commercial tenants will manually place organics and glass waste into collection bins located within the Bin Store (if required, use a suitable trolley).

- Provision for two exclusive food waste bins and two exclusive glass waste bins within the proposed Bin Store.

- Residents are encouraged to manually place their food waste into the respective collection bins located within the Bin Stores.

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7. Total Designated Bin Store Area & Number of Bins

TOTAL NUMBER OF BINS TO BE STORED	REQUIRED BIN STORE AREA	AVAILABLE BIN STORE AREA
8 bins	*3.23m²*	*6.88m²*
2m² hard waste collection area	*2m²*	*2.7m²*

8. Collection Frequency

- Below indicated the proposed waste collection frequency for the proposed development:

WASTE	COLLECTION FREQUENCY
Garbage	***2 x Weekly***
Recycling	***2 x Weekly***
Organics	***2 x Weekly***
Glass	***2 x Weekly***

9. Collection Arrangements

- Prior to the collection, a building caretaker or appointed person will transfer the bins to the presentation area in order to maximise the efficiency of the collection process and will return the bins to the Bin Store after collection has occurred.
- A spacing of 300mm-500mm between bins must be applied during presentation. Refer to **Appendix 3** for bin presentation.
- The Owners Corporation is to ensure all engaged contractors be given appropriate site access.
- Due to turning limitations within the carpark, the collection vehicle is to be safely parked along Hanns Lane. Refer to **Appendix 4** for site access arrangements. The contractors are to enter the property and transfer the waste bins from the bin presentation area onto the collection vehicle and back again.
- Additional support equipment (ie. manual bin tug or mechanical bin mover) should be used if required.
- Should the waste system fail to cope, the Owners Corporation must make the necessary operational adjustments.

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- The industry standard vehicles sizes are as follows:

TRUCKS	TRAVEL HEIGHT	CLEARANCE HEIGHT	LENGTH
Rear Loading	3.50m	4.50m	10.24m
Side Loading	3.63m	4.50m	9.64m
Front-lift Loading	3.82m	6.10m	10.52

- The principles, duties and rights within The Occupational Health and Safety Act (2004) and the Occupational Health and Safety Regulation (2007) will be adhered to by relevant parties in relation to bin movement to and from the collection area.

  Note: For increased safety, collections will be performed during off- peak traffic hours

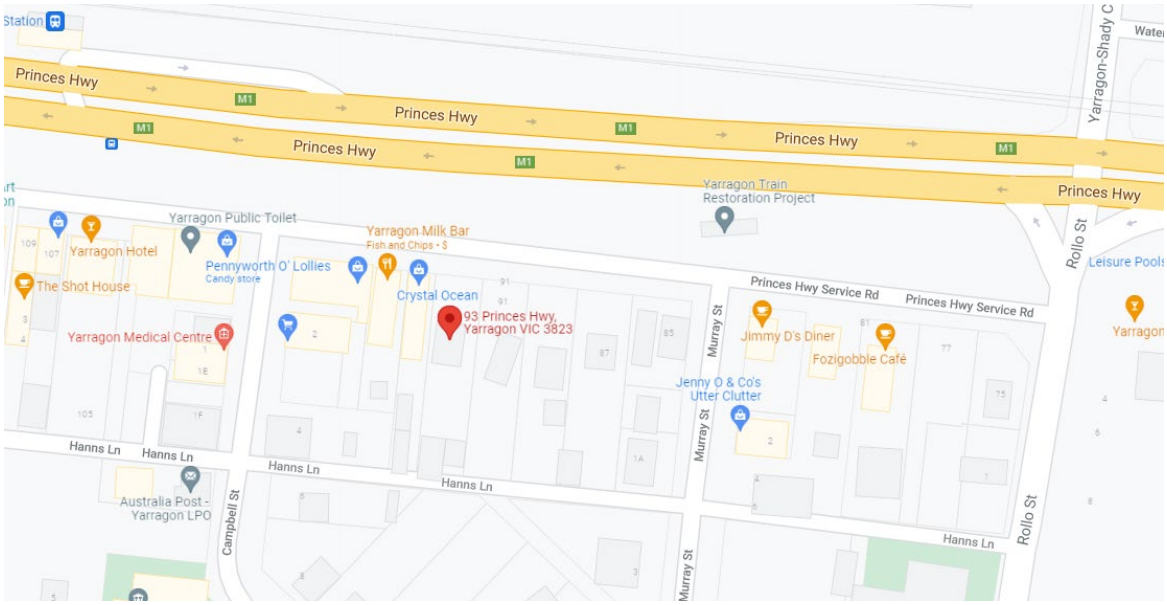

Figure 3: Site location (source: Google Maps)

10. Assessment of Town Planning Drawings

The report has inspected the submitted plans along with the above schedule of waste systems and requirements. It can be determined that the plans demonstrate sufficient provision for onsite bin storage.

Collection frequency will also be sufficient.

However, should the proposed waste system fail to cope, the Owners Corporation must make the necessary operational adjustments.

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11. Noise Minimisation

Glass being emptied from collection bins and subsequently into the collection vehicle, and alarms from a reversing collection vehicle are identified as major sources of noise during the regular domestic waste collection.

The following methods are recommended to be applied to minimise noise during collection hours:

- Careful consideration of the proximity of the Bin Store and collection points to the future residents. Increasing the distance will minimise noise impact.
- Design and planning interventions within the proposed scheme to minimise the need for the engaged collection vehicle to reverse.
- Collection bins shall consist of a plastic lid and body, with rubber castors for quiet rolling during transfer periods.
- Appropriate surface covers should be considered to minimise noise during bins transfer.
- Insulate the chosen chute system.
- All operations in public areas and roads shall adhere to local regulations.
- In the case of a private service, collection hours must in adherence to Council's regulations. Additionally, Section 5 of the Victorian EPA Noise Control Guideline TG302/92 must be observed to minimise noise disturbance and preserve the acoustic amenity of the development and surroundings.
- Private contractors will be required to negotiate their collection services with the relevant council so that their services for this address coincide with council's normal residential collection. The operator shall ensure that the private collection contractor complies with the guidelines to minimise the acoustic impact of waste collection activities.

Victorian EPA Noise Control Guidelines, Publication 1254, October 2008 (excerpt)

Section 5. Domestic Refuse Collection

The main annoyance produced by domestic refuse collections occurs in the early morning (in other words, before 7 am).

Therefore, if possible, routes should be selected to provide the least impact on residential areas during that time.

Collection of refuse should follow the following criteria:

- Collections occurring once a week should be restricted to the hours 6 am — 6 pm Monday to Saturday
- Collections occurring more than once a week should be restricted to the hours 7 am — 6 pm Monday to Saturday

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- Compaction should only be carried out while on the move.
- Bottles should not be broken up at the point of collection.
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance.
- Noisy verbal communication between operators should be avoided where possible.

12. Hygiene

- The Bin Store will be ventilated in accordance with Australian Standard AS1668. To minimise odour, air flowing from the Bin Store should not be discharged close to the units.
- The Bin Store will feature tightly fitted doors. All other openings shall have vermin-proof mesh or similar.
- The floor will be porous, smooth, slip-resistant, and have appropriate drainage.
- Store doors must be kept closed when unattended.
- The Bin Store must be easy to clean. It shall include a graded bin wash area with bibcock, hose, and floor-waste with silt trap, connected in accordance with the relevant authority requirements.
- The bin and wash areas may overlap, as stored bins can be moved-out so that a bin can be washed.
- The Owners Corporation is required to regularly clean the communal waste areas (including the bins, floors and walls) and any relevant waste equipment. It must also keep bin lids closed.

13. Design, Safety & Aesthetics

- Bin infrastructure shall be stored securely on the property, with all waste being placed within the respective bins and stored in the designated onsite areas (preferably screened or hidden from external view).
- Following waste collection activities, bins will be returned to the storage areas as soon as practicable.
- Waste facilities will be constructed from durable materials and finishes and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated. This provides comfort, safety, and security to users, staff, and contractors.

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- The design and construction of waste facilities and equipment shall conform to the National Construction Code (NCC), Australian Standards, and local laws.

- Childproofing and public safety will be assessed and ensured.

14. Waste Sorting & Collection Responsibilities

- **Garbage**: Garbage to be placed inside tied plastic bags prior to transferring into the collection bins.

- **Recycling**: Items to be emptied of any food or liquid waste prior to disposal into the respective collection bin. Bagged recycling is not permitted. To reduce plastic contamination in the recycling stream, it is recommended to supply a small plastic side bin beside the recycling bins.

- **Organics**: Only wrap food waste with newspaper sheets or paper towels. No plastic bags to be placed in the green bin.

- **Others**: Cardboard to be flattened prior to disposal into the respective collection bin.

- The Owners Corporation is responsible to ensure residents/tenants follow waste and recycling requirements.

15. Facility Management

- The Owners Corporation are responsible to maintain all waste areas and components (including signage), to the satisfaction all relevant parties.

- The Owners Corporation will ensure that proper maintenance and upgrades are carried-out on the facility and components of the waste system. This includes engaging an appropriate contractor to conduct the tasks.

- It is recommended that an appointed site caretaker be responsible for managing the site's waste management procedures. Responsibilities may include: bins transfer, facility washing and maintenance, prompt removal of dumped rubbish, and educating residents and tenants about the various systems.

16. Litter & Pollution Reduction

Fulfilling the obligations below will minimise the dispersion of site litter and prevent stormwater pollution, thus avoiding negative impact to the local amenity and environment.

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- Avoid irresponsible waste dumping by ensuring proper waste disposal into the appropriate collection bins.
- Preventing overfilled collection bins. Lids must be closed at all times, leak-free.

- Securing the Bin Area access solely to residents/tenants and relevant authorities, hence restricting any illegal dumping by non-authorised users.

- Taking action to prevent dumping and/or unauthorised use of waste areas

- All collection vehicles should fully secure and contain their loads. Should any spillage occur during collection time, the Owner/Owners Corporation must immediately arrange for clean-up.

- Performing frequent walk-throughs and random bin inspections around the development.

17. Protection of Waste Equipment

It will be the responsibility of the Owners Corporation to protect the equipment from theft and vandalism. This may include the following initiatives:

- Applying the necessary security measures to secure the Bin Store.

- Owners Corporation will ensure that only waste emanating from the development's site is to be placed in the bins.

- Recycling facilities should be as convenient and accessible as their garbage counterparts. They should never stand alone, must be in proximity of the garbage bins.

- The private collection contractor shall transfer bins from the store to the truck and back (bins shall not be placed on the street).

18. Labelling, Education & Communication

- It is critical to provide future residents with appropriate **directional signage** towards the nearest bin storage area, as well as **instructional signage** containing what material to be placed in each bin. Signage is available at the following internet address:
  - *https://www.melbourne.vic.gov.au/residents/waste-recycling/apartment-buildings/Pages/waste-signage-for-apartments.aspx*
  - *https://www.sustainability.vic.gov.au/Government/Signage-and-resources/Public-place-waste-signage*

- When bins are allocated to service individual units or a pair of units, it is encouraged to number the bins with their corresponding property address.

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- **The Owners Corporation shall publish and distribute "house rules" and educational material to:**
  - Inform residents/tenants about the waste management system and the use/location of the associated equipment.
  - Improve facility management results (lessen equipment damage, reduce littering, and achieve cleanliness)
  - Advise users to sort and recycle waste with care to reduce contamination of recyclables.

19. Sustainability Obligations & Initiatives

Disposed waste in landfills produces unwanted greenhouse gasses which contributes to the climate change. While breaking down, the materials will produce many by-products, including methane gas, which is "at least 21 times more potent than carbon dioxide". Hence it is essential to reduce the amount of materials sent to landfills through efficient resource recovery services (of food waste and organics). As the State's population is rapidly growing, it is essential to minimise waste generation and provide more efficient and accessible waste infrastructure within Victoria. Landfills should be regarded as the worst-case scenario, and more emphasis should be placed to **avoid**, **reuse**, **recycle** and **recover** waste.

Getting Full Value – the Victorian Waste and Resource Recovery Policy and *Statewide Waste and Resource Recovery Infrastructure Plan (SWRRIP)* have also recently been put in place to promote a more effective and integrated waste management system within Victoria. The two frameworks aim to be more responsible in addressing the environmental and public health risks of waste. Furthermore, *Getting Full Value* targets to "facilitate a Victorian waste and resource recovery system that maximises the economic value of waste."

The Owners Corporation will observe the guidelines of the state's initiatives and will encourage residents/tenants to participate in minimising the impact of waste on the environment.

For a more responsible and sustainable waste management system, all relevant parties shall consider the following:

- Peruse the Sustainability Victoria Website: www.sustainability.vic.gov.au;
- Participate in council, community, and in-house programs for waste minimisation
- Establish waste reduction and recycling targets
- Promote on-site food management systems, such as compost bins, bokashi bins or worm farms.
- Conduct periodic waste audits, keep records, and monitor the amount of recyclables found in landfill- bound bins (sharing results with users/staff).

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20. Current Programs

In hope to further minimise the amount of waste going to landfills, the following programs are available to educate and encourage residents/tenants towards a more efficient recovery system. Please check with the Baw Baw Shire Council for availability and eligibility.

- Love Food, Hate Waste
- Share Waste
- Compost bin rebate for ratepayers

21. Strategy for the Future

The development's future waste requirements may be affected by future legal revisions in requirements (revised best practice standards, new/updated legislation, by-laws, etc) or changes to the development's own waste patterns (waste composition, volume, or distribution). Hence the Owners Corporation will be responsible for future-proofing the development's waste systems and making the necessary adjustments to the waste management system, including:

- Performing a waste audit on residents or commercial tenants and defining new waste strategies to respond to the audit results;
- Revise the current waste system, which may include upgrading current bin size and quantity or adding new bins to respond to new waste streams. It is important to avoid installing any potential obstacles that would make it difficult to modify existing bin sizes.
- Re-educating residents or commercial tenants about the appropriate use of the various waste management systems implemented.
- Updating the scope of services provided by the appointed collection contractor.

22. Policy, Legislation and Guidelines

The relevant policy, legislation and guidelines have been and should be considered when developing and administering a Waste Management Plan, including but not limited to:

- Environmental Protection Authority Act 2017
- Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (*Sustainability Victoria*, 2018)
- Environment and Planning Act 1987
- Getting Full Value – the Victorian Waste and Resource Recovery Policy

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- Work Safe Victoria's OHS Guidelines for the Collection, Transport and Un-Loading of Non-Hazardous Waste and Recyclable Materials
- AS 4123.1-7: Mobile Waste Containers, AS 1668.2: Odour, AS 2890.2: Parking Facilities, AS/NZS 5377:2013: E-waste, AS 4736-2006, AS 58110-2010: Biodegradable plastics, AS 4564-2012: Composts, AS 1319: Safety signs

23. Summary of Waste Management Plan

1. The inspected plans indicate sufficient space has been allocated to meet the specifications as outlined in this report.
2. Collection arrangements and frequency will be sufficient.
3. Adequate access to all relevant parties is available.
4. Noise Minimisation as per Victorian EPA Noise Guidelines will be possible.
5. Litter, Pollution and Hygiene minimisation will be possible.
6. Safety, Design and Aesthetics of Bin Store is suitable.
7. Waste Management and Equipment Protection will be the Owners Corporation's responsibility.
8. Owners Corporation will be responsible for adjusting waste management strategies.
9. Obligations and initiatives regarding achieving Victoria's sustainability policies are being adhered to.

24. Contact Information

Baw Baw Shire Council (local council) ph 1300 229 229

Waste Wise Environmental (private waste collector) ph 03 9359 1555

Cleanaway (private waste collector) ph 131339

KS Environmental (private waste collector) ph 03 9551 7833

Eco-Safe Technologies (odour control equipment supplier) ph 03 9706 4149

Solution for Workplace Health and Safety (OH&S consultant) ph 0425 802 669

Electrodrive Pty Ltd (tug & trailer supplier – for bin transfers) ph 03 9357 7699

Sabco Commercial (supplier of cleaner's trolleys) ph 03 8698 2851

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Sulo MGB Australia (bin supplier) ph 03 9357 7320

One Stop Garbage Shop (bin supplier) ph 03 9338 1411

Note: The above is a complimentary listing of collection contractors and equipment suppliers. The stakeholders are not obligated to procure goods/services from these companies. The Urban Leaf does not warrant (or make representations for) the goods/services provided by these suppliers.

25. Limitations

- The purpose of this report is to document a Waste Management Plan, as part of a Town Planning Application.
- This report is based on the following conditions:
    - Operational use of the development (excludes demolition/construction stages).
    - Drawings and information supplied by the project architect.
    - The figures presented in this report are estimates only. The actual amount of waste will depend on the development's occupancy rate and waste generation intensity, the operator's disposition toward waste and recycling, and the operator's approach to waste management. The operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased).

This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures.

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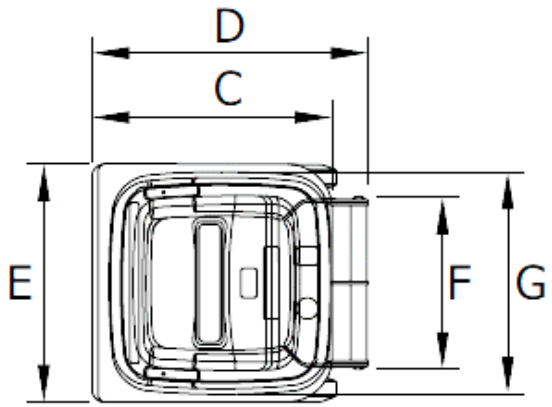
Appendix 1 – Bin Capacities & Dimensions

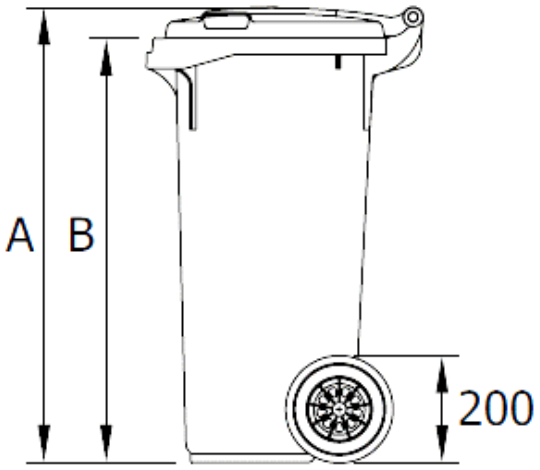
Dimensions - Weights - Standards

Nominal volume:	120 litres
Net weight:	approx 9.3 kg
Max load:	48 kg
Permitted total weight:	60 kg

A	930 mm	D	545 mm	G	480 mm
B	870 mm	E	480 mm		
C	480 mm	F	335 mm		

Measurements to be used as a guide only – variations will occur





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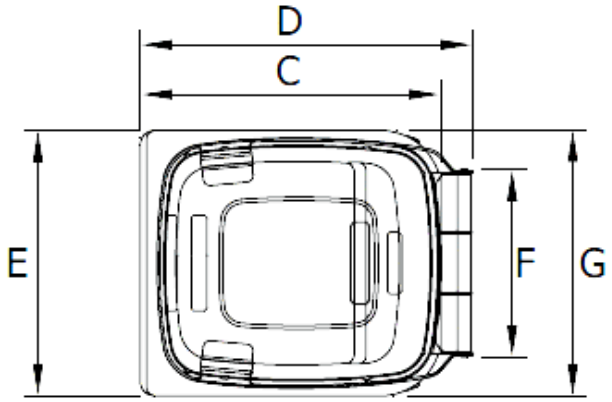
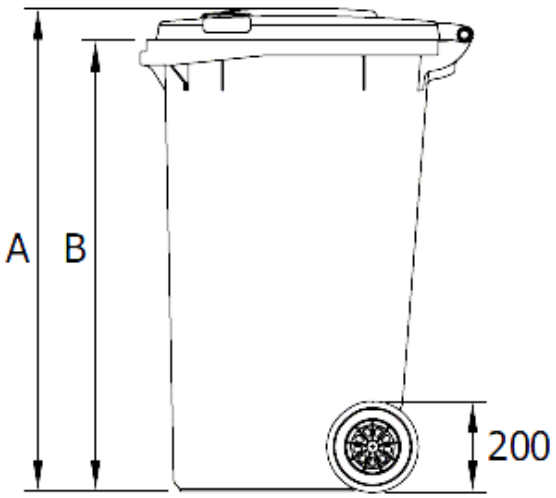
Dimensions - Weights - Standards

Nominal volume:	240 litres
Net weight:	approx 13 kg
Max load:	96 kg
Permitted total weight:	110 kg

A	1060 mm	D	730 mm	G	550 mm
B	990mm	E	585 mm		
C	660 mm	F	400 mm		

Measurements to be used as a guide only – variations will occur





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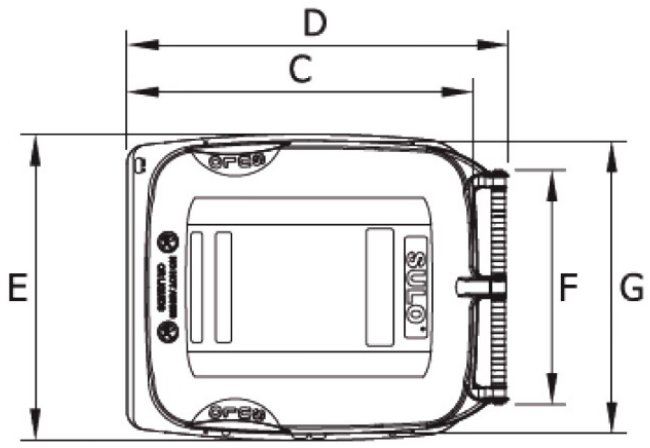
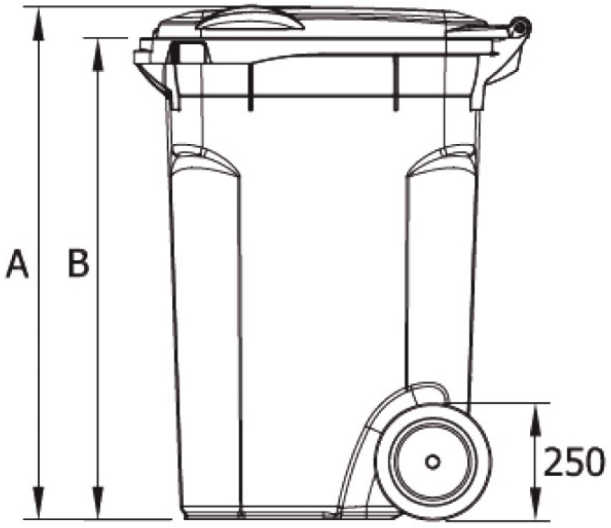
Dimensions – Weight – Standards

- Nominal volume: 360 litres
- Net weight: approx 17 kg
- Max load: 144 kg
- Permitted total weight: 159 kg

A	1100 mm	D	848 mm	G	650 mm
B	1028 mm	E	680 mm		
C	770 mm	F	520 mm		

Measurements to be used as a guide only – variations will occur





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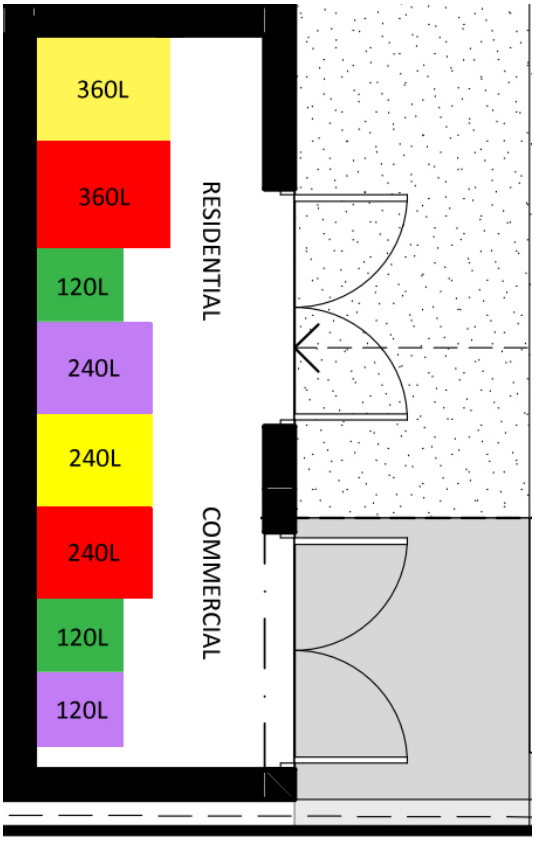
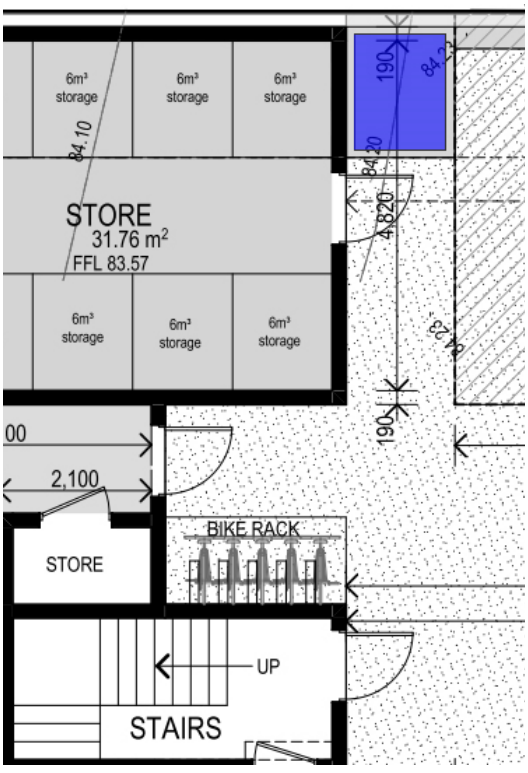
Appendix 2 – Bin Storage Area



Garbage
Recycling
Organics
Glass



2m² hard waste collection area

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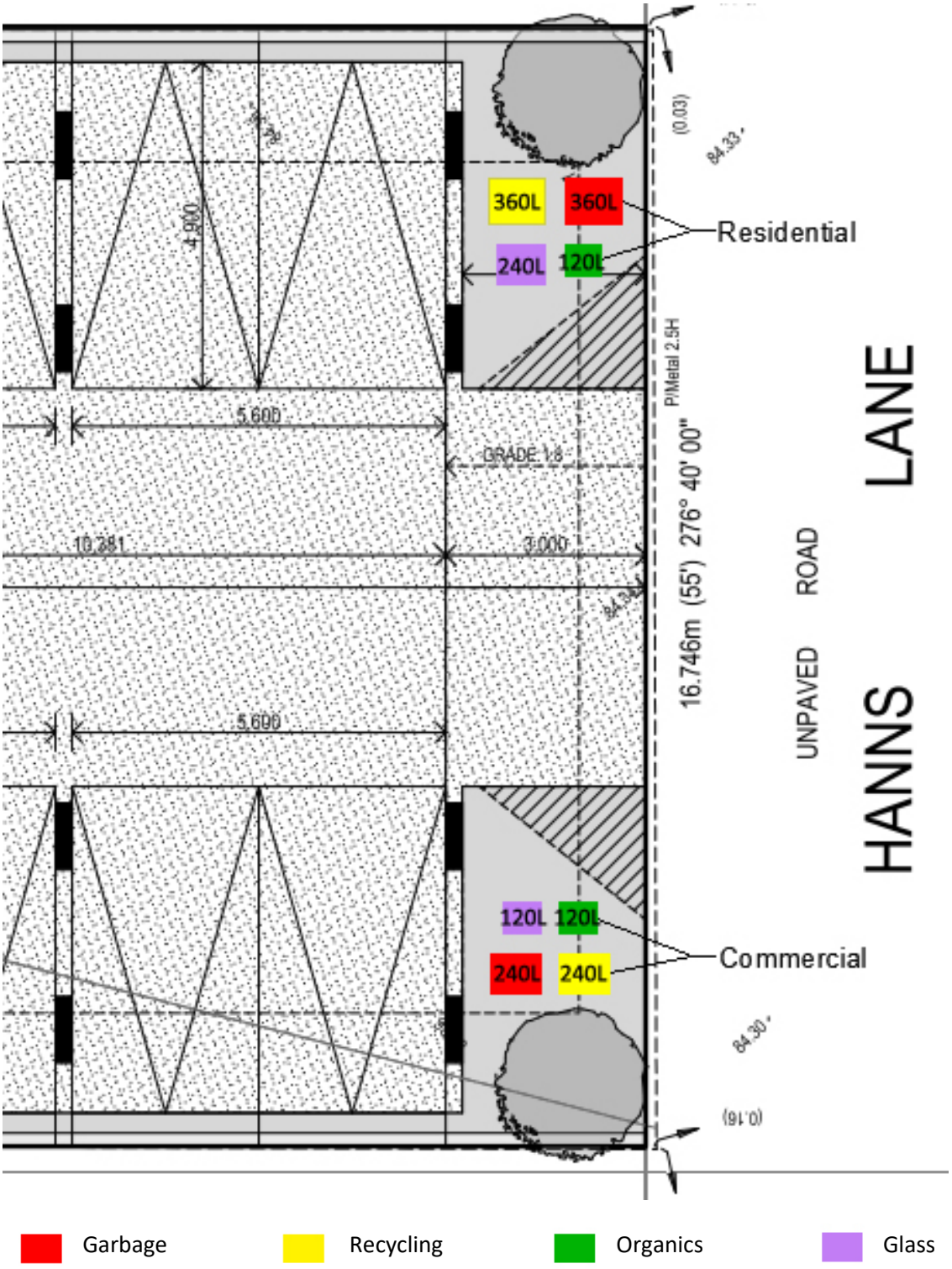
Appendix 3 – Bin Presentation Area



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Appendix 4 – Site Access Arrangements

(Source: Google Images)

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Appendix 5 – Sustainability Victoria's Waste and Recycling Generation Rates Calculator

Commercial non-food premises

Type	Area in m2
Education	0 m2
Offices	176 m2
Licensed club	0 m2
Shops non-food	148 m2
Showrooms	0 m2
Warehouse	0 m2
Cattery	0 m2
Childcare	0 m2
Gym	0 m2
Hairdresser	0 m2

Weekly generation

Garbage	Recycling
641L	641L

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Appendix 6 – Baw Baw Shire Council's 2021/22 - Recycling and Waste Guide

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BAW BAW SHIRE COUNCIL

2021/22

Recycling and Waste Guide

Reduce, Reuse, Recycle

Worm Farm and Compost Bin Rebate available for ratepayers only (further conditions apply). Refer to application form on Council's website.

See inside for more offers

Garbage (weekly)

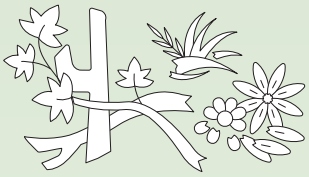
No loose items.
All garbage must be securely bagged or wrapped.

Recycle (fortnightly)

All items must be loose

Green Organics (fortnightly)

Grass clippings and weeds (without soil), garden pruning's including rose clippings and leaves. Branches no larger than 10cm in diametre and 30cm long.



Place green waste into green bin only a few days before collection day to prevent the bin from compacting and becoming too heavy for collection.

No garbage, plastic bags, plant pots, food scraps, building materials, sand, soil, rocks, stones, tree stumps, treated or painted timber or noxious weeds.

THESE ITEMS CAN NOT GO IN ANY BIN:

- Liquid waste of any kind
- Asbestos
- Toxic, chemical or hazardous waste
- Oil, paint or solvents
- Hot ashes
- Vehicle or engine parts including tyres
- Medical waste or syringes
- Construction, demolition, or trade wastes of any kind.

Littering and illegal dumping

Illegal dumping of waste or littering can cause significant environmental issues including contaminating land, polluting waterways, increasing the risk of fire and causing harm to local wildlife and their habitats. Cleaning up dumped litter and prosecuting offenders costs the community thousands of dollars each year.

Council, the EPA and Parks Victoria have officers Authorised under the Environment Protection Act 2017 who are able to investigate and enforce illegally dumped waste and litter offences. Offenders can be issued with significant fines and/or imprisonment, if prosecuted.

If you witness someone dumping waste or littering or have come across dumped waste, please report it to Council on 1300 229 229 or the EPA Hotline on 1300 372 842.

CAN YOU REDUCE, REUSE, RECYCLE?

Recycling is one of the easiest ways to be sustainable, but we can do other things too.

Choosing the items we buy carefully (such as products with less packaging, or those that will last longer) and rehoming or reusing items in creative ways also helps.

Visit bawbawshire.vic.gov.au or recycling.vic.gov.au for more information.

Home composting

Composting is a great way to recycle naturally and helps reduce waste going to landfill. Council offers a rebate to ratepayers for 100% of the cost of a compost bin and worm farm up to $100 (conditions apply). Application forms on Council's website.

OFFER

E-waste

E-waste contains valuable resources and must not be placed in the kerbside rubbish.

E-waste refers to any unwanted electronic item with a plug, battery or cord including computers and office equipment, mobile phones, TV's, microwaves, power tools and light bulbs.

You can dispose of e-waste free of charge at Council's transfer stations (see transfer station details on back page). E-waste drop off boxes for household batteries, mobile phones, small appliances and electronic accessories are also located at our Drouin and Warragul Customer Service Centres.

Remember: do not dispose of batteries in kerbside bins, as they can explode or cause fires.

Check Council's website for more details, to find your nearest e-waste drop off point or to sign up for quarterly updates via our newsletter.

X-Ray recycling

Residents can dispose of their unwanted x-rays at the Drouin and Warragul Customer Service Centres in the secure x-ray disposal bin in the reception area.

For more information on recycling and waste programs and services, please visit Council's website: www.bawbawshire.vic.gov.au or call: 1300 229 229

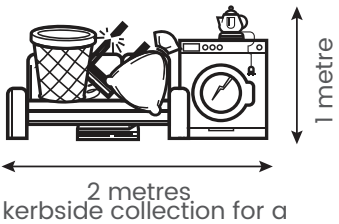
Hard waste collection

OFFER

Free 'at call' kerbside collection

Please call WM Waste Management Services on 1800 969 278 or visit www.hardrubbishmelbourne.com.au/baw-baw to book.

Residents can book one free annual 'at call' kerbside collection per financial year of up to 2 cubic metres of hard waste placed on your nature strip (conditions apply). This service is available to all residential households who have a kerbside garbage collection service (includes homeowners and tenants). Commercial, industrial, and vacant land is excluded.



Do it yourself transfer station drop off

Residents also have the option to exchange their free kerbside collection for a free 'do it yourself' transfer station drop off of up to 2 cubic metres of hard waste or green waste (see transfer station locations and opening times on back page). This offer is also available to residents without a kerbside garbage collection service. To book in a free 'do it yourself' transfer station drop off please call WM Waste Management Services on 1800 969 278 who manage these bookings.

Paid pick up service

Residents can also book a paid hard waste collection. Collections are held twice a year in November and April. Bookings can be made in person at Council's Customer Service Centres or by calling Council on 1300 229 229 between Monday 4 October – Friday 22 October 2021 and Monday 7 March – Friday 25 March 2022 (conditions apply). See Council's website for details.

What happens to my hard waste?

Hard waste is collected by our contractor WM Waste Management Services using a rear loading compactor truck and tray truck. The hard waste goes to Knox Transfer Station for sorting and recycling. It is important to note, items that are placed on the nature strip for hard waste collection are not for reuse. Recycling is a process where the hard waste is turned into raw materials to be used again in new products.

Free hard waste collection or transfer station drop off

A-Z Guide to recycling and waste

- G Garbage bin *(bagged or wrapped)*
- O Green Organics bin
- R Recycling bin
- W See Council website
- C Compost bin / worm farm
- S Contact Customer Service
- Z Local supermarket
- X Charity / op shop^
- T Transfer Station
- H Hard Waste collection

Aerosol cans *(empty)* R
Aluminium foil *(cleaned & scrunched ball)* R
Animal droppings G
Asbestos W S
Bag ties G
Band aids and bandages◇ G
Baskets X
Baskets damaged *(free)* T G
Batteries *(household)(free)* W T S
Batteries *(car)(free)* T
Beer bottles R
Books X R
Bottle tops *(plastic)* W G
Bottle tops *(metal)* G
Bottles *(glass, plastic)* R
Boxes *(cardboard)* R
Branches H O
Bricks* S
Building materials* S
Cake/biscuit trays *(plastic)* R
Cans *(aluminium and tin)* R
Car batteries *(free)* T
Car/auto parts T
Carbon paper/thermal receipts G
Cardboard T R
Carpet/carpet underlay H T
Cartridges *(printer/toner) (free)* S W T
Cassette/VHS tapes G T
CD's *(e-waste)* S W T
CD covers R
Cellophane Z G

Drums triple washed *(empty)* chemical S T
DVD's *(e-waste)* T
DVD covers R
Electrical appliances *(free/e-waste)* H T
Envelopes R
Expandable polystyrene *(EPS)* bagged G
Fluorescent tubes *(free)* S W T
Foam meat trays and boxes G
Foam underlay T G
Foil *(aluminium) (cleaned & scrunched ball)* R
Foil lined cartons G
Food cans R
Food waste C G
Fridges *(free/e-waste)* H T
Fruit and vegetable scraps C G
Furniture H T X
Garden waste T C O
Gas bottles T
Glasses/spectacles G X
Grass clippings C O
Hot water units H T
Household chemicals S
Household goods H T
Hypodermic needles S
Ice cream containers R
Ice cream container lids R
Jar lids *(metal)* R
Jar lids *(plastic)* R

Paper towel roll C R
Paper towel *(used)*◇ G
Pet food tins *(rinsed)* R
Pharmaceuticals W S
Phonebooks R
Pizza boxes *(clean)* R
Placemats X G
Plant cuttings T C O
Plant pots *(clean)* T R
Plasterboard** T
Plastic bags Z G
Plastic strapping G
Plastic trays/baskets T G
Plastic wrappers/packets Z G
Plate glass T
Polystyrene *(bagged)* G
Printer/toner cartridges S W T
Pyrex ovenware *(broken)* G
Pyrex ovenware *(intact)* X
Roofing iron *(steel) (free)* T
School bags X G
Scrap metal *(free)* H T
Seedling containers *(clean)* R T
Shoes X G
Silage plastic T
Smoke detectors *(e-waste)* S W T
Soft drink bottles *(empty)* R
Soft drink cans *(empty)* R
Spirit bottles R
Sporting goods T X
Steel *(not cans and tins) (free)* T H
Steel cans and tins R

Ceramics G
Cereal box inserts Z G
Cereal boxes R
Chemicals W S
Chip packets Z G
Cigarette butts G
Cleaning rags G
Cling wrap G
Clothing X G
Clothing baskets T G
Coffee cans/jars R
Computer paper R
Computer parts *(free/e-waste)* W T
Concrete*/tiles W S
Cooking oil *(container)** S
Cooking oil *(soaked in paper)* G
Corks S
Cosmetic jars G
Cotton thread reels G
Cotton wool buds/balls G
Crockery *(broken)* G
Crockery *(intact)* X
Curtains X T
Cutlery *(metal)* X
Cutlery *(plastic)* G
Detergent bottles *(plastic)* R
Disposable nappies *(bagged)* G
Dog poo *(bagged)* G
Doors T
Drink cans R
Drums *(empty)* steel T
Drums *(empty)* plastic T

Jars R
Juice cartons G
Junk mail R
Kitty litter *(bagged)* G
Leaves C O
Light bulbs *(free)* S W T
Lolly wrappers Z G
Lunch boxes X G
Magazines R
Manure C G
Margarine tubs R
Matchboxes G
Mattresses H T
Meat scraps G
Meat trays *(foam)* G
Medicine bottles *(empty/rinsed)* R
Medicines W S
Milk bottles R
Milk cartons R
Milk containers *(plastic)* R
Mobile phones *(e-waste)* S W T
Motor oil *(free)* T
Nappies *(disposable)* bagged G
Needles W S
Newspaper R
Office paper R
Oils *(engine)(free)* T
Ovens *(free)* H T
Paint T
Paint tins *(dry/empty)* T
Pallets T

Stoves *(free)* H T
Styrofoam *(bagged)* G
Syringes W S
Take away containers *(rinsed)* R
Tea bags C G
Telephone books R
Televisions *(free)* H T
Textiles H T
Tiles* S
Timber H T
Timber *(commercial)** S
Tissues◇ G
Toilet paper rolls R
Toner cartridges S W T
Tools H T
Toys X G
Tree prunings T C O
Twine G
Tyres T
Vacuum cleaner dust G
Vegetable scraps C G
Vinyl G
Washing machines *(free)* H T
Waxed cardboard G
Waxed paper G
Weeds C O
Whitegoods *(e-waste)* H T
Window glass T
Wine bottles R
Wrapping paper R
Yoghurt containers R
X-Rays W S

PLEASE CONTACT SOLO OR THE TRANSFER STATIONS FOR CONFIRMATION ON ANY ITEMS (SEE BACK PAGE FOR CONTACT NUMBERS).

◇ All non-sharp household medical and personal hygiene waste should be placed in your kerbside bin in a sealed bag.
^ Items must be clean and in good working order
* Not accepted
** Free of asbestos

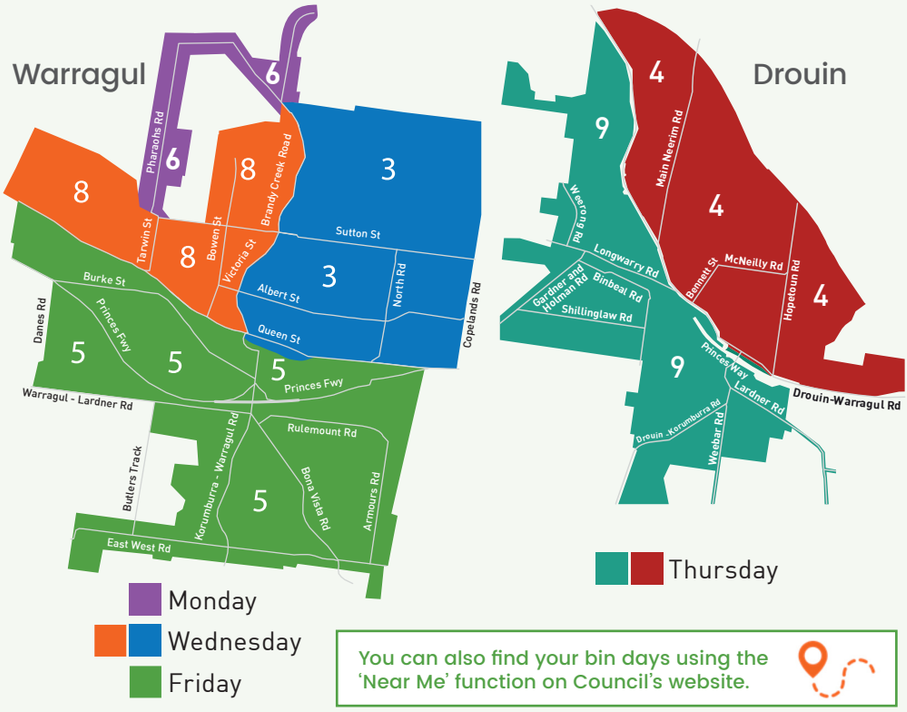
Did you know?

The recycling codes 1-7 on packaging represents the type of resin used to make the plastic. While useful for manufacturers, it doesn't mean it is suitable for your kerbside recycling collection. To find out more about kerbside recycling, please visit www.recyling.vic.gov.au or the recycling page on Council's website

A-Z Guide to recycling and waste

Recycling collection calendar

COLLECTION AREA	2021 S	2021 O	2021 N	2021 D	2022 J	2022 F	2022 M	2022 A	2022 M	2022 J	2022 J	2022 A	2022 S
Monday: Area 1 Longwarry, Longwarry North, Fisher Rd, Ripplebrook, Labertouche, Drouin South, McGlone Rd, Pryor Rd (part).	6 20	4 18	1 15 29	13 27	10 24	7 21	7 21	4 18	2 16 30	13 27	11 25	8 22	5 19
Tuesday: Area 2 Hill End, Willow Grove, Old Sale Rd (part), Tanjil South, Erica, Rawson, Coalville, Narracan, Thorpdale, Westbury, Fumina South.	7 21	5 19	2 16 30	14 28	11 25	8 22	8 22	5 19	3 17 31	14 28	12 26	9 23	6 20
Wednesday: Area 3 Warragul: East of Victoria St, North of Queen St.	8 22	6 20	3 17 31	1 15 29	12 26	9 23	9 23	6 20	4 18	1 15 29	13 27	10 24	7 21
Thursday: Area 4 Drouin: North East of Princes Way.	9 23	7 21	4 18	2 16 30	13 27	10 24	10 24	7 21	5 19	2 16 30	14 28	11 25	8 22
Friday: Area 5 Warragul: South of Queen St.	10 24	8 22	5 19	3 17 31	14 28	11 25	11 25	8 22	6 20	3 17	1 15 29	12 26	9 23
Monday: Area 6 Jindivick, Neerim East, Neerim, Neerim Junction, Neerim South, Nayook, Noojee, Rokeby, Drouin West, Buln Buln, Old Sale Rd (part), Brandy Creek, Lillico Rd, Copelands Rd (part), Pharaohs Rd, Canawindi Dve, Cataraqui Crt.	13 27	11 25	8 22	6 20	3 17 31	14 28	14 28	11 25	9 23	6 20	4 18	1 15 29	12 26
Tuesday: Area 7 Trafalgar, Trafalgar East, Yarragon.	14 28	12 26	9 23	7 21	4 18	1 15	1 15 29	12 26	10 24	7 21	5 19	2 16 30	13 27
Wednesday: Area 8 Warragul: West of Victoria St, North of Queen St.	1 15 29	13 27	10 24	8 22	5 19	2 16	2 16 30	13 27	11 25	8 22	6 20	3 17 31	14 28
Thursday: Area 9 Drouin: South West of Princes Way.	2 16 30	14 28	11 25	9 23	6 20	3 17	3 17 31	14 28	12 26	9 23	7 21	4 18	1 15 29
Friday: Area 10 Ellinbank, Cloverlea, Tetoora Road, Lardner, Nilma, Nilma North, Darnum, Shady Creek.	3 17	1 15 29	12 26	10 24	7 21	4 18	4 18	1 15 29	13 27	10 24	8 22	5 19	2 16 30



You can also find your bin days using the 'Near Me' function on Council's website.

RIGHT IDEA, WRONG BIN. THE TOP ITEMS WE GET WRONG WHEN RECYCLING ARE:

Coffee Cups

The hard plastic lid can be recycled, but the cup itself should be put in the rubbish bin.

Aluminium Foil

Foil is only recyclable when scrunched into a ball larger than a golf ball, which allows it to be sorted correctly.

Soft Plastics

Soft plastics that can be scrunched into a ball can be recycled at your local Coles or Woolworths.

Green organics collection calendar

COLLECTION AREA	2021 S	2021 O	2021 N	2021 D	2022 J	2022 F	2022 M	2022 A	2022 M	2022 J	2022 J	2022 A	2022 S
Monday: Area 1 Longwarry, Longwarry North, Fisher Rd, Ripplebrook, Labertouche, Drouin South, McGlone Rd, Pryor Rd (part).	13 27	11 25	8 22	6 20	3 17 31	14 28	14 28	11 25	9 23	6 20	4 18	1 15 29	12 26
Tuesday: Area 2 Hill End, Willow Grove, Old Sale Rd (part), Tanjil South, Erica, Rawson, Coalville, Narracan, Thorpdale, Westbury, Fumina South.	14 28	12 26	9 23	7 21	4 18	1 15	1 15 29	12 26	10 24	7 21	5 19	2 16 30	13 27
Wednesday: Area 3 Warragul: East of Victoria St, North of Queen St.	1 15 29	13 27	10 24	8 22	5 19	2 16	2 16 30	13 27	11 25	8 22	6 20	3 17 31	14 28
Thursday: Area 4 Drouin: North East of Princes Way.	2 16 30	14 28	11 25	9 23	6 20	3 17	3 17 31	14 28	12 26	9 23	7 21	4 18	1 15 29
Friday: Area 5 Warragul: South of Queen St.	3 17	1 15 29	12 26	10 24	7 21	4 18	4 18	1 15 29	13 27	10 24	8 22	5 19	2 16 30
Monday: Area 6 Jindivick, Neerim East, Neerim, Neerim Junction, Neerim South, Nayook, Noojee, Rokeby, Drouin West, Buln Buln, Old Sale Rd (part), Brandy Creek, Lillico Rd, Copelands Rd (part), Pharaohs Rd, Canawindi Dve, Cataraqui Crt.	6 20	4 18	1 15 29	13 27	10 24	7 21	7 21	4 18	2 16 30	13 27	11 25	8 22	5 19
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Friday: Area 10 Ellinbank, Cloverlea, Tetoora Road, Lardner, Nilma, Nilma North, Darnum, Shady Creek.	10 24	8 22	5 19	3 17 31	14 28	11 25	11 25	8 22	6 20	3 17	1 15 29	12 26	9 23

FOGO coming soon

Baw Baw Shire Council is aiming to implement a Food Organics Green Organics service (FOGO) in 2022-23. This is following the expiry of Council's current garden organics processing contract.

The next kerbside waste service contract will include provisions for a 240 litre FOGO bin to be collected weekly as well as a kitchen caddy.

Missed Bins

If your bin has not been collected on a scheduled day, please contact Solo Resource Recovery on 5633 2009.

Lost, Damaged or Stolen Bins

Lost, damaged or stolen bins will be replaced free of charge by calling Solo Resource Recovery on 5633 2009.

Are you fire ready?

OFFER

Free green waste drop offs

To assist residents clean up ahead of the summer fire season, free green waste drop offs will be available at our transfer stations. Dates to be advertised later in the year.

Please note:

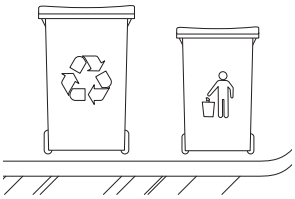
Bins are collected on scheduled days falling on all public holidays.

Bins need to be out by 2.00am for collection on Christmas Day.

For a large print copy of the Green Organics and Recycling calendars, please visit our website or phone 1300 229 229.

THE CORRECT WAY TO PLACE YOUR BINS FOR COLLECTION

- Place bins on the nature strip before 6am on collection day.
- Leave 50cm between bins and have the wheels facing your property.
- Keep bins clear of obstructions including trees, cars and light poles.
- The 240L (big) bin must be placed so that it can be emptied first (traffic approach side).



- The lid must be closed, and the bin should weigh no more than 75kg.
- Commercial bins in Central Business Districts (CBD's) must only be by the kerb between 4pm the day prior to collection and 10am on the day of the collection.

Transfer station hours and locations

Lardner Transfer Station, Simpson Road, Lardner - 03 5626 1399
Operating times: Open every day, 10am-4pm.

Trafalgar Transfer Station, Giles Road, Trafalgar - 0407 505 108
Operating times: Saturday, Sunday and Monday, 10am-4pm.

Neerim South Transfer Station, Neerim East Road, Neerim South - 0438 281 444
Operating times: Friday and Sunday, 10am-4pm.

Erica Transfer Station, Mathiesons Road, Erica - 0400 251 620
Operating times: Monday, Wednesday and Sunday 12pm-4pm.

Trash to Treasure shops are located at Lardner, Trafalgar and Erica Transfer Station

Note: Building, renovation and commercial waste, including concrete, bricks and tiles, are not accepted at the transfer stations. Waste loads over $3m^2$ are also not accepted.

Transfer stations are closed on Christmas Day, Boxing Day, New Year's Day and Good Friday.

Other useful numbers

Baw Baw Shire Council Customer Service - 1300 229 229

Solo Resource Recovery (Kerbside Collection and Transfer Stations) **- 03 5633 2009**

WM Waste Management Services (Kerbside Hard Waste Contractor) **- 1800 969 278**

Sustainability Victoria - 1300 363 744

EPA Gippsland Region (Report littering hotline) **- 1300 372 842**

Log onto www.bawbawshire.vic.gov.au or call 1300 229 229 for more information