



Application for a Planning Permit

Lodgement Date: **26 March 2026**
Application Number: **PLA0054/26**
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* **38-40 Church Street DROUIN VIC 3818**
Land Legal Description* **V 8313 F 150 Lot 2 TP 251915H Drouin West Parish**
Other Related Property
Other Related Land **V 8313 F 150 Lot 2 TP 251915H Drouin West Parish, V 8313 F 150 Lot 1 TP 251915 Drouin West Parish**

The Proposal

Category* **Commercial/industrial buildings and works**
Proposal* **Buildings and Works (Medical Centre)**
Estimated Cost* **\$950000.00**

Application Information

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

Applicant and Owner Details

Applicant Details*

Surname/Company:

First Name:

Postal Address:

Mobile Phone:

ADVERTISED PLANS

Ref.: PLA0054/26
Date: 24 Sep 2026

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Work Phone:

Email Address:

Agent/Contact Details

Surname/Company:

First Name:

Postal Address:

Mobile Phone:

Work Phone:

Owner Details*

Surname/Company:

Attachment Details

01 cover letter (01 cover letter.pdf)

06 site survey plan 20207 FL (06 site survey plan 20207 FL.pdf)

04 TP 38 40 Church Street Drouin (04 TP 38 40 Church Street Drouin.pdf)

05 TP 07 LANDSCAPING drawings (05 TP 07 LANDSCAPING drawings.pdf)

plan of sub church st (plan of sub church st.pdf)

Copy of title 38 40 Church street (Copy of title 38 40 Church street.pdf)

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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.

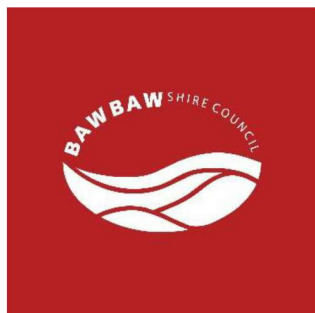
If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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Application to Amend a Planning Application S50/S57A

Section 1: PERMIT DETAILS

Planning Application No:	PLA0054/26
Address:	38-40 Church Street, Drouin, 3818

Section 2: PERMIT APPLICANT

Name:
Business:
Postal Address:
Telephone No. (H)
Email Address:

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Section 3: OWNER DETAILS

Name(s):
Postal Address:
Telephone No. (H)
Email Address:

Section 4: AMENDMENT CATEGORY Please tick ✓

Section 50 – Amendment to the application at request of the applicant before notice	☒
Section 57A – Amendment to the application after notice of application is given (please note, this will incur a fee)	☐

AMENDMENT DETAILS List the changes being applied for and highlight changes on corresponding plans if applicable. A copy of the plans must be submitted with this application. If you need more space, please attach these details separately.

To include the proposed change of use and advertising signage in the application, so that the application is for: Use and development of the site for a medical centre and the display of advertising signage.

Section 5: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	☒ Unchanged from initial application Or total cost \$
Does the amendment proposal introduce any additional Permit Triggers? (eg: creation of easement, parking reduction) If yes, an additional application fee may be required.	☒ Yes ☐ No

Section 6: DECLARATION This form must be signed. Con

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A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.	Own	
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Appl	Date: 21/9/2026

PLEASE FORWARD THIS APPLICATION TO

E-mail: planning@bawbawshire.vic.gov.au

Mail: Planning Department, Baw Baw Shire Council
PO Box 304
Warragul VIC 3820

Phone: 5624 2411

In Person: Customer Service Centre: 33 Young Street Drouin

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

Page 1 of 1

VOLUME 08313 FOLIO 150

Security no : 124133325516P

Produced 26/03/2026 11:21 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 251915H.
PARENT TITLE Volume 04577 Folio 279
Created by instrument B169516 10/03/1961

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REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP251915H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 17412E SUNNYOAKS CONVEYANCING PTY LTD
Effective from 27/06/2025

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP251915H
Number of Pages (excluding this cover sheet)	1
Document Assembled	26/03/2026 23:21

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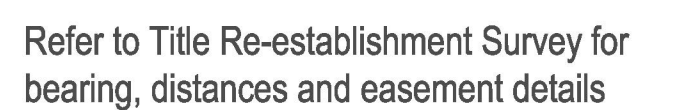
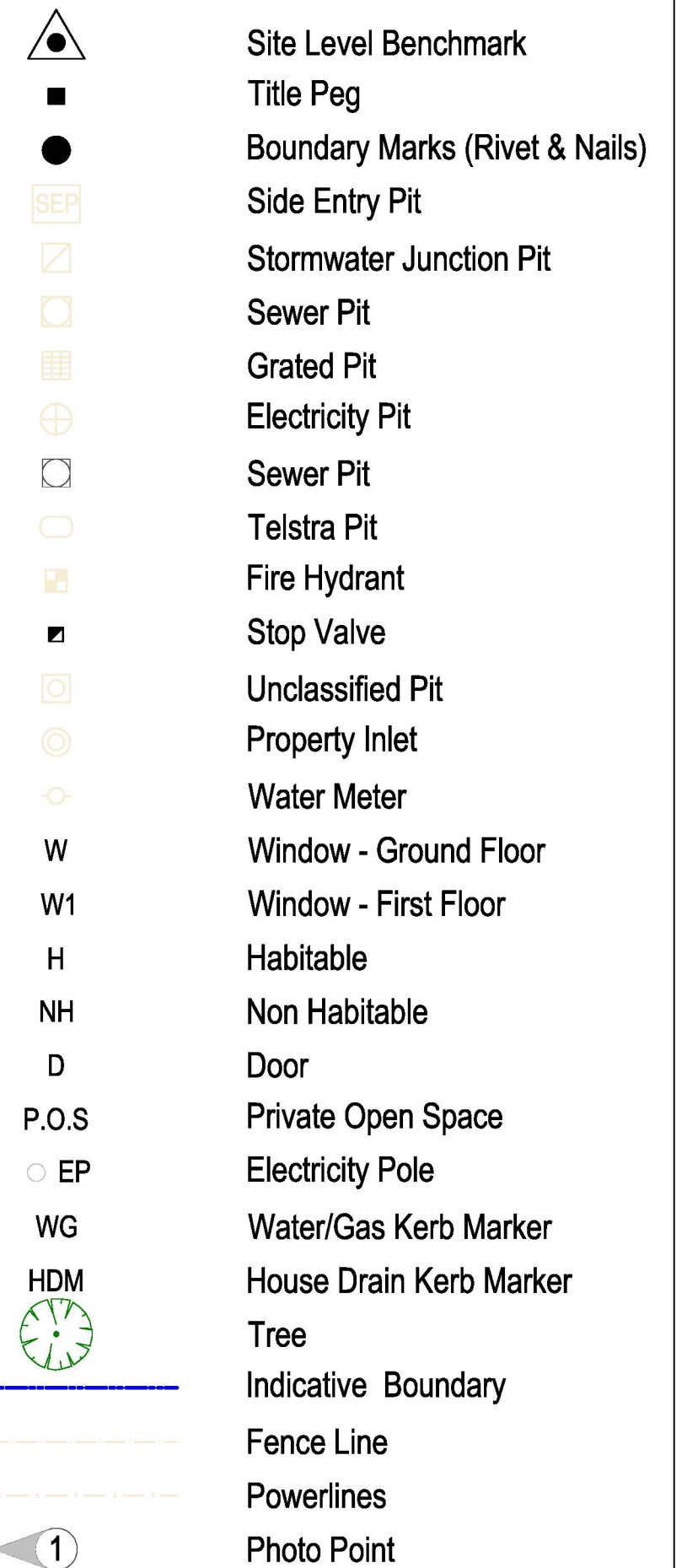
An architectural elevation drawing of the building's facade. The structure features a dark, textured, gabled roof. The main facade is composed of large glass windows and a section of light-colored, textured wall. To the left, a person is walking past the glass entrance. To the right, two people are standing near the entrance, and another person is walking away. The drawing includes stylized trees and a small figure of a person on the far right to provide scale and context.

- [illegible]

0 1 2 3 4 5 SCALE 1 : 200

SITE

0 1 2 3 4 5 SCALE 1 : N.T.S



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SIGNATURES _____ Builder _____ Client _____	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR MAKING ANY SHOP DRAWINGS DO NOT SCALE DRAWINGS ALWAYS USE WRITTEN DIMENSIONS
Revisions - Ref: Description Date	DRAWING TITLE : Existing site plan and Site Location
Rev 01 condition 1 commandments 16.06.2022	PROJECT: PROPOSED SINGLE STORY CLINIC
	ADDRESS : 38-40 Church Street, Drouin Vic 3818
	CLIENT



Noutsos Contractors Pty Ltd

SHEET: TP 00	REVISION:	R-2
SCALE 1 : 200 ON A1		
DATE: 18.08.2026		
DRAWN BY		

JOB NO. :
38-40 CHURCH

CROSSOVER

PRIOR TO THE OCCUPATION OF THE PERMITTED DEVELOPMENT CONCRETE VEHICLE CROSSINGS MUST BE CONSTRUCTED TO SERVE THE DEVELOPMENT TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

PARKING AND ACCESWAYS

PRIOR TO THE OCCUPATION OF THE PERMITTED DEVELOPMENT THE PARKING AREAS AND VEHICULAR ACCESS WAYS SHOWN ON THE ENDORSED PLANNING PERMIT PLANS MUST BE FULLY CONSTRUCTED, SEALED, DRAINED AND DELINEATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

SPLAY AREA

ALL STRUCTURES (INCLUDING FENCES, LETTER BOXES, METER BOXES. ETC.) SHALL BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 900MM OR RELOCATED CLEAR OF THE SPLAYED AREAS NEAR THE ACCESS WAY TO ENSURE SAFE SIGHT DISTANCE

SUSTAINABLE DESIGN ASSESSMENT
SDA INITIATIVES TO BE ADOPTED:

INSULATION
EXTERNAL WALLS MIN. R2.9
ROOF MIN. R4.0
COOLING
MAX. COOLING LOAD PRE DWELLING 28 MJ/M2

RAIN WATER TANKS
10000L RAINWATER TANK
RAINWATER TANK TO BE CONNECTED TO TOILET FLUSHING & LANDSCAPE VIA IRRIGATION

WATER EFFICIENT FIXTURES
WATER FIXTURE & APPLIANCES WELS RATING FLOW
KITCHEN TAPS 5 STAR
BASIN TAPS 5 STAR
SHOWERS 3 STAR <= 7.5 <=9.0 L/MIN
TOILETS 4 STAR DUALFLUSH
DISHWASHER 5 STAR

- USE OF SUSTAINABLE AND LOW TOXICITY MATERIALS
- ACTIVE TRANSPORT
- PARKING FOR BICYCLES IN THE PRIVATE GARAGES
- ENERGY EFFICIENT SERVICES
- SOLAR PHOTOVOLTAIC PANELS
- SOLAR PANELS WILL BE ALLOCATED TO 5% OF AVAILABLE ROOF AREA
- AS PER NCC 2022 REQUIREMENTS. THIS ROUGHLY EQUATES TO 15 KWP

HEATING AND COOLING

ALL VENTILATION SYSTEMS MUST BE SELECTED TO MEET THE DTS REQUIREMENTS OF PART J6 OF THE NCC 2022.
ENERGY EFFICIENT AIR CONDITIONERS WITHIN THE DEVELOPMENT MUST BE NOT LESS THAN 85% OF THE COP & EER OF THE MOST EFFICIENT EQUIVALENT CAPACITY UNIT AVAILABLE.
HOTWATER
HIGH EFFICIENCY ELECTRIC HEAT PUMP SYSTEM
WITHIN ONE STAR OF THE BEST AVAILABLE, OR 85% OR BETTER THAN THE MOST EFFICIENT EQUIVALENT CAPACITY UNIT.
THIS PROJECT WILL NOT BE CONNECTED TO A GAS SUPPLY

LIGHTING
ENERGY EFFICIENT LED LIGHTING TO BE INSTALLED THROUGHOUT
INTERNAL - MAXIMUM LIGHTING POWER MUST NOT EXCEED THE MAXIMUM WATTAGES LISTED IN TABLE J7D3A
EXTERNAL - CONTROLLED BY MOTION DETECTORS& TIMERS

REFER SUSTAINABLE DESIGN ASSESSMENT REPORT BY 'SECTION J CONSULTANTS'
FOR FURTHER INFORMATION

SITE ANALYSIS PLAN

0 1 2 3 4 5 SCALE 1 : 200

- NOTES
1. ALL DIMENSIONS ARE TO THE CENTRE LINE OF COLUMNS/ POSTS/ PENETRATIONS
 2. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB PENETRATION DETAILS
 3. LOCATION OF PLUMBING PENETRATIONS IS NOTIONAL ONLY AND TO BE CONFIRMED AGAINST REQUIREMENTS FOR SPECIFIC FITTINGS

EXISTING CONDITONS AND NEIGHBOURHOOD DESCRIPTION

- THE PATTERN OF DEVELOPMENT OF THE NEIGHBOURHOOD IS PREDOMINANTLY RESIDENTIAL WITH DAY TO DAY SERVICES FOUND WITHIN A RESIDENTIAL NEIGHBOURHOOD.
- EXISTING DEVELOPMENTS ARE CHARACTERISED BY MIXED SETBACKS.
- FRONT YARDS ARE PRIMARILY LAWNS AND SHRUBS.
- THERE IS A MIXTURE OF HOUSING TYPES AND STYLES IN THE AREA.
- DWELLING CONSTRUCTION IS PREDOMINANTLY WEATHER BOARD AND BRICK VENEER CONSTRUCTION. MOST DWELLINGS HAVE PITCHED TILED ROOFS WITH EAVES.
- THERE IS A MIX OF SINGLE-STOREY AND SOME TWO-STOREY DWELLINGS WITHIN THE AREA.
- THE NEIGHBOURHOOD AND SITE DESCRIPTION PLAN SHOWS THE SUBJECT SITE'S CURRENT DEVELOPED AS WELL AS THE NATURE OF ADJOINING AND SURROUNDING PROPERTIES DEVELOPMENT.

- ARCHITECTURAL STYLES VARY FROM DWELLINGS. THERE IS NO ONE DOMINANT STYLE OF DWELLING HOWEVER, WITHIN THE VARIED DWELLING FORMS,
- SOME COMMON ARCHITECTURAL EXPRESSION CAN BE FOUND. THEY ARE:
 1. EXPRESSION OF VERTICAL MOVEMENT BY THE TALL BRICK CHIMNEYS.
 2. EXPRESSION OF HORIZONTAL MOVEMENT BY THE FLAT ROOFED CARPORTS & PORCHES
 3. EXPRESSION OF A HEAVIER BASE BY THE BRICK VENEERED WALLS AT GROUND LEVEL.
 4. SIDE BOUNDARY FENCING ESSENTIALLY CONSISTS OF PALING FENCES TO A HEIGHT OF 1.75M - 2.0M HIGH
 5. FRONT FENCES WHERE EXISTS ARE A MIX OF PALING & LOW BRICK PARAPETS. SOME HAVE NO FENCES.

EXISTING SITE CONDITIONS

- THE SUBJECT SITE IS A CORNER SITE AND IS LOCATED ON THE NORTH -SOUTH CORNER OF COUNCIL RESERVE AND CHURCH STREET .
- THE SUBJECT SITE CONSISTS OF TWO LOTS (NO. 38 & NO.40 CHURCH STREET) AMALGAMATED FOR THE PURPOSE OF THE PROPOSED DEVELOPMENT. BOTH PROPOSED PLOTS ARE CURRENTLY SINGLE-STORY BRICK DWELLINGS WITH SINGLE CAR GARAGES AND OUTBUILDINGS. ALL OF ABOVE WILL BE DEMOLISHED.
- THE AMALGAMATED SUBJECT SITE HAS A TOTAL AREA OF APPROXIMATELY 1900 M2.
- THE USE OF SURROUNDING BUILDINGS IS RESIDENTIAL.
- THERE HAVE NOT BEEN ANY SIGNIFICANT TREES REMOVED IN THE LAST 12 MONTHS.
- THERE IS NO EVIDENCE THAT THE SITE CONTAINS CONTAMINATED SOILS OR ANY FILLED AREAS.
- STREET FRONTAGE FEATURES SUCH AS POLES, STREET TREES AND KERB CROSSOVERS ARE AS INDICATED ON THE EXISTING CONDITIONS, NEIGHBOURHOOD & SITE DESCRIPTION PLAN.
- THE SUBJECT SITE BEING SURROUNDED BY RESIDENTIAL NEIGHBOURHOODS IS WELL LOCATED & SUITED IN RESPECT TO PROVIDING ITS INTENDED SERVICES.

CAR PARKING REQUIREMENT & PROVIDED (7 PRACTITIONERS)

AREA SCHEDULE		
TOTAL AREA	1914 sqm	
TOTAL FLOOR AREA	382.0 sqm	20%
DRIVEWAY, PATH RAMP & CARPARK	610.0 sqm	32%
LANDSCAPING AND OUT DOOR AREA	922.0 sqm	48%
TOTAL NUMBER OF CARS	23 CARS	

PARKING SCHEDULE		
FOR 1ST CONSULTANT 5 X 1		5 CAR SPACES
FOR REMAINING 6 CONSULTANT 3 X 7		18 CAR SPACES
TOTAL REQUIRED		23 CAR SPACES
PROVIDED		
STANDARD CAR SPACES		22
ACCESSIBLE CAR SOACES		1
TOTAL PROVIDED		23

BICYCLE PARKING REQUIREMENT & PROVIDED (7 PRACTITIONERS)		
REQUIRED		
FOR STAFF @ 1 PER 4 CONSULTANTS 8/4		2
FOR VISITORS @ 1 PER 8 CONSULTANTS 8/8		1
TOTAL REQUIRED		3
PROVIDED		
FOR VISITORS		2
FOR VISITORS		2

SITE ANALYSIS LEGEND

[A]	EXISTING CROSSOVER
[B]	EXISTING SINGLE STORY DWELLING
[C]	EXISTING SINGLE AND DOUBLE STORY DWELLING
[D]	EXISTING COMMERCIAL BUILDING
[E]	PREVAILING WIND
[F]	

SITE ANALYSIS LEGEND

[F]	EXISTING CROSSOVER POSITION UTILISED FOR ACCESS TO MEDICAL CENTRE
[G]	BUILDING SETBACK FROM BOUNDARY
[H]	FRONT SETBACK TO MAINTAIN STREET SCOPE AND MINIMUM IMPACT
[I]	SHOPS AND TOWN CENTER

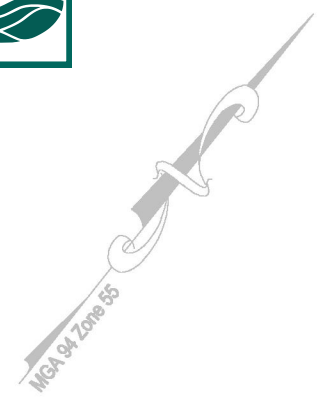
OCCUPANCY AND OPERATING HOURS

STAFF	NUMBER OF PERSONNEL (AT ANY One time)		
	MONDAY TO FRIDAY	SATURDAY	SUNDAY
	8:00 AM TO 6 PM	9:00 AM TO 1 PM	CLOSED
CONSULTANTS	7	4	CLOSED
HEALTH STAFF	2	1	CLOSED
SUPPORT STAFF	2	1	CLOSED
PATIENTS	14 (INCLUDING ONES FOR NEXT APPOINTMENT)	8 (INCLUDING ONES FOR NEXT APPOINTMENT)	CLOSED
COMPANIONS	7	4	CLOSED
TOTAL	32	18	0

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SIGNATURES	
Builder	
Client	
Revisions -	
Ref:	Description
Rev 01	condition 1 commandments

CONTRACTOR MUST VERIFY ALL DIMMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR MAKING ANY SHOP DRAWINGS

DO NOT SCALE DRAWINGS
ALWAYS USE WRITTEN DIMENSIONS

DRAWING TITLE : Site Analysis and Design Response

PROJECT: PROPOSED SINGLE STORY CLINIC

ADDRESS : 38-40 Church Street, Drouin Vic 3818

CLIENT



SHEET: TP 01

REVISION: R-2

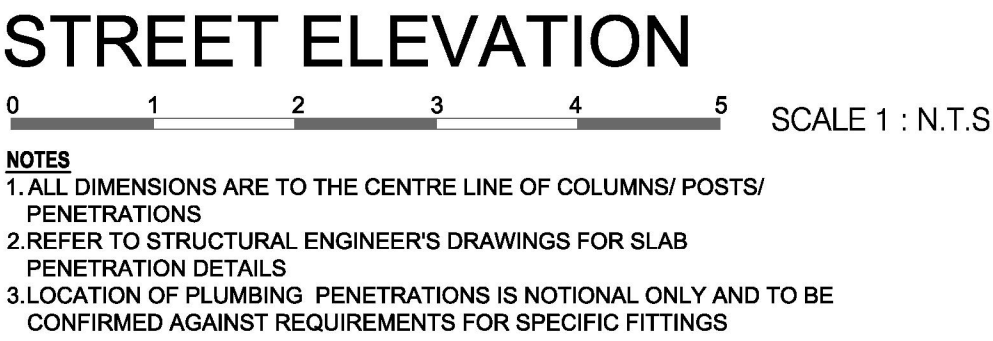
SCALE 1 : 200 ON A1

DATE: 18.08.2026

DRAWN BY

JOB NO. :

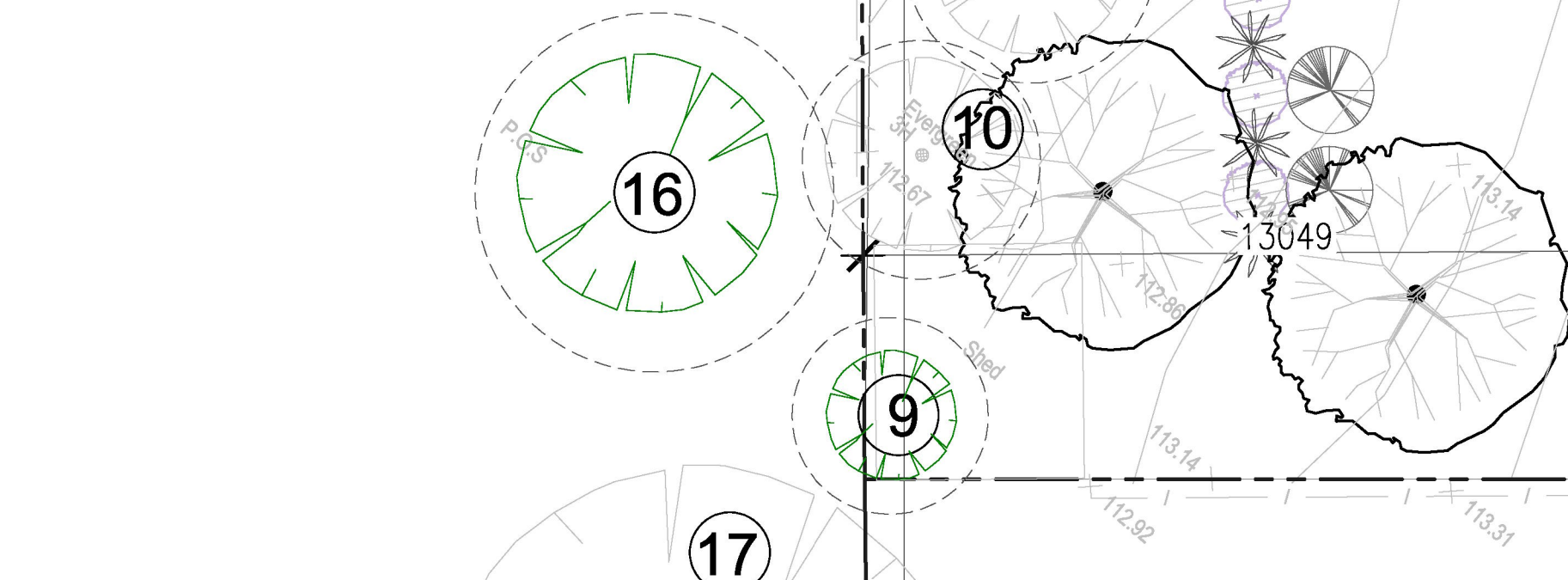
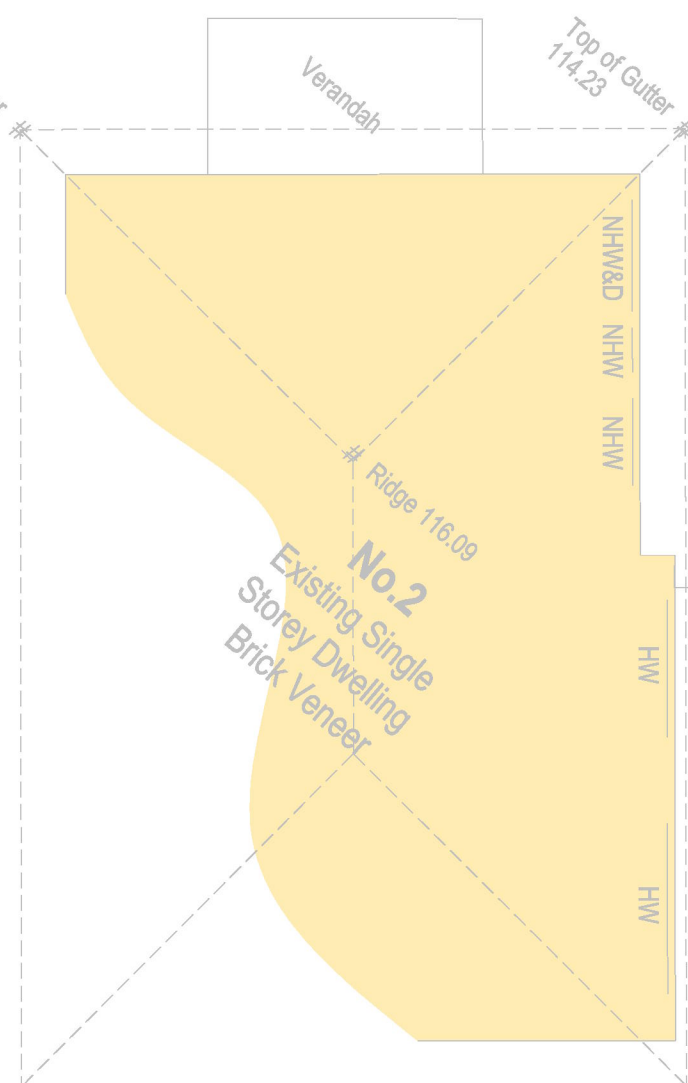
38-40 CHURCH



SIGNATURES _____			CONTRACTOR MUST VERIFY ALL DIMMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR MAKING ANY SHOP DRAWINGS	DRAWING TITLE : Site Analysis and Design Response	 Noutsos Contractors Pty Ltd	SHEET: TP 02		REVISION: R-2	JOB NO. : 38-40 CHURCH
Builder _____									
Client _____									
Revisions -									
Ref:	Description	Date							
Rev 01	condition 1 commandments	16.06.2022			PROJECT: PROPOSED SINGLE STORY CLINIC		SCALE 1 : 200 ON A1		
					ADDRESS : 38-40 Church Street, Drouin Vic 3818		DATE: 24.03.2026		
					CLIENT : _____		DRAW		



BOUNDARY FENCING (TIMBER PALING FENCING)
ON SOUTH BOUNDARY SIDE (2 COLLINS STREET) AND
WEST BOUNDARY (No.27-29 Shakespeare street)



PROPOSED SITE PLAN

0 1 2 3 4 5 SCALE 1 : 100

- NOTES
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SIGNATURES	
Builder	
Client	
Revisions -	
Ref:	Description
Rev 01	condition 1 commandments

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DRAWING TITLE : **PROPOSED SITE PLAN**

PROJECT: PROPOSED SINGLE STORY CLINIC

ADDRESS : 38-40 Church Street, Drouin Vic 3818

CLIENT : Dr Li Yan



SHEET: TP 03

REVISION: R-2

SCALE 1 : 100 ON A1

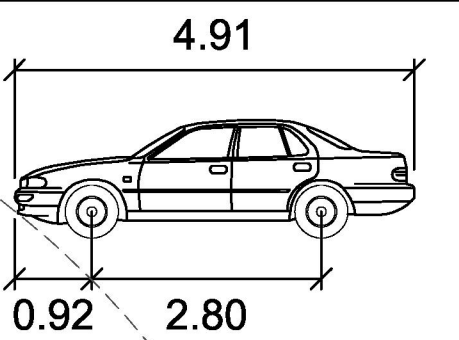
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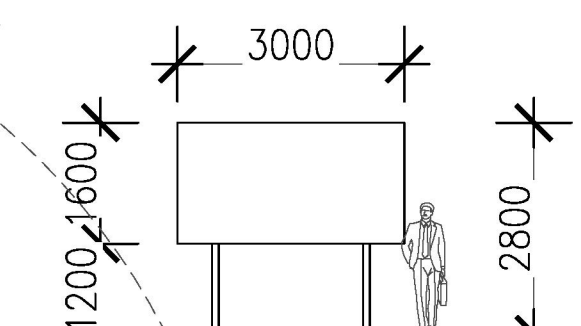


B85 meters

Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.0

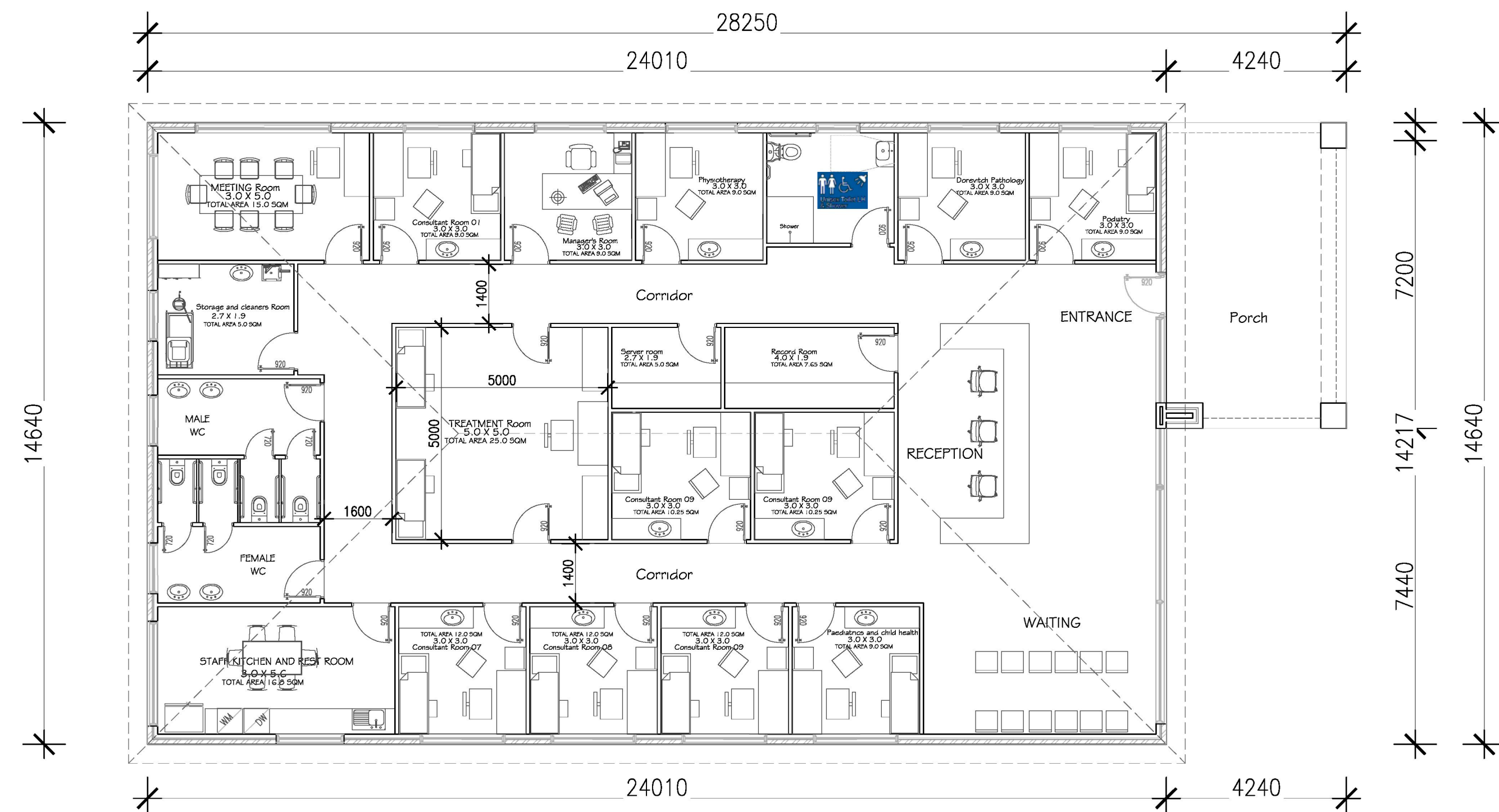
EXTENT OF 2000 WIDE x 2500 LONG SITE TRIANGLE AT EACH SIDE OF CROSSING

"To be 50% clear of visual obstructions to provide a clear view of pedestrians on the footpath of the frontage road with landscaping in this area to be less than 900mm in height."



SIGNAGE
3.0 X 1.6M X 0.1M
METAL SIGNBOARD

Porch area :	30.00 sq m
Waiting and corridor area :	180.00 sq m
Consultant Rooms :	170.00 sq m
Total Build Area :	380.00 sq m
Leasable floor area Area :	350.00 sq m



FLOOR PLAN

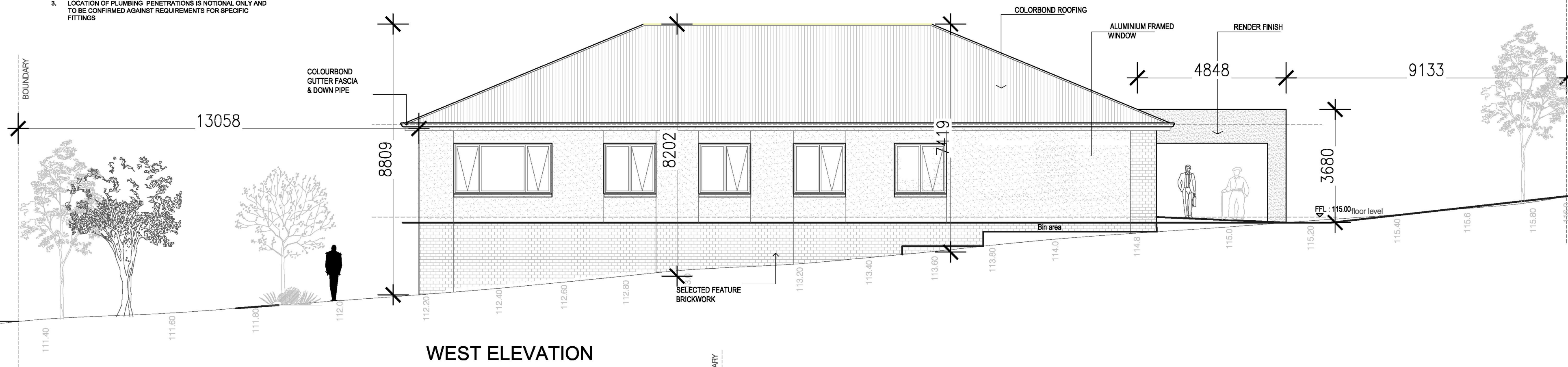
SCALE 1 : 100

- NOTES
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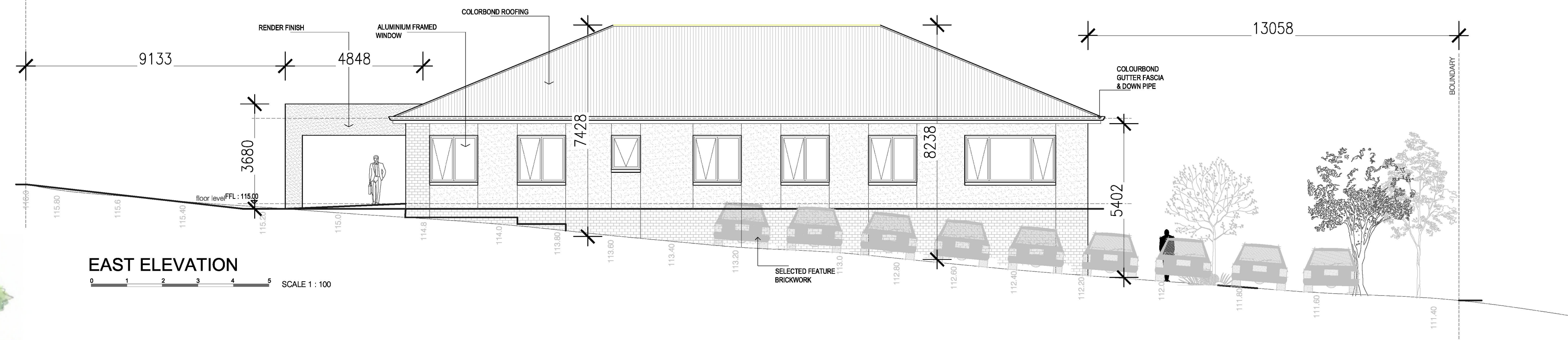
NORTH ELEVATION

SCALE 1 : 100



WEST ELEVATION

SCALE 1 : 100



EAST ELEVATION

SCALE 1 : 100

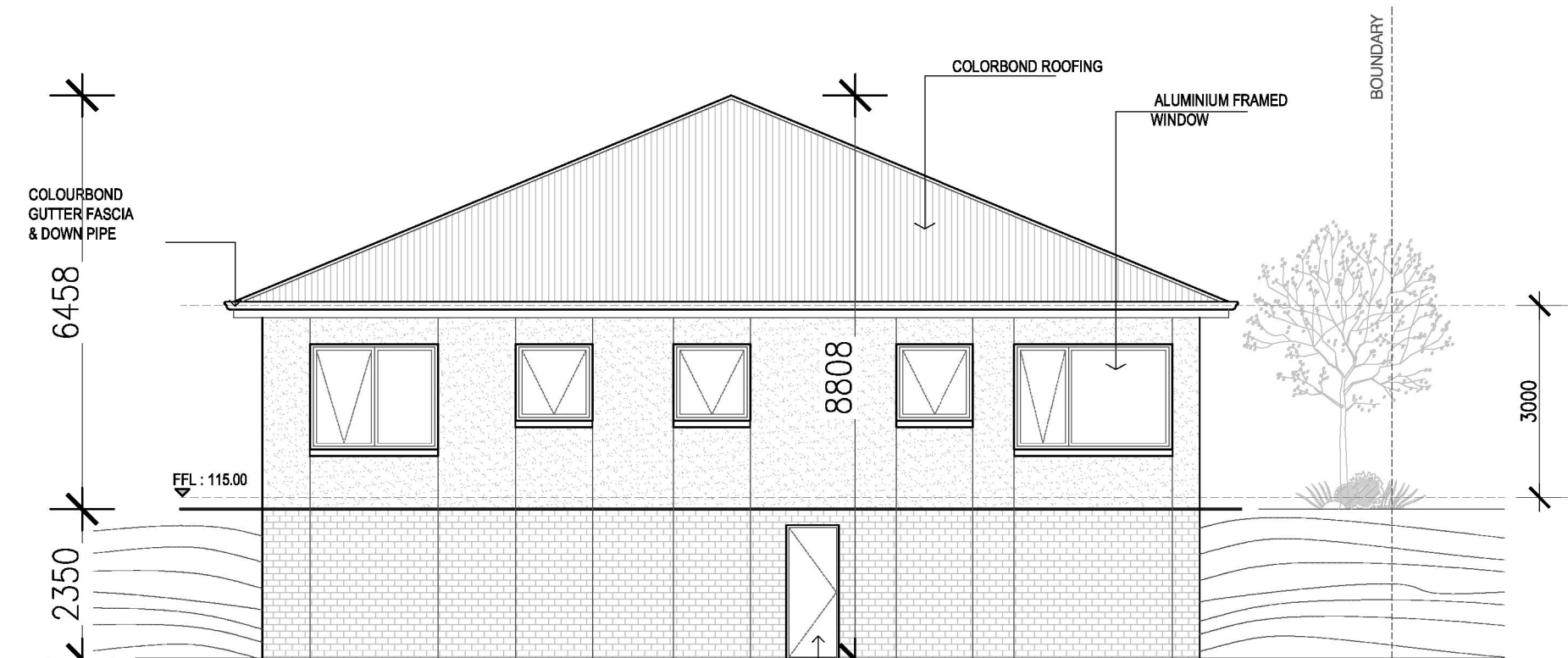


EAST ELEVATION (ARTIST IMPRESSION)

SCALE 1 : N.T.S

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AREA	CLOUR/CODE	CODE	
ROOF	Bristle Coat Grey ROOF TILE	T1	
RENDER	Dulux Silkwork	R1	
RENDER	Dulux Gull Grey	R2	
ENTRY DOOR	POLISH TIMBER COLOUR	D1	
WINDOW FRAMES	COLORBOND Monument		
GUTTER FASCIA	COLORBOND Monument		
DOWNPIPES	COLORBOND Monument		



SOUTH ELEVATION

SCALE 1 : 100

SIGNATURES	
Builder	
Client	
Revisions -	
Ref:	Description
Rev 01	condition 1 commandments

CONTRACTOR MUST VERIFY ALL DIMMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR MAKING ANY SHOP DRAWINGS

DO NOT SCALE DRAWINGS
ALWAYS USE WRITTEN DIMENSIONS

DRAWING TITLE : PLAN AND ELEVATIONS

PROJECT: PROPOSED SINGLE STORY CLINIC

ADDRESS : 38-40 Church Street, Drouin Vic 3818

CLIENT



SHEET: TP 04

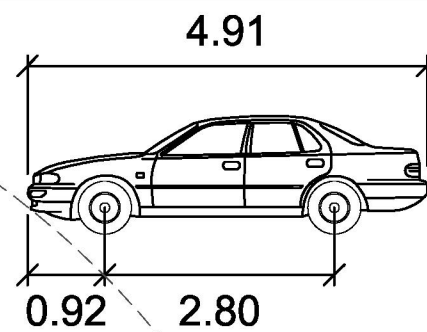
REVISION: R-2

SCALE 1 : 100 ON A1

DATE: 18 08 2026

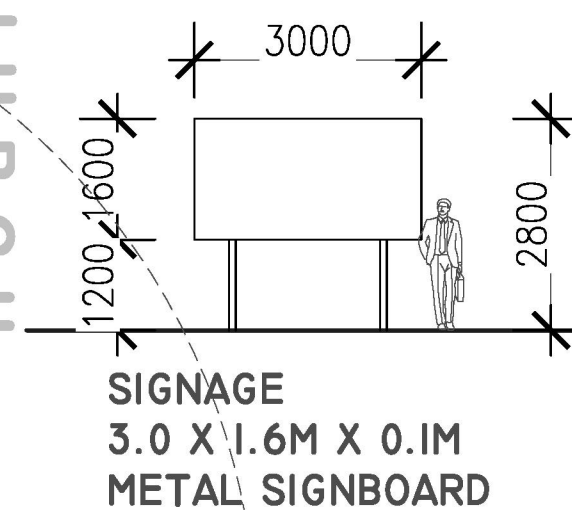
DF

JOB NO. :
38-40 CHURCH



B85
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.0

EXTENT OF 2000 WIDE x 2500 LONG SITE TRIANGLE AT EACH SIDE OF CROSSING
"To be 50% clear of visual obstructions to provide a clear view of pedestrians on the footpath of the frontage road with landscaping in this area to be less than 900mm in height."



SIGNAGE
3.0 X 1.6M X 0.1M
METAL SIGNBOARD

Porch area :	30.00 sq m
Wating and corridor area :	180.00 sq m
Consultant Rooms :	170.00 sq m
Total Build Area :	380.00 sq m
Leasable floor area Area :	350.00 sq m

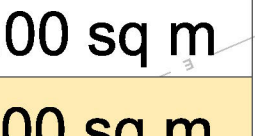
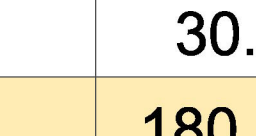
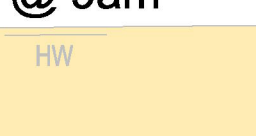
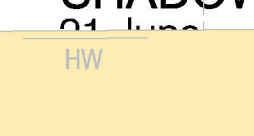
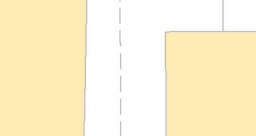
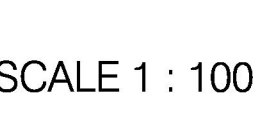
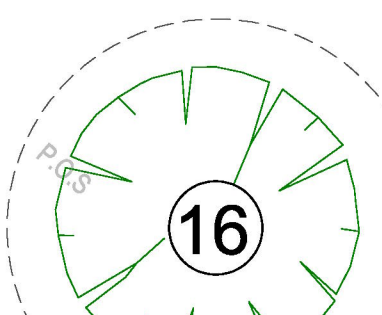
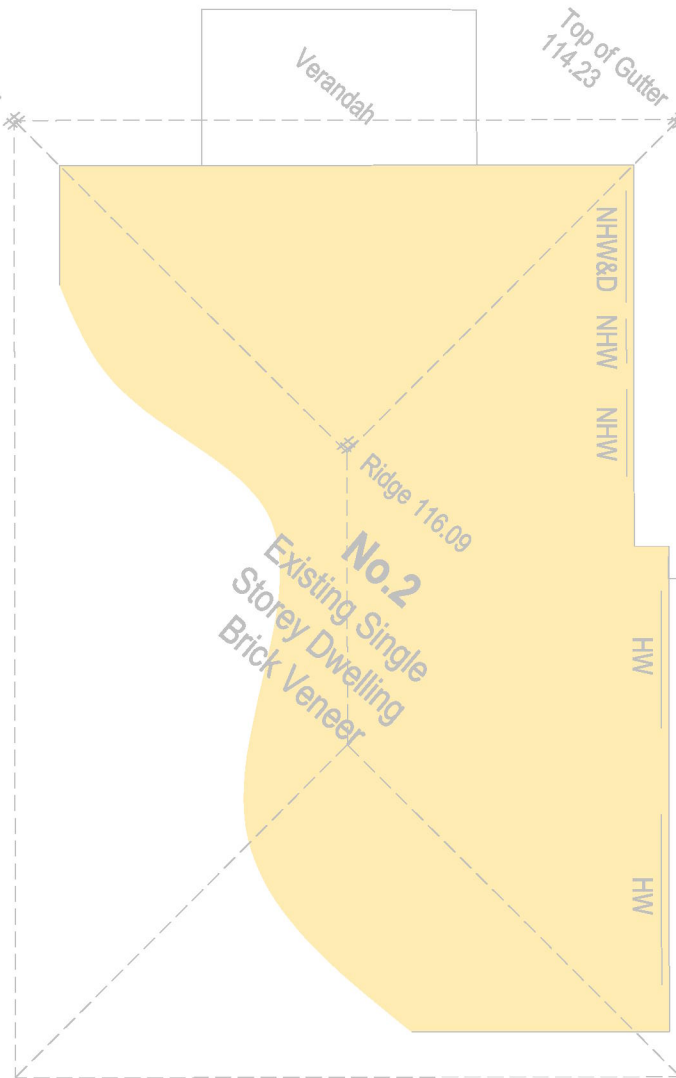
PROPOSED SITE PLAN

0 1 2 3 4 5 SCALE 1 : 100

- NOTES
- ALL DIMENSIONS ARE TO THE CENTRE LINE OF COLUMNS/ POSTS/ PENETRATIONS
 - REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB PENETRATION DETAILS
 - LOCATION OF PLUMBING PENETRATIONS IS NOTIONAL ONLY AND TO BE CONFIRMED AGAINST REQUIREMENTS FOR SPECIFIC FITTINGS



BOUNDARY FENCING (TIMBER PALING FENCING)
ON SOUTH BOUNDARY SIDE (2 COLLINS STREET) AND
WEST BOUNDARY (No.27-29 Shakespeare street)



SIGNATURES	
Builder	
Client	
Revisions -	
Ref: Description	Date
Rev 01 condition 1 commandments	18.08.2022

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DRAWING TITLE : **ROOF PLAN AND SHADOW DIAGRAM**

PROJECT: PROPOSED SINGLE STORY CLINIC
ADDRESS : 38-40 Church Street, Drouin Vic 3818

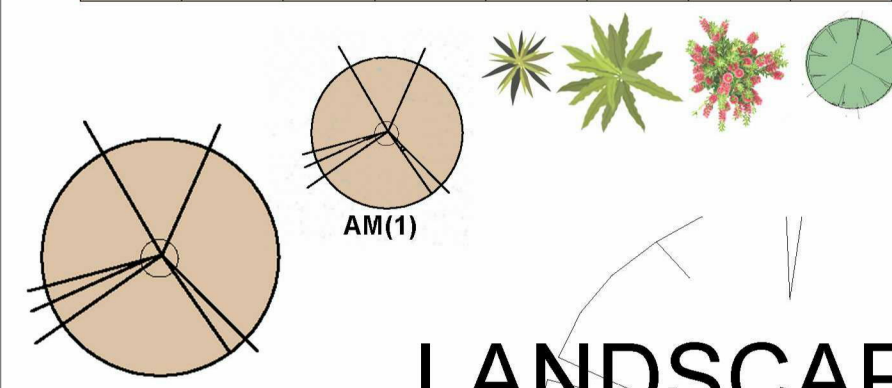
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SHEET: TP 05	REVISION: R-2
SCALE 1 : 100 ON A1	
DATE: 18.08.2026	
DR: i	

JOB NO. :
38-40 CHURCH

ID	Qty	Botanical Name	Common Name	Scheduled Size	Height	Spread	Category
Bm	05	Banksia Marginata	Silver Ban	5 cm pot - 2m high	10 - 15m	6-8m	Trees
Ba	01	Brachychiton acerifolius	Illawarra Flame Tree	50cm pot - 2m high	15m	8-9m	Trees
Am	09	Acacia melanoxylon	Blackwood	50cm pot - 2m high	10-15m	8-9m	Trees
Ce	45	Crowea exaltata	Crowea	140mm pot high	0.8m	1m	Shrubs
Ec	50	Echium candicans	Pride of Madeira	200mm pot high	1.5m	2m	Shrubs
Dv	34	Dodonaea viscosa	Sticky Hop-bush	200mm pot high	2-3m (clipped)	1m (clipped)	Shrubs
LIT	60	Lomandra longifolia	Tanika Mat-Rush	140mm pot high	0.6m	0.6m	Ground Cover & Grass



LANDSCAPING

- NOTES
- ALL DIMENSIONS ARE TO THE CENTRE LINE OF COLUMNS/ POSTS/ PENETRATIONS
 - REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB PENETRATION DETAILS
 - LOCATION OF PLUMBING PENETRATIONS IS NOTIONAL ONLY AND TO BE CONFIRMED AGAINST REQUIREMENTS FOR SPECIFIC FITTINGS

SIGNATURES	
Builder	
Client	
Revisions -	
Ref:	Description
Rev 01	condition 1 commandments
Date	16.06.2022

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR MAKING ANY SHOP DRAWINGS

DO NOT SCALE DRAWINGS

ALWAYS USE WRITTEN DIMENSIONS

DRAWING TITLE : LANDSCAPING

PROJECT: PROPOSED SINGLE STORY CLINIC

ADDRESS : 38-40 Church Street, Drouin Vic 3818

CLIENT :



SHEET: TP 06

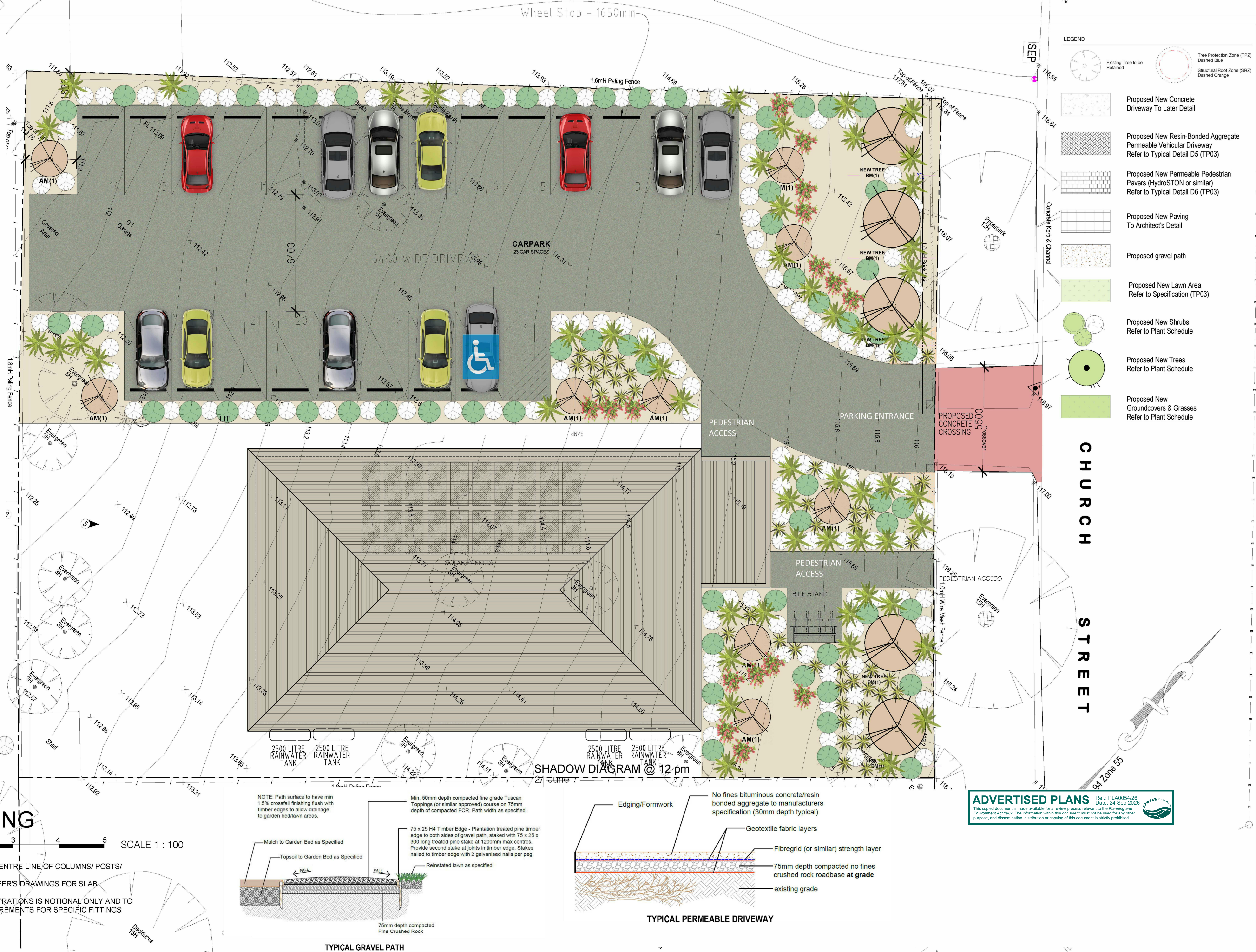
REVISION: R-2

SCALE 1 : 100 ON A1

DATE: 24.03.2026

JOB NO. :

38-40 CHURCH



ADVERTISED PLANS Ref: PLA0054/26 Date: 24 Sep 2026

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CALIBRE PLANNING

ADVERTISED PLANS

Ref.: PLA0054/26
Date: 24 Sep 2026

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PLANNING APPLICATION REPORT

USE AND DEVELOPMENT OF THE SITE FOR A MEDICAL CENTRE AND DISPLAY OF SIGNAGE.

38-40 CHURCH STREET, DROUIN



August 2026

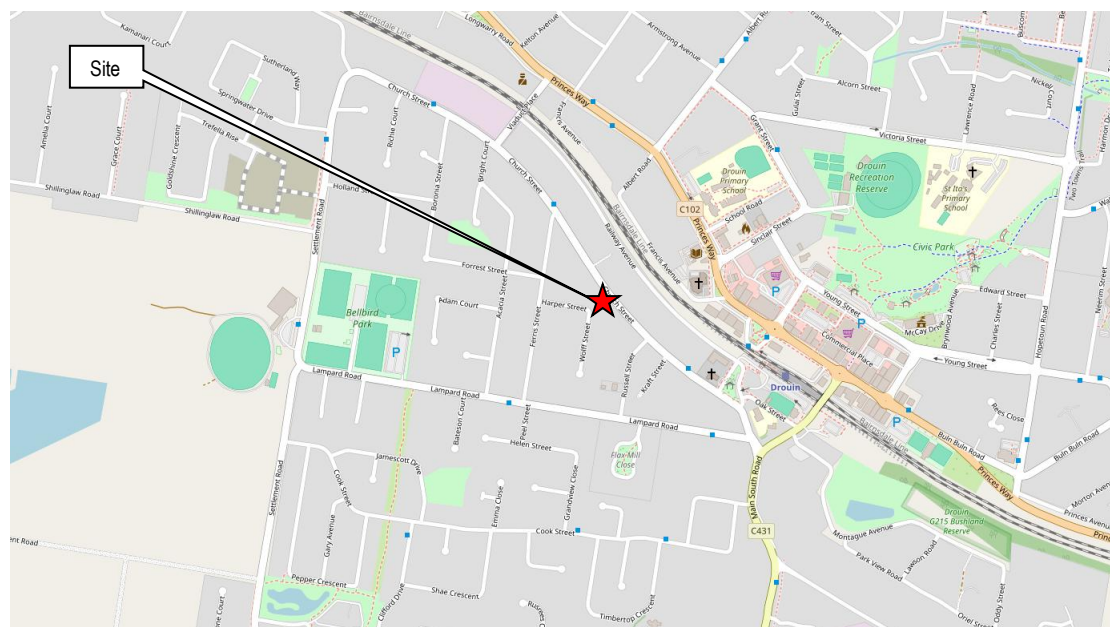
Calibre Planning
ABN 34 101 041 203
PO Box 375 Balaclava 3183
M 0439 310 040
E john@calibreplanning.com.au

1 INTRODUCTION

This report has been prepared for an application for the use and development of the site at 38-40 Church Street, Drouin for a medical centre and display of signage. The proposed use is to be within a purpose built development taking its design cues from the surrounding residential area, to retain and complement the neighbourhood character. In addition, the proposal is to be operated so that there are unreasonable amenity impacts, with a low-key medical centre use, which will also add to the variety of services found in the area.

The proposal has been assessed against the relevant requirements of the Planning Policy Framework and zone provisions and is consistent with the strategic direction of the site and area. The layout allows appropriate operation of the use with no unreasonable parking or traffic issues and no unreasonable off-site amenity impacts.

2 SUBJECT SITE and URBAN CONTEXT



Street network, source: <https://online.melway.com.au/melway/>



Cadastral plan, source: <https://mapshare.vic.gov.au/vicplan/>

Subject site:

The subject site is located on the south west side of Church Street approximately 75 metres to the north west of the intersection with Russell Street. It is comprised of two allotments and is a largely rectangular shaped allotment, with a frontage of approximately 37.32 metres, a depth of approximately 50.29 metres and an area of 1914 square metres. The site contains a single storey brick dwelling with a pitched tile roof on the lot at 40 Church Street and private open space on the lot at 38 Church Street. The dwelling has vehicle access to the centre of the frontage to a garage in the centre of the site. It is also noted that there is a large garage/outbuilding to the rear (south west) corner, with vehicle access from Harper Street. The site has a fall of approximately 4.7 metres from the north east (front) corner to the south west (rear) corner.

Environs:

The site is located in a residential area of traditional detached dwelling forms, with setbacks to the rear and between building forms. The area has a fall to the west, so that the dwellings on the south west side of the street are set lower than the street level.



Aerial photo, source: <https://www.google.com.au/maps>

The adjacent sites are described as follows:

- To the north west of the site is a vacant area of land that is Harper Walk, a reserve with a walkway connecting Church Street with Harper Street. This site is largely grassed, containing low level trees. Further to the north west are a series of single storey dwellings.
- To the south east is an allotment containing a single storey weatherboard dwelling, set back from the common boundary. Further to the south east are single storey detached dwellings.
- To the north east is Church Street, with two large native street trees in the naturestrip to the front of the site. On the opposite side of Church Street, are single storey detached dwellings. Due to the topography of the area, the dwellings to the north side of the street are often raised well above street level.
- To the south west (rear) is a medium density development of three detached single storey brick dwellings fronting Harper Street.

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Date: 24 Sep 2026

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3 PROPOSAL

This application is to develop the site for use as a medical centre. The building is single storey with a detached residential design of rendered walls and a pitched Colourbond roof. The building is constructed to the south eastern portion of the site and is raised at the rear, due to the site fall and requirements to maintain a floor level without steps for accessibility purposes. The medical centre is to have a substantial setback from the street frontage of 13.23 metres. Although there is a porch to the front façade, this has a setback of 9.19 metres from the street frontage. The building is to be set back 3 metres from the south east boundary and 13.049 metres from the south western (rear) boundary, with this setback area available for services and landscaping.

The western portion of the site is set aside for a paved car parking area, with vehicle access via a 5 metre wide crossover from the centre of the site, in the location of the existing crossover (to be widened). The access is to curve around from the frontage to a car parking area for 21 car spaces, including an accessible car space. The blind aisle is extended to allow vehicles to exit the site in a forward direction. It is also noted that a waste enclosure is located to the south east, and an outdoor bicycle parking area is located to the street frontage. The parking area is set back from the front, side and rear boundaries to allow for landscaping.

Internally the building is to have a reception area and waiting room to the front, with a total of 10 rooms for medical practitioners (including pathology). The layout will also include a manager's office, meeting room, storage room, server and record rooms, toilets, staff room and kitchen, with a treatment room (typically for vaccinations, setting bones other treatments in conjunction with the patient's visit).

The proposed medical centre is to operate Monday to Friday from 8:00am to 6:00pm and Saturday from 9:00am to 1:00pm. Not all consulting rooms will be in operation at all times, with the centre having a maximum of 7 practitioners at any one time Mondays to Fridays and 4 practitioners at any one time on Saturdays. It is envisaged that the centre will operate predominantly as a general practice with some rooms for more specialised treatments (e.g. physiotherapy, podiatry etc).

Business identification signage (non-illuminated) is proposed to the front. The signage is to have an overall height of 2.8 metres, with the sign on two support posts. The signage is to have dimensions of 1.6 metres in height and 3.0 metres in width. T

4 PLANNING SCHEME CONTROLS

4.1 Zoning and overlays:

Zoning:

The site is affected by a General Residential Zone, where the purpose is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

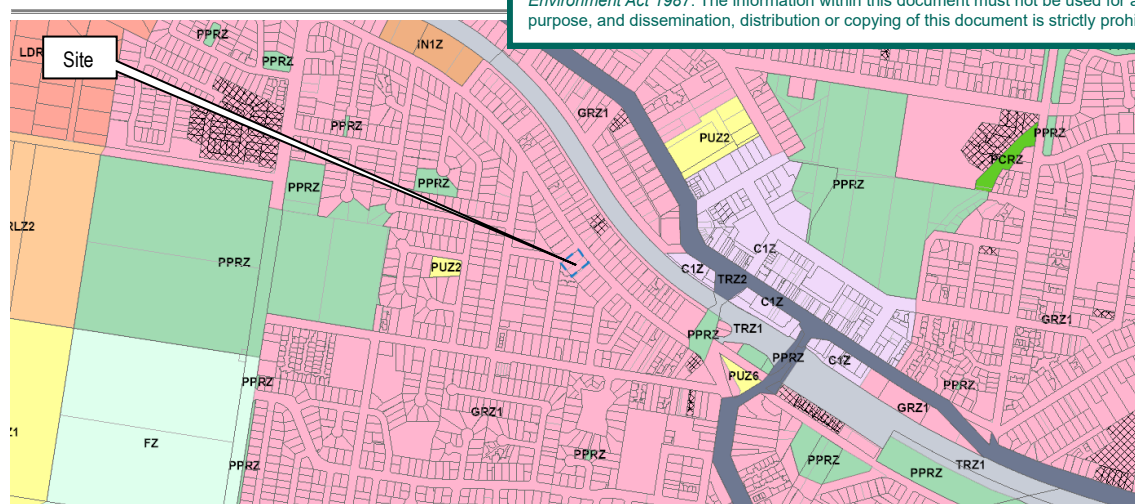
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

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Zoning map, source: <https://mapshare.vic.gov.au/vicplan/>

At clause 32.08-2 a permit is not required for a medical centre if it meets the following conditions:

The gross floor area of all buildings must not exceed 250 square metres.

Must not require a permit under Clause 52.06-3.

The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.

As the floor area exceed 250sqm and the site does not adjoin, or have access to, a road in a Transport Zone, a permit is required for the use.

Under clause 32.08-10 a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.

The relevant decision guidelines at clause 32.08-13 that the responsible authority must consider, as appropriate include:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Non-residential use and development

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

Schedule 1 to the GRZ applies to General Residential Areas and does not include any neighbourhood character objectives or provisions relevant to the subject proposal.

Overlays:

Development Contributions Plan Overlay



Development Contributions Plan Overlay map, source: <https://mapshare.vic.gov.au/vicplan/>

The DCPO1 requires a levy to be paid for certain use and development upon issuing a permit. This is addressed by permit condition.

4.2 Other provisions:

Under clause 52.05-13 the site is located in Category 3 - High amenity areas (Medium limitation) and a planning permit is required for the proposed signage.

A planning permit is not required under clause 52.06 to reduce the car parking requirements, as the proposal provides adequate parking on the site.

Under clause 52.34 a planning permit is not required to reduce bicycle facilities, as the proposal provides adequate bicycle parking on the site.

Under clause 52.37 no planning permission is required for the removal of vegetation from the subject site (see Arborist Report dated 13/08/2026 by Bluegum Consultancy).

4.3 Planning Policy Framework

The policies relating to this application can be found at:

Clause 02	Municipal Planning Strategy
Clause 11.01-1S	Settlement
Clause 13.07	Amenity, Human Health and Safety
Clause 15.01	Built Environment and Heritage
Clause 17.01	Employment
Clause 17.02	Commercial
Clause 18.01	Land Use and Transport
Clause 18.02	Movement Networks
Clause 19.02-1S	Health facilities

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5 PLANNING CONSIDERATIONS:

5.1 Overview:

Broadly, the proposed use is considered to be appropriate for the site and area, given that it retains the low-scale residential design of the surrounding buildings and provides a medical centre use that is modest in scale and is to serve the local community.

The site is close to the Activity Centre, where often commercial uses are encouraged (rather than in the broader residential hinterlands) as they complement the retail/service functions of the centre and do not affect the main retail core. This maintains the fundamental character of the activity centre, but also allows a broader service base and residential access to services.

One of the considerations for assessment of the proposal is the potential effect on the amenity of the area. In addressing this, a number of important factors must be noted:

- The use largely operates during business hours and will not unreasonable affect nearby residential uses.
- There are no unreasonable emissions (noise, odours etc) from the proposed use.
- The use is fully enclosed within the premises.
- The proposed building form has a residential design and is low scale, which is appropriate in a residential zone.

In summary, the proposal complies with the relevant controls and will not lead to unreasonable detriment to nearby uses.

In a broad assessment of the proposal, it is considered that the following points are those that require addressing: policy, character, amenity, car parking, signage and bicycle facilities.

5.2 Strategic Justification & Policy / Neighbourhood character:

Importantly, in looking at the zone, the relevant purpose allows educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. The proposal is to service the local community and allows residents access to services. It is not unusual for non-residential uses (particularly medical centres) to locate in residential areas close to activity centres. Indeed, they are often encouraged in these locations to provide easy access and so that they do not impact on the retail core of the activity centre or adversely affect the residential hinterland.

The objective of the broader state policy relating to Health facilities is at clause 19.02-1S, where the objective is:

To assist the integration of health facilities with local and regional communities.

The strategies are to facilitate the location of health and health-related facilities taking into account demographic trends, the existing/future demand and the integration of services into communities. In this regard, the Municipal Planning Strategy (at clause 02.01) indicates that the population of Baw Baw is expected to grow from 52,000 in 2018 to about 75,800 people by 2036, with the majority of this future growth expected to occur in the townships of Warragul and Drouin.

The objective at clause 11.02-1S (Development capacity) is: *"To ensure sufficient development opportunities are available to meet the needs of current and future Victorians"*. Strategies are to ensure that sufficient land is available to meet forecast demand and the needs of current and future Victorians for commercial, retail, recreational, institutional and other community needs. It

is expected that over time, as the population increases there will be an increasing demand for a range of medical services, particularly in proximity to the town centre. The proposal will contribute to accommodating this increasing demand.

Drouin is the second largest service centre in Baw Baw (clause 02.03) providing residential, commercial and industrial development primarily for its residents and a localised catchment. The strategic directions is to develop Drouin (and Warragul) as a sustainable high-growth settlement.

Clause 11.01-1S (Settlement) is to facilitate sustainable communities through settlements that provides convenient access to jobs, services, and community facilities. Integrated settlements are to be liveable and sustainable, based around existing activity centres to maximise accessibility to facilities and services and concentrate retail, office-based employment, community facilities and services in central locations. The Gippsland Settlement Framework at clause 11.01-1R is to support urban growth in Warragul/Drouin and Wonthaggi as Regional service centres. At clause 02.02, we see that vibrant communities will be contributed to by providing community focused service, facilities and infrastructure. In this regard, the site is well located in the second largest town and in proximity to the activity centre and services, providing residents access (approximately 185 metres to the closest commercial zone).

Clause 11.01-1L-02 (Main towns - High growth policy) applies to land in Drouin (and Warragul), where strategies include prioritising higher population and growth in Drouin, as the second largest town centre of the Shire and one of the primary centres for commercial development and service industry in Baw Baw. Although the site is located in a residential area in the Drouin Framework Plan, the policy is to:

Consolidate where appropriate retail, entertainment, community, mixed use and medium density residential uses within the Commercial 1 Zone and the General Residential Zone in Drouin.

This recognises that these areas may accommodate non-residential uses.

In addition, locating such uses in residential areas allows residents to access important services, without being required to travel significant distances. This meets the objective and strategies at clause 15.01-4S (Healthy neighbourhoods) which are to foster healthy and active living and community wellbeing, by creating 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from home.

In looking at employment and the broad economic perspective, clause 02.01 tells us that the Shire provides a range of employment opportunities (increasingly in service industries, administration and health industries, among others). This also corresponds with clause 17.01-1S (Diversified economy policy), which is to strengthen and diversify the economy, with strategies to facilitate growth in a range of employment sectors, including health and professional services, with clause 17.02-1S (Business) to encourage development that meets the community's needs for office and other commercial services (among other uses).

More specifically, clause 17.01-1L applies to Baw Baw's Economy, which is to establish and maintain a strong, dynamic and future ready economy and employment base and encourage development that supports education, retail and professional services sector employment in regional centres and main towns.

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Although it is acknowledged that strategies clause 17.02-2S (Out-of-centre development) discourages single use retail, commercial and recreational facilities outside activity centres, this is clarified by further strategies to:

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

In this regard, the proposed centre will be a net benefit to the community in providing an accessible medical centre that will serve the local community.

The policy at clause 19.02-1S applies to Health facilities, with the objective to integrate health facilities with local and regional communities. The strategies are to facilitate the location of health and health-related facilities taking into account demographic trends, the existing and future demand requirements and the integration of services into communities. In this regard the increased population would indicate an increasing demand for medical services throughout the community.

Notwithstanding the above, the Planning Scheme acknowledges that non-residential uses in residential zone may cause detriment to amenity through noise, car parking pressure and traffic (for example). These aspects of the proposal are address further below, nevertheless it is considered that medical centres are generally low impact, with few off site amenity issues, such as noise and odours. Additionally, hours of operation do not include late night operation and do not significantly exceed business hours, so that nearby amenity will not be unreasonably affected. It is therefore considered that the proposed medical centre use is appropriate for the site and will not impact unreasonably on the adjoining properties or the residential area.

In addition to the above, urban design policies at clause 15 are generally to achieve building design and siting outcomes that contribute positively to the local context and enhance the public realm. To achieve this, the proposal provides a residential building form with rendered walls (with brick to the base), and a pitched and hipped Colourbond roof. This design respects the dwellings in the area. In addition, the building will be amply set back from the front, side and rear boundaries to maintain the detached form of the dwellings in the area. The design maintains the neighbourhood character.

The proposal will require the removal of vegetation from the site; however, no planning permission is required under clause 52.37 or elsewhere in the Planning Scheme. In addition, the trees to be removed have a low retention value with most being introduced species and less than 5 metres in height. The design maintains a single building form on the double width site, so that ample space for landscaping is available around the building and the adjacent car parking area, providing softening and screening and respecting the landscape character of the area.

Although the proposal includes signage to the front, it is important to provide a sense of address and identity for the use so that clients are aware of the premises. The signage is relatively small, provides a sense of address and identity and is separated from the adjoining dwellings. It is not considered that this signage will adversely affect the residential area,

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In looking at the policy provisions:

- Given the above, the use is compatible with the residential amenity of the area and serves the needs of the local and wider community.
- The proposal is close to the activity centre, public transport.
- Although it does not have a main road frontage, the proposal is low intensity and will not generate noise or emissions and will not affect the amenity of the residential area.
- The use does not involve any noise emission and requires a quiet environment so that medical services may be conducted without disturbance.
- The proposed hours do not extend into late night operations.
- Clients would use the parking area to the side of the site.
- Parking and traffic are unlikely to unreasonably affect the amenity of the area.

In this respect the proposal is considered to meet the policy considerations in that it provides a low intensity use and will not impact unreasonably on the adjoining properties or the residential area.

5.3 Zone Provisions:

A planning permit is required Pursuant to Clause 32.08-2 for the use of the site as a medical centre (as it is a Section 2 use, given that it does not meet the conditions under Section 1). Importantly, in looking at the zone provisions, the relevant zone purpose is:

To implement the Municipal Planning Strategy and the Planning Policy Framework

To encourage development that is responsive to the neighbourhood character of the area.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

This indicates that non-residential uses are contemplated and may be appropriate in residential zones.

Clause 32.08-13 provides the decision guidelines which are to be considered when deciding on an application. The relevant decision guidelines are as follows:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*

The proposal addresses the Planning Policy Framework and the Municipal Planning Strategy (see assessment above).

- *The purpose of this zone.*

The purpose of the zone include implementation of Planning Policy (addressed above), development is to be responsive to the neighbourhood character of the area (also addressed above) and allow for some commercial uses and medical centres that cater to the local community. The proposal meets the purpose of the zone.

- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*

Not applicable – there are no relevant objectives or decision guidelines in the schedule to the zone.

Non-residential use and development

- *Whether the use or development is compatible with residential use.*

The use/development is compatible with the surrounding residential area and maintains the residential character of the nearby area. The use is maintained in the building and will not cause unreasonable detriment to amenity.

- *Whether the use generally serves local community needs.*

The use is not envisaged to serve a wider regional catchment and will serve local community needs.

- *The scale and intensity of the use and development.*

The proposal has a residential scale and the intensity of the use is appropriate in this context.

- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*

As noted elsewhere in this report: the design, height, setback and appearance of the proposed buildings and works, and landscaping are appropriate in the context.

- *The provision of car and bicycle parking and associated accessways.*

Adequate car parking and bicycle facilities are provided. The car parking and accessways are to the western side of the site and landscaping is provided to the perimeter to soften the paved area and complement the adjacent reserve.

- *Any proposed loading and refuse collection facilities.*

An area for waste storage is provided to the south east and will allow collection from the premises. A Waste Management Plan is provided that shows the waste can be collected by Council collection (general waste and recycling) and private collection (medical waste), with ample space to the street frontage for collection.

- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

The site does not significantly increase traffic and there is no reason that the proposal would adversely affect safety, efficiency and amenity through traffic generated by the proposal.

5.4 Amenity:

Amenity is broadly addressed above; however, it is worth reiterating some aspects in considering the proposal:

- Medical centres do not involve heavy machinery and are not usually associated with significant noise emissions or amenity impacts. Indeed, medical centres typically require a quiet environment.
- The building is well set back from the adjoining dwellings.
- The car parking area is located to the west and abuts the adjacent reserve, away from the adjoining dwelling to Church Street
- The building is low scale and will not result in amenity impacts through overshadowing.
- The proposed setbacks and single storey nature of the building ensures that there will be no unreasonable visual bulk.
- The setbacks allow ample space for landscaping.
- The proposed hours of operation are largely during business hours.
- The number of practitioners is to be limited during the hours of operation.
- All activities associated with the use are internal to the building,

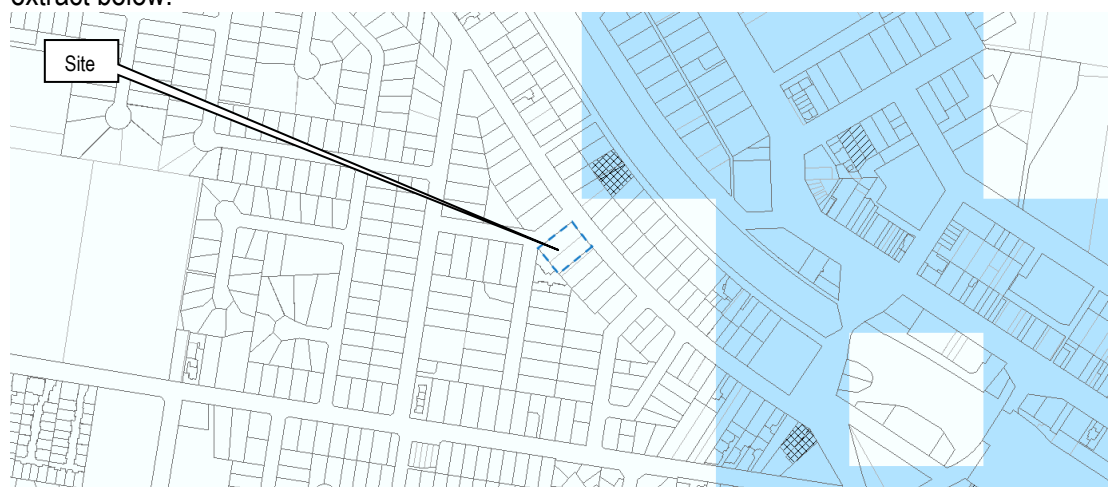
Therefore, it is unlikely that the amenity of the area will unreasonably be affected.

5.5 Car parking:

Planning Scheme Amendment VC277 was gazetted on 18 December 2025 and introduces new car parking requirements and assessment under clause 52.06 of the Planning Scheme. At clause 52.06-3, the amended provisions require a planning permit to:

- “Reduce (including reduce to zero) the minimum number of car parking spaces required under clause 52.06-5 or in a schedule to the Parking Overlay.
- ...
- Provide more than the maximum parking requirement specified in clause 52.06-5 or in a schedule to the Parking Overlay.”

The site is located in Category 1 of the Car Parking Requirements Map as shown on the map extract below.



Car Parking Requirements map (Source: VicPlan <https://mapshare.vic.gov.au/vicplan/>).

The car parking requirement for this category is as follows:

Land use	Measure	Category 1 - Minimum Requirement	Floor area	Parking requirement	Parking provision
Medical Centre	To each 100 square metres of leasable floor area	5 spaces	351sqm*	17 spaces**	21 spaces

* - This is based on the overall building footprint.

** - Clause 52.06-5 states that if the number of car spaces is not a whole number, the required number of car spaces is to be rounded down to the nearest whole number.

Therefore, the proposal has a parking surplus of 4 spaces and does not require a planning permit for a car parking reduction.

In looking at the car parking design and layout:

- The accessway width is greater than 3 metres wide.
- The accessway has appropriate dimensions to enable efficient use and management. Vehicles are able to exit in a forward direction.
- Parked vehicles can exit in a forward direction.
- There is a turning area in the car park, so that the accessway is designed with ample dimensions to allow vehicles to enter and exit the site in a forward direction.
- A passing area is not required; however, the accessway is 5.5 metres wide at front and 6.4 metres to the centre aisle.

- Visibility splays are provided at the accessway interface with the footpath.
- The car spaces have dimensions of 4.9 metres in length and 2.6 metres in width, with a 6.4 metres wide centre aisle, to comply with the access and parking dimensions.
- The accessible car space is designed in accordance with AS2890.6-2009.
- A Car Parking Impact Assessment has been prepared by EB Traffic, which indicates that the accessway and car space are appropriate.
- The car parking area does not dominate the public space, with landscaping to the front, side and rear to soften and screen the area.
- The accessway is via the existing crossover (to be widened) and will maintain on-street parking and street trees.
- The car parking area may be required to be lit by condition.
- Natural surveillance and visibility are available from the proposed building and street.
- Pedestrian access to car parking areas from the street and building are convenient.

The Car Parking Impact Assessment by EB Traffic indicates that the traffic generation of staff (support staff and practitioners) are typically expected to arrive immediately prior to commencement of the practice, (i.e. between 7.30 - 8:00 am and following the closure of the centre between 6:00 - 6.30 pm on weekdays), corresponding to around 8 vehicle movements during these time periods. It is also expected that patient movements will correspond to around 6-10 vehicle movements per hour during the centre's operating hours. Therefore, the total staff and patient movements are estimated to correspond to around 120 vehicle movements per day. Taking into account the existing traffic that could be generated by a dwelling in each of the lots on the site the net traffic movements generated by the proposal is approximately 100 vehicle movements per day.

Based on the width and characteristics of Church Street, it has a classification comparable to that of a Collector Street – Level 1, which may carry up to around 3,000 vehicles per day (pursuant to Clause 56.06 of the Planning Scheme). The additional traffic generated by the proposal will be accommodated within the capacity of the roadway and will not impact upon the safety or operation of the surrounding road network.

Given the above, the parking provision and design is considered to be acceptable in this instance.

5.1 Signage:

The objectives of clause 52.05 Signs are as follows:

To regulate the development of land for signs and associated structures.

To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.

To ensure signs do not contribute to excessive visual clutter or visual disorder.

To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Business identification signage (non-illuminated) is proposed to the front. The signage structure is to have an overall height of 2.8 metres, with the sign on two support posts. The signage is to have dimensions of 1.6 metres in height and 3.0 metres in width.

Broadly, it is considered that the proposal provides appropriate signage in the context of the site and area.

Pursuant to clause 32.08-14 the advertising sign requirements are at Clause 52.05 and the zone is in Category 3 (52.05-13 Category 3 – High Amenity Areas – Medium Limitation), where the purpose is:

To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

Under clause 52.05 a permit is required for business identification signage. Clause 52.05-8 provides decision guidelines with which to assess signage. The proposal is considered to comply with these decision guidelines in that:

- Although the proposal is for a non-residential use in a residential area, the proposed signage is not excessive and seeks to provide a clear identity, so that clients may locate the premises easily.
- The signage is located to the frontage, which is an appropriate design response, as it does not project above the building and is located in the landscape setting.
- The signage is separated from the buildings on adjoining allotments.
- The proposal does not overwhelm the site or area and does not contribute to clutter or visual disorder.
- The signage proposal will not unreasonably impact on views and vistas or compromise important views.
- The signage will not dominate the public realm, site or building and is proportionate to the building and site.
- The signage will not impact on road safety.
- There is no significant signage character in the residential area. In this context, the proposed business signage is discrete and appropriate.
- The proposal will not adversely affect residential amenity.
- The proposed signage is not considered to be excessive or too large for the site.

The signage has been designed to relate to the location within which it will sit and will not overwhelm the streetscape presentation. Therefore, it is considered that the signage is appropriate from the site, area and proposed use and will not adversely affect amenity.

5.2 Bicycle facilities

Under clause 52.34 a medical centre requires the following bicycle parking provision:

Use	Employee/Resident	Visitor/Shopper/Staff	Bicycle requirement	Provision
Medical Centre	1 to each 8 practitioners		1 space	4 spaces
	1 to each 4 practitioners		2 spaces	
Total			3 spaces	4 spaces (1 surplus)

The proposal provides 4 bicycle spaces to the front setback, adjacent to the entrance. Therefore, the proposal has a bicycle surplus of 1 bicycle space and does not require a planning permit for a reduction in bicycle parking.

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6 CONCLUSION

It is acknowledged non-residential use and development in residential areas may affect amenity and residential character. However, the building has an appropriate detached residential design and scale, with space for a high level of landscaping to the front, sides and rear. The layout also provides the parking area to the west, away from the adjacent dwelling.

The overall use is not of an excessive scale and will maintain largely business hours of operation with limited weekend hours. The proposed use should be considered a 'good neighbour' in that medical centres are quiet practices that do not result in excessive emissions that may affect residential amenity.

It is therefore submitted that the proposal is worthy of Council support and meets relevant policy objectives.

John Klarica
Town Planner

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Arborist Report

38-40 Church Street,
Drouin 3818



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Client	Calibre Planning Pty Ltd
Client Address	PO Box 375, Balaclava 3183
Site Address	38-40 Church Street, Drouin
Document Type	Arborist Report – Tree assessment & recommendations.
Date	13/08/2026

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2. Key findings

- This is a finalized arborist report, it includes an arboricultural impact assessment.
- Trees 1-2 are street trees located outside this property.
- Tree 1 will be directly affected by the proposal; this is a minor intrusion, and no amendment is required.
- Tree 2 will be directly affected by the proposal; this is a moderate intrusion, however it is recommended that no amendment is required.
- Trees 3-15 are located on this property, except for Tree 3 these trees have low retention value. With the exception of Trees 4-8, 14-15 and one member of Tree Group 13, the trees at this site can be retained as part of the proposed development.
- Trees 4-8, 14-15 and one member of Tree Group 13 will be directly affected by the proposed development and will need to be removed as part of the proposed development.
- With the exception of Tree Group 13, the trees to be retained at this site will not be directly affected by the proposed development.
- Tree Group 13 will be directly affected by the proposal; this is a minor intrusion, and no amendment is required.
- Trees 16-21 are in adjoining properties, these trees will not be directly affected by the proposal.



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3. Introduction

I was contacted by Calibre Planning Pty Ltd regarding providing an Arborist report for a proposed development at this address. The proposed development will affect 21 trees, most of these trees are located on the subject site. As part of my assessment, I have reported on the health and condition of these trees and have provided recommendations based on my assessment.

The site is within the Shire of Baw Baw, it is located within a General Residential Zone (GRZ1). For the purposes of this report there are no relevant overlays affecting this site.

Under Clause 52.37 (Canopy Trees) of the Planning Scheme a permit is required to remove, destroy or lop a canopy tree in the General Residential Zone. This does not apply:

- If the table of exemptions in Clause 52.37-8 specifically states that a permit is not required.
- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.
- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.

Under Clause 52.37 a canopy tree is a tree with a height of 5 meters or more, a trunk circumference of 0.5 meters or more at 1.4 meters above ground level, and a canopy diameter of at least 4 meters. A boundary canopy tree is any canopy tree within 6 metres of the street frontage or 4.5 meters of the rear boundary.

Based on this, permits would not be required for the removal of vegetation from the subject site.

This report is a finalized arboricultural report and includes an arboricultural impact assessment. This considers the proposed development and evaluates the potential impact on any trees to be retained on the site as well as trees located on adjoining properties and street trees. The evaluation is based upon *AS4970-2025: Protection of Trees on Development Sites* as well as considering basic tree information (particularly health, condition, and age) and species factors.

Notional Root Zone (NRZ) and Structural Root Zones (SRZ) as outlined in *AS4970-2025: Protection of Trees on Development Sites* are intended to be used as a guideline, generally tree roots do not develop in a uniform manner and vary greatly in their size, spread and depth dependent on soil characteristics, available resources, and species factors. The NRZ as defined by the standard provides a quick and useful guideline for evaluating the potential impact from development on retained trees. Tree Protection Zone (TPZ) is the section of the Notional Root Zone (NRZ) that will be isolated from the construction works at this site, to protect the trees to be retained. Where there is a need to determine the size and spread of roots a non-invasive root investigation may be required, this will precisely determine the below ground impact of development on a tree's root system more accurately.



I have conducted a site visit on the 14/07/2026, and assessed the health, condition, and safety of the trees in question. Recommendations are outlined in Section 7 of this report. A detailed list of the surveyed trees is provided in Appendix 3 of this report. A site plan is included which identifies and shows the location of the trees concerned, photographs of the trees have also been included.

4. Methodology

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The trees were assessed using the standard Visual Tree Assessment technique (VTA). The trees were assessed from the ground for the purpose of this report. VTA is an internationally recognised practice in the visual assessment of trees as formulated by Mattheck & Breloer (1999).

A Yama 20m diameter tape was used to obtain the Diameter at breast height (DBH) at 1.4 metres above ground level. The height was measured using a Nikon Forestry Pro Laser Range Finder, the spread of the tree's canopy was paced out. Photographs were taken with a Canon 700D DSLR camera. Aerial photographs were taken from www.nearmap.com.au.

The report considers relevant sections of the Australian Standard: *AS4970-2025: Protection of Trees on Development Sites* and uses this as the basis for determining Notional Roots Zones (NRZ) and Structural Root Zones (SRZ).

This report includes all trees located on the subject site/s, trees in adjoining properties that may be impacted by the proposed development (within 5m of the property boundary unless requested otherwise) and council street trees located directly outside the subject property/s. For the purposes of this report the definition of a tree is based on AS4970, which states that a tree is a '*long lived woody perennial plant usually greater than 3 m in height with one or relatively few main stems or trunks or as defined by the relevant authority*'.

The ULE rating system has been used as a guide to assist in determining the Useful Life Expectancy of the tree surveyed. Refer to Appendix 1 (Barrell 1993).

A scaled site plan has been prepared using ArborCAD software.

Reference was made to Baw Baw Shire's Planning Scheme through DELWP maps and spatial data: <https://www2.delwp.vic.gov.au/maps>.

This report referred to the proposed site plan for 38-40 Church Street, Drouin prepared by Noustos Contractors and dated 16/06/2022 Rev.01.

Bluegum Consultancy has been engaged by the client to provide an arborist report for this project following the development of the proposed plans.



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5. Site Context

This is an average sized property (1914.14 m²) which is in a medium density residential area; the site is sloping down from the road and has a north-east by south-west orientation with a north-easterly aspect. There are 21 trees included in this report.

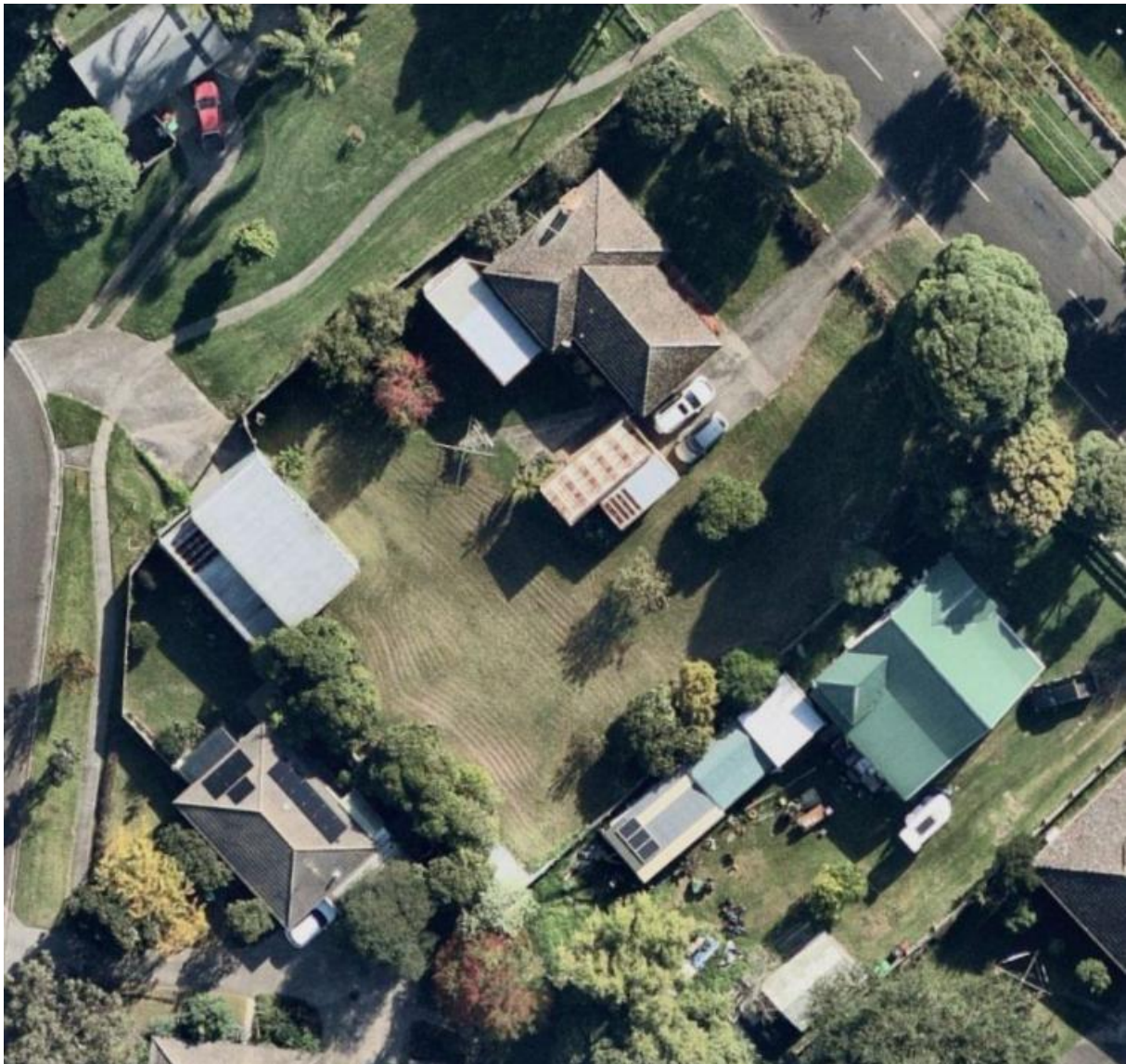


Figure 1: Assessment area (Nearmap, 2026)



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6. Discussion

Trees 1-2 are street trees located outside this property.

Tree 1 will be directly affected by the proposed development at this address as the proposal will intrude into its Notional Root Zone (NRZ). Based on *AS4970: Protection of Trees on Development Sites* this is classified as a minor intrusion (7%). The standard states that *'the proposed encroachment is considered minor if it is less than or equal to 10% of the area of the NRZ and is outside of the SRZ'*. The standard states there is unlikely to be *'significant impact to tree health, longevity or structure'* from this level of encroachment. As this is a minor intrusion and the area lost to encroachment can be offset, I am not recommending that further specific tree protection measures are needed.



Tree 1

NRZ: 8.64m

Encroachment: 7%

Recommendation: Minor intrusion implement basic tree protection measures.

Tree 2

NRZ: 11.76m

Encroachment: 12%

Recommendation: Moderate intrusion, no amendment required, implement basic tree protection measures.

Tree 2 will be directly affected by the proposed development at this address as the proposal will intrude into its Notional Root Zone (NRZ). Based on *AS4970: Protection of Trees on Development Sites* this is classified as a moderate intrusion (12%). The standard states that *'the proposed encroachment is considered moderate if it is greater than 10% and less than or equal to 20% of the area of the NRZ and is outside of the SRZ. A project arborist shall be engaged to review the proposed impact and ... demonstrate how the tree will remain viable'*. The proposed intrusion is marginally above the target threshold of 10%. As this is a hardy species that is expected to tolerate an above-average level of root disturbance, the proposed level of encroachment is not expected to adversely affect this tree. Based on this, I am not recommending that further specific tree protection measures are needed.



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Figure 2: Tree 1 is a medium-sized, mature Melaleuca linariifolia (Narrow leaf Paperbark) street tree. This tree will be directly affected by the proposed development, this is a moderate intrusion (12%), however the proposed intrusion is not expected to adversely affect this tree, and it is recommended that no amendment is required.



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Trees 3-15 are located on the subject site, except for Tree 3 these trees have low retention value due to their small size, relatively young age and low landscape value. These trees do not warrant being retained and incorporated into the proposed development and could be removed and replaced as part of the proposed development.

With the exception of Trees 4-8, 14-15 and one member of Tree Group 13, the existing trees at this site can be retained as part of the proposed development. Trees 4-8, 14-15 and one member of Tree Group 13 will be directly affected by the proposal, and these trees will need to be removed and replaced as part of the proposed development.

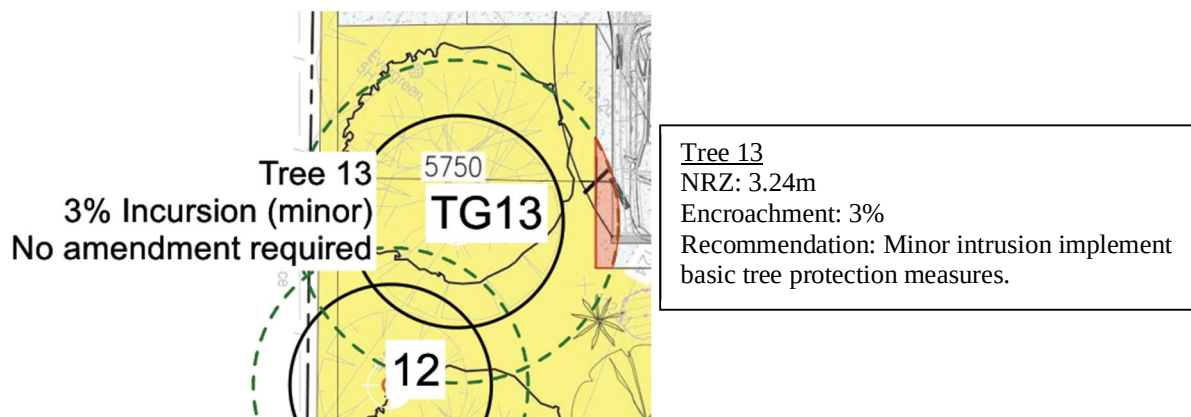


Figure 3: Tree 3 is a medium-sized, mature Camellia japonica CV (Camellia) located in the site's front setback. This tree is in good condition, with low-moderate retention value. This tree can be retained as part of the proposal and will not be directly affected by the proposed development.



With the exception of Tree 13, the trees to be retained at this site will not be directly affected by the proposed development at this address as the proposal will not intrude into their Notional Root Zone (NRZ). Provided that basic tree protection measures are implemented there should be no adverse impact to these trees from the proposed development.

The member of Tree Group 13 to be retained at this site will be directly affected by the proposed development at this address as the proposal will intrude into its Notional Root Zone (NRZ). Based on *AS4970: Protection of Trees on Development Sites* this is classified as a minor intrusion (3%). The standard states that *'the proposed encroachment is considered minor if it is less than or equal to 10% of the area of the NRZ and is outside of the SRZ'*. The standard states there is unlikely to be *'significant impact to tree health, longevity or structure'* from this level of encroachment. As this is a minor intrusion and the area lost to encroachment can be offset, I am not recommending that further specific tree protection measures are needed.



Trees 16-21 are in adjoining properties, these trees will not be directly affected by the proposed development as the proposal will not intrude into their Notional Root Zone (NRZ). Provided that basic tree protection measures are implemented there should be no adverse impact to these trees from the proposed development.

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Table 1: Trees to be removed:

Tree #	Common & Botanical names	Origin	Age	ULE	Retention value	Comments	Recommendations	Permit required
4	<i>Pittosporum tenuifolium</i> CV (Kohuhu)	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
5	<i>Rhododendron</i> sp. (<i>Rhododendron</i>)	Introduced	Mature	Medium (15-40 years)	Low		Remove and replace	No
6	<i>Malus domestica</i> (Apple)	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
7	<i>Magnolia X soulangeana</i> (<i>Saucer Magnolia</i>)	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
8	<i>Camellia japonica</i> CV (<i>Camellia</i>)	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
13	<i>Rhododendron</i> sp. (<i>Rhododendron</i>)	Introduced	Early mature	Medium (15-40 years)	Low	TG, x2	Remove 1 of 2 trees	No
14	<i>Pyrus communis</i> (Pear)	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
15	<i>Callistemon viminalis</i> (<i>Weeping Bottlebrush</i>)	Australian native	Early mature	Short (5-15 years)	Low	TG, x3, Central tree failing	Remove and replace	No

Table 2: Trees to be retained:

Tree#	NRZ	Intrusion	Recommended tree protection measures
1	8.64	7%	Street tree, minor intrusion, implement basic tree protection measures.
2	11.76	12%	Street tree, moderate intrusion, no amendment required, implement basic tree protection measures.
3	2.64	0%	Retain tree, no intrusion, implement basic tree protection measures.
9	2	0%	Retain tree, no intrusion, implement basic tree protection measures.
10	2	0%	Retain tree, no intrusion, implement basic tree protection measures.
11	2.88	0%	Retain tree, no intrusion, implement basic tree protection measures.
12	2.76	0%	Retain tree, no intrusion, implement basic tree protection measures.
13	3.24	3%	Retain tree, minor intrusion, implement basic tree protection measures.
16	3.12	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
17	3.36	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
18	7.44	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
19	2.04	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
20	3.6	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
21	4.44	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.



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7. Recommendations

Trees 3-15 are located on the subject site, except for Tree 3 these trees have low retention value and could be removed and replaced as part of the proposed development.

With the exception of Trees 4-8, 14-15 and one member of Tree Group 13, the trees at this site can be retained as part of the proposed development. Trees 4-8, 14-15 and one member of Tree Group 13 will be directly affected by the proposal, and these trees will need to be removed and replaced as part of the proposed development.

With the exception of the remaining member of Tree Group 13, the trees to be retained at this site will not be directly affected by the proposed development. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact to these trees from the proposed development.

The member of Tree Group 13 to be retained at this site will be directly affected by the proposed development, this is classified as a minor intrusion (3%). As this is a minor intrusion and the area lost to encroachment can be offset, I am not recommending that further specific tree protection measures are needed. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact to this tree from the proposed development.

Trees 16-21 are in adjoining properties, these trees will not be directly affected by the proposed development. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact to these trees from the proposed development.

The remaining trees included in this report are two street trees located outside this property (Trees 1-2).

Tree 1 will be directly affected by the proposed development, this is classified as a minor intrusion (7%). As this is a minor intrusion and the area lost to encroachment can be offset, I am not recommending that further specific tree protection measures are needed. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact to this tree from the proposed development.

Tree 2 will be directly affected by the proposed development, this is classified as a moderate intrusion (12%). As the proposed level of intrusion is not significantly above the target threshold of 10%, and this is a hardy species that is expected to tolerate an above average level of root disturbance, the proposed level of intrusion is not expected to adversely affect this tree. Based on this, I am not recommending that further specific tree protection measures are needed. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact to this tree from the proposed development.



8. Tree Protection Requirements

Specific Tree Protection Requirements

Demolition and site clearing

Site clearing has the potential to cause significant damage to any trees to be retained on site or trees that are in adjoining properties through disturbance to the soil, changes in soil gradients, soil compaction and physical destruction of tree roots from excavation and scraping.

Tree protection measures (see below) need to be implemented prior to any site clearing and demolition works commencing. Where site clearing intrudes into the NRZ of trees to be retained and/or trees in neighbouring properties care must be taken to prevent any unnecessary damage to trees and tree roots.

Basic Tree Protection Requirements

The following basic tree protection measures will need to be implemented prior to any work commencing on site and remain in place for the duration of the work.

1. Before commencing work on site, the contractor is required to meet with the consultant arborist to review all work procedures, access routes, storage areas and tree protection measures.
2. Temporary protective fencing to a minimum height of 1.8m must be erected along the perimeter of the NRZ (or modified TPZ) for any trees that are to be retained on the site. Prior to any machinery or materials being brought on site and before any works including demolition commences.
3. Once erected protective fencing must not be removed or altered without approval from the project arborist.
4. Protective fencing needs to be in accordance with AS 4687. Signs identifying the TPZ should be placed around the protective fencing.
5. Construction vehicles and storage areas must remain outside the fenced TPZ areas.
6. If tree roots are encountered or damaged during construction, they must be cut cleanly to sound tissue with sharp secateurs or a pruning saw.
7. Surplus construction materials (e.g., soil, cement, base rock etc.) must not be stored or allowed to remain inside the trees' TPZ.
8. Additional tree pruning required during construction must be carried out by an appropriately qualified contractor and in accordance with *Australian Standards 4373-2007 Pruning of Amenity Trees*, and not by construction personnel.
9. All underground services, including drainage and irrigation, must be routed outside of trees' NRZs, if this is not possible, all excavation within the NRZ must be conducted through non-destructive methods (e.g. 'Airscape' excavation, hydro-excavation, directional drilling, or hand-digging) under the supervision of the Project Arborist.
10. Trees retained on site are to be watered regularly (minimum weekly, at a rate of approximately 10L per cm of trunk diameter) during periods of dry conditions.
11. If trees are damaged during construction, it should be evaluated as soon as possible by the project arborist so that appropriate treatments can be applied.
12. Erosion control such as silt fencing, debris basins and water diversion methods shall be installed to prevent siltation and/or erosion within the Notional Root Zone (NRZ).
13. If temporary access roads must pass over the root areas (NRZ or modified TPZ) of trees to be retained a roadbed of 150mm of mulch or crushed rock shall be created to prevent soil compaction within the tree's root area. The roadbed material shall be maintained to a depth of 150mm throughout construction.

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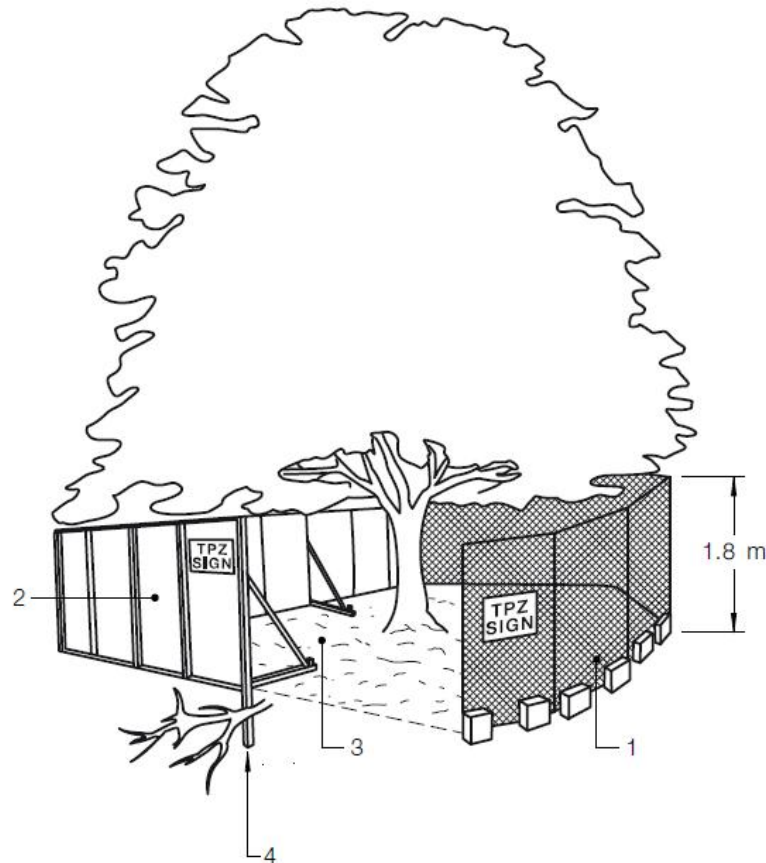
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14. Once construction is completed all foreign (non-organic) debris needs to be removed from within the Tree Protection Zone (TPZ).



LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 4: Tree protection zone and temporary protective fencing.

The creation of an exclusion zone around trees to be retained on site is the primary means of tree protection during construction. Tree protection zone signage provides clear and readily accessible information to indicate that a TPZ has been established.



9. Suggested Replacement Species

Possible replacement tree species could include (selection and placement of trees will need to take into consideration the eventual size of the trees when mature) – see landscape plan for complete planting schedule:

Large (canopy) trees ($\geq 12\text{m}$ in height at maturity):

- Coast Banksia (*Banksia integrifolia*) – Indigenous
- Red Box (*Eucalyptus polyanthemos ssp. Vestita*) - Indigenous
- Yellow Box (*Eucalyptus melliodora*) – Indigenous
- Argyle Apple (*Eucalyptus cinerea*) - Native
- Red Ironbark (*Eucalyptus sideroxylon*) - Native
- Spotted Gum (*Corymbia maculata*) - Native
- Smooth-barked Apple Myrtle (*Angophora costata*) - Native
- Algerian Oak (*Quercus canariensis*) - Exotic
- Claret Ash (*Fraxinus 'Raywoodii'*) – Exotic

Medium sized trees (6-12m in height at maturity):

- Blackwood (*Acacia melanoxylon*) - Indigenous
- Lightwood (*Acacia implexa*) - Indigenous
- Dwarf Lemon-Scented Gum (*Corymbia citriodora 'Scentuous'*) - Native
- Dwarf Yellow Bloodwood (*Corymbia eximia 'Nana'*) - Native
- Illawarra Flame Tree (*Brachychiton acerifolius*) – Native
- Kurrajong (*Brachychiton populneus*) - Native
- Pink-Flowering Gum (*Eucalyptus leucoxylon 'Rosea'*) - Native
- Red Flowering Gum (*Corymbia ficifolia*) - Native
- Red Spotted Gum (*Eucalyptus mannifera*) - Native
- Victorian Silver Gum (*Eucalyptus crenulata*) - Native
- Water Gum (*Tristanopsis laurina*) – Native
- Honey Locust (*Gleditsia triacanthos*) - Exotic
- Jacaranda (*Jacaranda mimosifolia*) - Exotic

Small sized trees ($\leq 6\text{m}$ in height at maturity):

- Silver Banksia (*Banksia marginata*) – Indigenous
- Bottle Tree (*Brachychiton rupestris*) – Native
- Coral Gum (*Eucalyptus torquata*) - Native
- Dwarf Apple Gum (*Angophora hispida*) - Native
- Grafted Red Flowering Gum (*Corymbia ficifolia 'Wildfire'*) - Native
- Red Bottlebrush (*Callistemon citrinus 'Kings Park Special'*) - Native
- Canary Island Strawberry Tree (*Arbutus canariensis*) - Exotic
- Crepe Myrtle (*Lagerstroemia indica*) - Exotic

Replacement trees should be sourced from a reputable nursery with care taken to ensure that they are in good health, free of structural defects and pests and diseases. They should be advanced grown specimens that are a minimum 1.5 metres in height. When planting advanced



grown trees, it is important that they are planted correctly, staked to provide additional support and provided with adequate aftercare to ensure that they become established (the plant supplier should be able to help with planting and establishment guidelines).

Please do not hesitate to call
recommendations provided in this report.

if you have any questions regarding the contents or

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Appendix 1 – Tree Assessment Criteria

1. Height describes the height of the tree in metres from ground level.
2. Trunk diameter (DBH) is calculated from the measured trunk circumference at 1.4m above ground level or at an alternative location if required (in accordance with AS 4970-2009).
3. Canopy spread describes the crown spread across the widest point.
4. Estimated age class is the tree's relative age, based on its species and is expressed as - Young (the tree is less than half its expected mature size in this position), Semi-mature (the tree is approaching its expected mature size), or Mature (the tree has grown to its expected mature size). Over-mature indicates that the tree is approaching the end of its ULE.
5. Useful life expectancy (ULE) – see appendix 2.
6. Amenity value is a relative weighting based on the tree's expected contribution to the local landscape. This assessment considers the tree's visual, environmental and ecological contribution in the context of the site and the surrounding area.
7. Notional Root Zone (NRZ) is calculated for each tree by multiplying its DBH x 12, the NRZ radius is measured from the centre of the stem at ground level. The NRZ should not be less than 2m nor greater than 15m (except where crown protection is required).
8. Tree Protection Zone (TPZ) is the principal means of protecting trees on a development site. The TPZ is a section of the tree's NRZ that is isolated from construction disturbance so that the tree remains viable.
9. Structural Root Zone (SRZ) is the area required for tree stability. A larger area is required to maintain tree health.
10. Retention value is adapted from BS5837:2005 – Cascade chart for tree quality assessment. The retention value is applied to the tree in the context of the proposed land use.

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High retention value – trees would meet one or more of the following criteria:

- The tree is in such a condition as to be able to make a substantial contribution to the surrounding environment for a substantial period of time (a minimum of 40 years is suggested).
- Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue).
- Trees of visual importance (e.g., avenues or other arboricultural features assessed as groups).
- Trees of significant historical, commemorative, or other value (e.g., veteran trees and trees with high habitat value).

Moderate retention value – trees would meet one or more of the following criteria:

- The tree is in such a condition as to be able to make a moderate contribution to the surrounding environment for a medium to long period of time (a minimum of 20 years is suggested).
- Trees that might be included in the high category but may be downgraded because of impaired condition (e.g., presence of remediable defects including unsympathetic past management and minor storm damage). or because the tree has not yet reached its expected mature size
- Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals, but which are not, individually, essential components of formal or semi-formal arboricultural features, or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.

Low retention value – trees would meet one or more of the following criteria:

- Trees currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.
- The tree has limited contribution to the surrounding landscape due to their small size or young age.
- Low category trees will usually not be retained where they would impose a significant constraint on development. However, young trees with a stem diameter of less than 150 mm could be considered for relocation.

Remove/None – trees would meet one or more of the following criteria:

- The tree is in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other trees.
- Trees that have a serious hazard potential (this may consider the context of any proposed development).
- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- Trees that are classified as environmental weed species.



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Appendix 2 – Useful Life Expectancy Categories (ULE)

Long U.L.E- the tree appeared retainable at the time of assessment for over 40 years with an acceptable degree of risk, assuming reasonable maintenance:

Structurally sound trees located in positions that can accommodate future growth.
Trees which could be made suitable for long term retention by remedial care.
Trees of special significance, which would warrant extraordinary efforts to secure their long-term retention.

Medium U.L.E- the tree appeared to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk, assuming reasonable maintenance:

Trees which may only live from 15-40 years.
Trees that may live for more than 40 years but may be removed for safety or nuisance reasons.
Trees which may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.
Trees which could be made suitable for retention in the medium term with remedial care.

Short U.L.E- trees that appeared to be retainable at the time of assessment for 5-15 years with an acceptable degree of risk, assuming reasonable maintenance:

Trees which may only live from 5 to 15 years.
Trees that may live for more than 15 years but may be removed for safety or nuisance reasons.
Trees which may live for more than 15 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.
Trees which require substantial remediation and are only suitable for retention in the short term.

Removal- Tree which should be removed within the next 5 years.

Dead, dying suppressed or declining trees.
Dangerous trees through instability or recent loss of adjacent trees.
Dangerous trees because of structural defects including cavities, decay included bark, wounds, or poor form.
Damaged trees that are clearly not safe to retain.
Trees which may live for more than 5 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.
Trees which are damaging or may cause damage to existing structures within the next 5 years.
Trees that will become dangerous after the removal of other trees for the reasons given in (A) to (F).
Trees in categories (A) to (G) that have a high wildlife habitat value and with appropriate treatment could be retained subject to regular review.

Small, young, or regularly pruned- Trees that can be reliably moved or replaced.

Small trees less than 5m in height.
Young trees less than 15 years old but over 5m in height.
Formal hedges and trees intended for regular pruning to artificially control growth.



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Appendix 3 – Tree Species

Tree #	Botanical & common names	Origin	Health	Structure	Height	Canopy spread	Total DBH	DAB	Age	ULE	Amenity value	Retention value	NRZ	SRZ	Comments	Recommendations
1	<i>Lophostemon confertus</i> (Queensland Box)	Australian native	Good	Good	12	10	0.72	0.19	Mature	Medium (15-40 years)	High	3rd Party Tree	8.64	1.65	ST	Street tree, minor intrusion
2	<i>Melaleuca linariifolia</i> (Narrow leaf Paperbark)	Australian native	Good	Good	7	8	0.98	1.09	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	11.76	3.43	ST	Street tree, moderate intrusion
3	<i>Camellia japonica</i> CV (Camellia)	Australian native	Good	Average	5	5	0.22	0.34	Mature	Medium (15-40 years)	Low-Moderate	Low to moderate	2.64	2.1		Retain tree, no intrusion
4	<i>Pittosporum tenuifolium</i> CV (Kohuhu)	Introduced	Good	Average	7	4	0.17	0.21	Early mature	Medium (15-40 years)	Low-Moderate	Low	2.04	1.72		Remove and replace
5	<i>Rhododendron</i> sp. (Rhododendron)	Introduced	Good	Average	3.5	4	0.22	0.38	Mature	Medium (15-40 years)	Low-Moderate	Low	2.64	2.2		Remove and replace
6	<i>Malus domestica</i> (Apple)	Introduced	Good	Average	4	4	0.19	0.19	Early mature	Medium (15-40 years)	Low-Moderate	Low	2.28	1.65		Remove and replace
7	<i>Magnolia X soulangeana</i> (Saucer Magnolia)	Introduced	Good	Good	3.5	4.5	0.17	0.26	Early mature	Medium (15-40 years)	Minimal	Low	2.04	1.88		Remove and replace
8	<i>Camellia japonica</i> CV (Camellia)	Introduced	Good	Good	4	5	0.16	0.25	Early mature	Medium (15-40 years)	Low-Moderate	Low	2	1.85		Remove and replace
9	<i>Solanum mauritianum</i> (Wild Tobacco bush)	Australian native	Good	Good	5	4.5	0.11	0.14	Early mature	Medium (15-40 years)	Low-Moderate	Low	2	1.5	Env Weed Species	Retain tree, no intrusion
10	<i>Camellia japonica</i> CV (Camellia)	Introduced	Good	Average	4.5	4	0.15	0.24	Early mature	Medium (15-40 years)	Low-Moderate	Low	2	1.82		Retain tree, no intrusion
11	<i>Rhododendron</i> sp. (Rhododendron)	Introduced	Good	Average	4.5	4	0.24	0.31	Early mature	Medium (15-40 years)	Low-Moderate	Low	2.88	2.02	TG, x3	Retain tree, no intrusion
12	<i>Camellia japonica</i> CV (Camellia)	Introduced	Good	Good	5	6	0.23	0.31	Early mature	Medium (15-40 years)	Low-Moderate	Low	2.76	2.02		Retain tree, no intrusion
13	<i>Rhododendron</i> sp. (Rhododendron)	Introduced	Good	Good	4	5	0.27	0.35	Early mature	Medium (15-40 years)	Low-Moderate	Low	3.24	2.13	TG, x2	Retain one tree, minor intrusion
14	<i>Pyrus communis</i> (Pear)	Introduced	Good	Average	4.5	5	0.16	0.18	Early mature	Medium (15-40 years)	Low-Moderate	Low	2	1.61		Remove and replace
15	<i>Callistemon viminalis</i> (Weeping Bottlebrush)	Australian native	Good	Good	3	3	0.12	0.17	Early mature	Short (5-15 years)	Low-Moderate	Low	2	1.57	TG, x3, Central tree failing	Remove and replace
16	<i>Acacia howittii</i> (Sticky Wattle)	Australian native	Good	Good	6	5	0.26	0.37	Mature	Medium (15-40 years)	Low-Moderate	3rd Party Tree	3.12	2.18	NT, 4.5m from boundary	Neighbouring tree, no intrusion
17	<i>Liquidamber styraciflua</i> (Sweet Gum)	Introduced	Good	Good	11	8	0.28	0.36	Early mature	Medium (15-40 years)	Moderate	3rd Party Tree	3.36	2.15	NT, 3m from boundary	Neighbouring tree, no intrusion
18	<i>Salix babylonica</i> 'Tortuosa' (Twisted Willow)	Introduced	Good	Average	11	8	0.62	0.75	Early mature	Medium (15-40 years)	Moderate	3rd Party Tree	7.44	2.93	NT, 6m from boundary	Neighbouring tree, no intrusion
19	<i>Coprosma repens</i> (Mirror Bush)	Introduced	Good	Good	3.5	4	0.17	0.2	Early mature	Medium (15-40 years)	Low-Moderate	3rd Party Tree	2.04	1.68	NT, 0.5m from boundary	Neighbouring tree, no intrusion
20	<i>Cotoneaster glaucophylla</i> (Cotoneaster)	Introduced	Good	Average to Poor	6	5.5	0.3	0.41	Mature	Short (5-15 years)	Moderate	3rd Party Tree	3.6	2.28	NT, 0.5m from boundary	Neighbouring tree, no intrusion
21	<i>Syzygium australe</i> (Brush Cherry)	Australian native	Good	Average	9	6	0.37	0.45	Mature	Short (5-15 years)	Moderate	3rd Party Tree	4.44	2.37	NT, 0.5m from boundary	Neighbouring tree, no intrusion

Please Note: All measurements are in metres. Note: unless otherwise stated the diameters of neighbouring trees have been estimated.



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Appendix 4 – Tree Images



Tree 1



Tree 2



Tree 3



Tree 4



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Tree 5



Tree 6



Trees 7 & 8



Trees 9 & 10



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Tree Group 11



Trees 12 & 13



Tree 14



Tree Group 15



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Tree 17



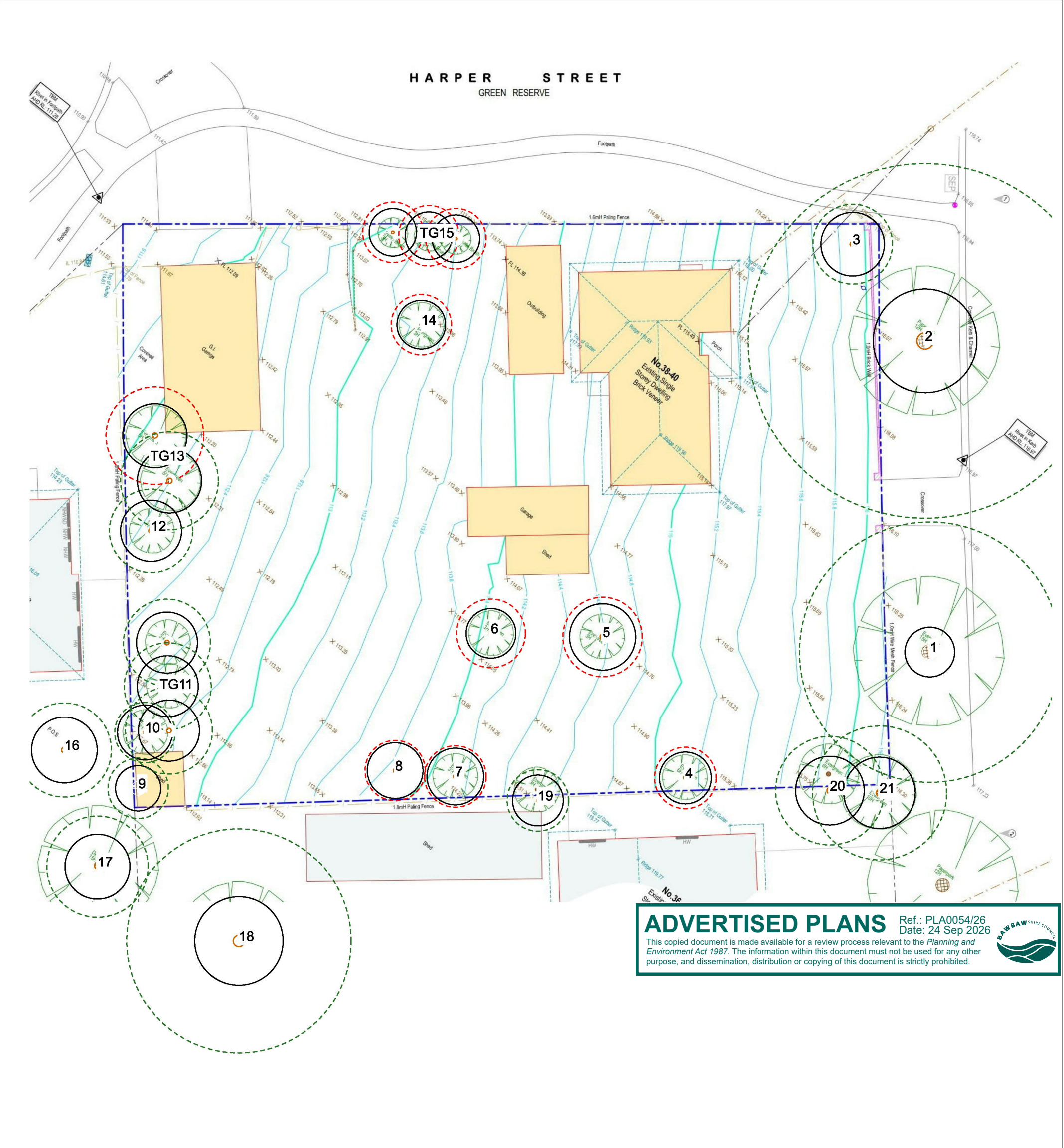
Tree 18



Tree 19



Trees 20 & 21



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Table 1: Trees to be removed:								
Tree #	Common & Botanical names	Origin	Age	ULE	Retention value	Comments	Recommendations	Permit required
4	<i>Pittosporum tenuifolium</i> <i>CV (Kohuhu)</i>	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
5	<i>Rhododendron sp.</i> <i>(Rhododendron)</i>	Introduced	Mature	Medium (15-40 years)	Low		Remove and replace	No
6	<i>Malus domestica</i> (Apple)	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
7	<i>Magnolia X soulangeana</i> <i>(Saucer Magnolia)</i>	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
8	<i>Camellia japonica CV</i> <i>(Camellia)</i>	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
13	<i>Rhododendron sp.</i> <i>(Rhododendron)</i>	Introduced	Early mature	Medium (15-40 years)	Low	TG, x2	Remove 1 of 2 trees	No
14	<i>Pyrus communis</i> (Pear)	Introduced	Early mature	Medium (15-40 years)	Low		Remove and replace	No
15	<i>Callistemon viminalis</i> <i>(Weeping Bottlebrush)</i>	Australian native	Early mature	Short (5-15 years)	Low	TG, x3, Central tree failing	Remove and replace	No

Legend

NRZ Tree to be removed

NRZ Tree to be retained

Structural Root Zone

Proposed intrusion

Proposed intrusion with root sensitive footings

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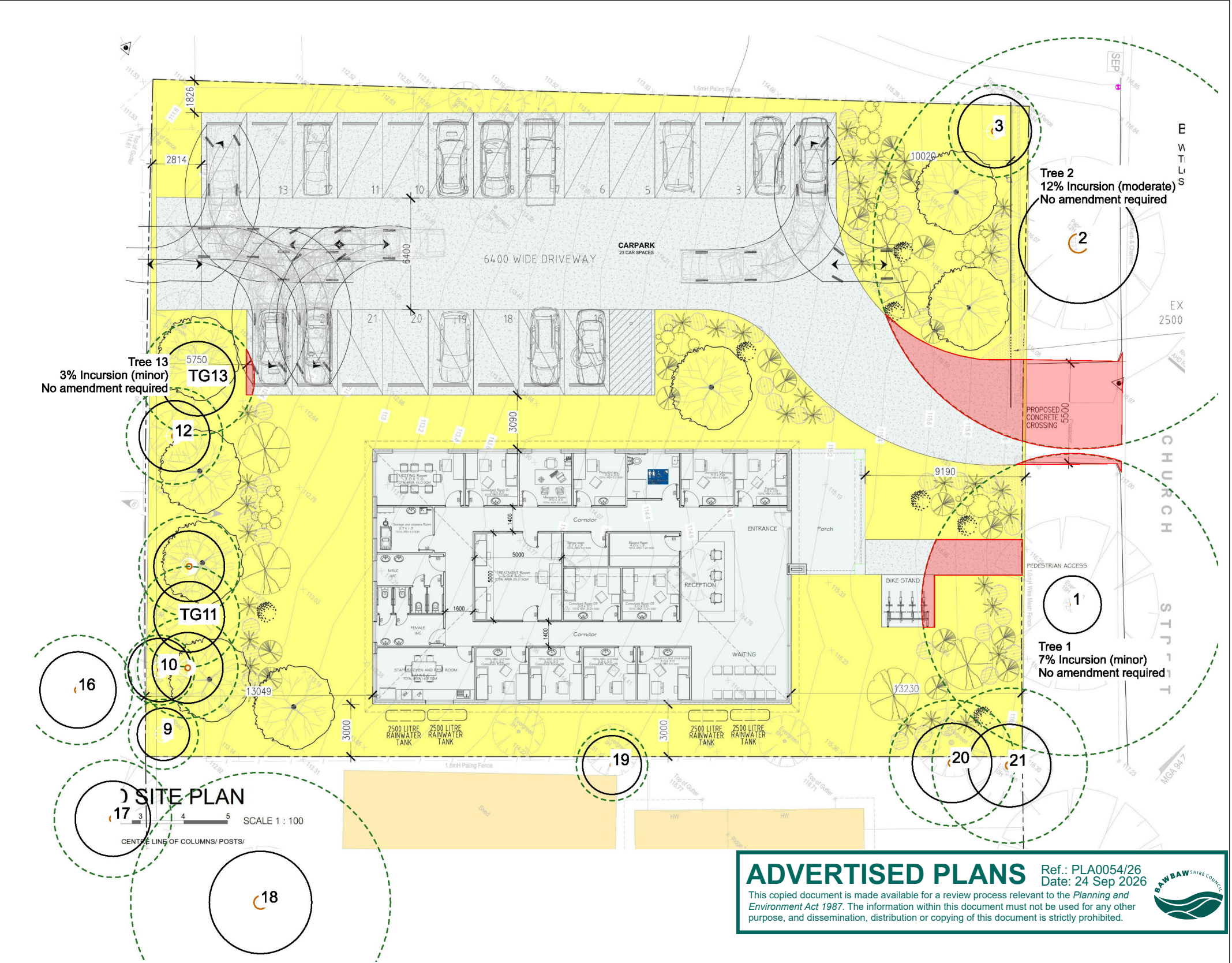
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Calibre Planning Pty Ltd

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Table 2: Trees to be retained:

Tree#	NRZ	Intrusion	Recommended tree protection measures
1	8.64	7%	Street tree, minor intrusion, implement basic tree protection measures.
2	11.76	12%	Street tree, moderate intrusion, no amendment required, implement basic tree protection measures.
3	2.64	0%	Retain tree, no intrusion, implement basic tree protection measures.
9	2	0%	Retain tree, no intrusion, implement basic tree protection measures.
10	2	0%	Retain tree, no intrusion, implement basic tree protection measures.
11	2.88	0%	Retain tree, no intrusion, implement basic tree protection measures.
12	2.76	0%	Retain tree, no intrusion, implement basic tree protection measures.
13	3.24	3%	Retain tree, minor intrusion, implement basic tree protection measures.
16	3.12	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
17	3.36	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
18	7.44	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
19	2.04	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
20	3.6	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
21	4.44	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.

Legend
- - - NRZ Tree to be removed
- - - NRZ Tree to be retained
- - - Structural Root Zone

Proposed intrusion

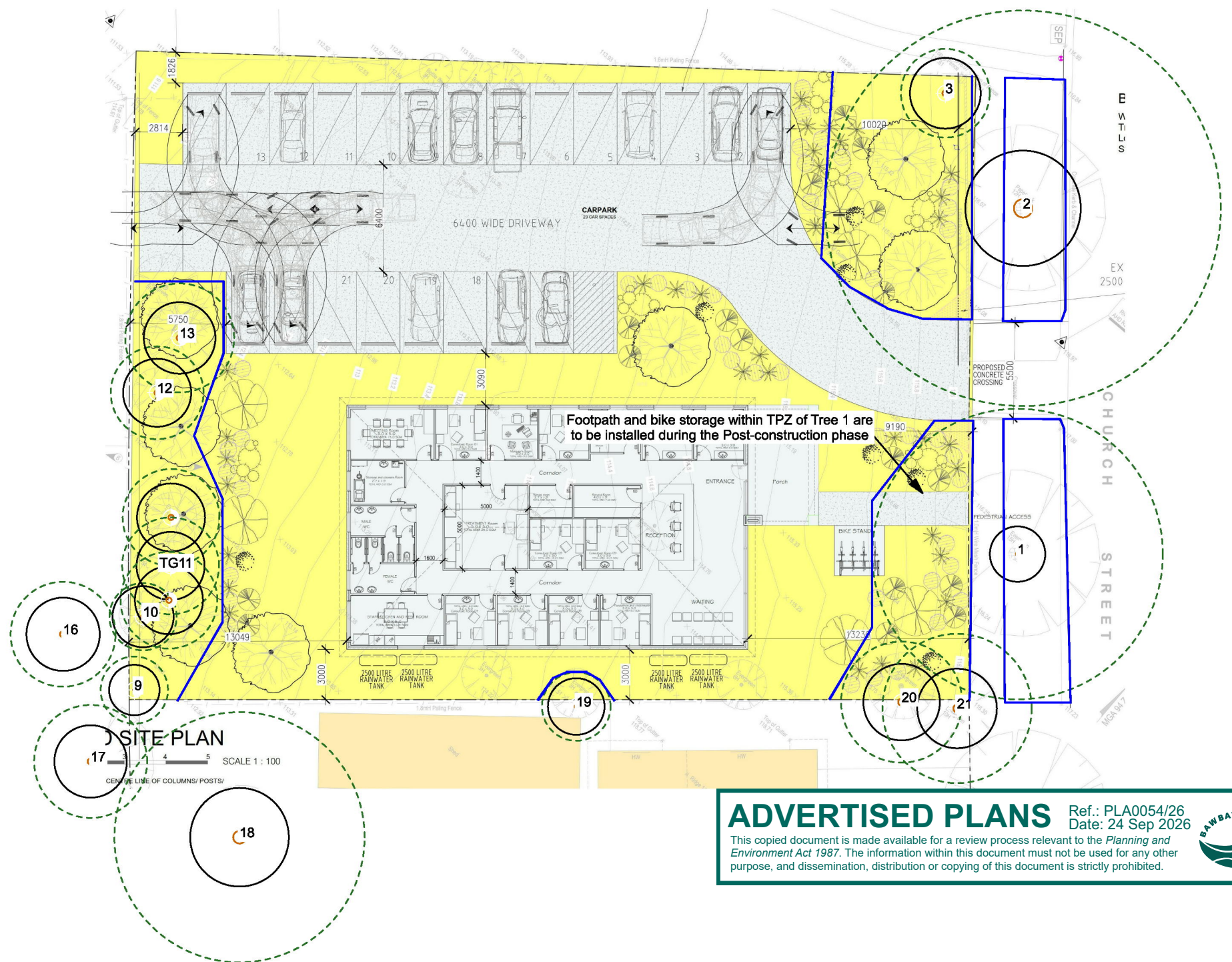
Proposed intrusion with root sensitive footings

Bluegum Consultancy
info@bluegumreports.com

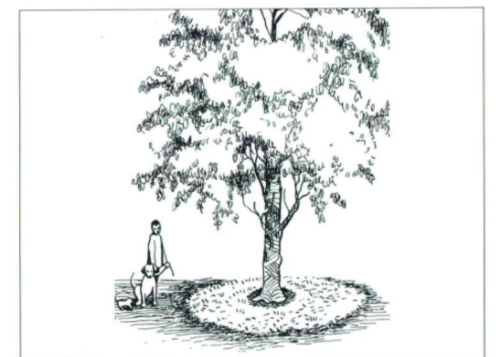
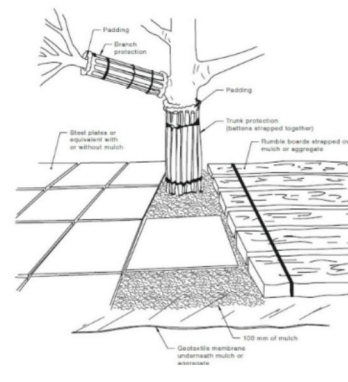
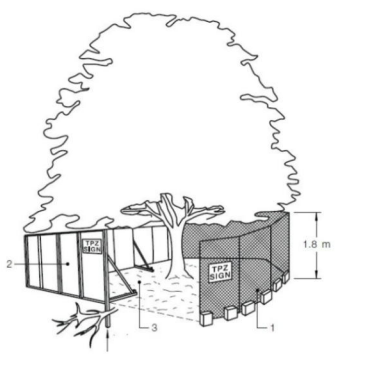
Date: 13/08/2026
Drawn by
SCALE 1:250

Calibre Planning Pty Ltd
Proposed Site Plan - 38-40 Church Street, Drouin

A3



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Date: 24 Sep 2026
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TPZ signage that clearly states 'TREE PROTECTION ZONE - NO ACCESS' must be affixed to temporary protective fencing and is to have the contractor's and project arborist contact details.

1.8m high chain wire mesh fence panels supported with concrete feet. Install mulch to 75mm depth within TPZ, no excavation, construction activity, grade changes, surface treatment or storage of materials of any kind permitted within the TPZ.

Bracing for temporary fencing is permissible provided supports avoid

For trunk and branch protection use boards and padding that will prevent damage to bark. Boards must be strapped to trees, NOT nailed or screwed. Rumble boards should be of a suitable thickness to prevent soil compaction and root damage. Rumble boards must be strapped together and laid over a layer of mulch or aggregate.

Course wood chip mulch must be spread out within the TPZ area to a depth of between 50-100mm.

The area inside the tree protection zone must be kept weed free throughout.

Basic Tree Protection Measures

Before commencing work on site the contractor **MUST** arrange a site meeting with the Project Arborist to review all work procedures, access routes, storage areas and tree protection measures.

Prior to any machinery or materials being brought on site, and before any works, including demolition, commences, temporary protective fencing, to a minimum height of 1.8m, must be erected along the perimeter of the TPZ (or modified TPZ) for any trees that are to be retained on the site.

Once erected protective fencing must not be removed or altered without approval from the Project Arborist or Responsible Authority.

Construction vehicles and storage areas must remain outside fenced TPZ areas at all times.

In the event that tree roots are encountered or damaged during construction works, roots must be cut cleanly to sound tissue with sharp secateurs or a pruning saw.

Surplus construction materials (e.g. soil, cement, base rock etc.) are not to be stored or allowed to remain inside the trees' TPZ.

Notes

All services must be located outside Tree Protection Zones (TPZ), bored under the TPZ, or installed within the TPZ using Hydro-excavation under the supervision of the Project Arborist.

Refer to Tree Management Plan for specific detail on what actions are required within the Tree Protection Zone (TPZ).

All pruning works are to be carried out by a suitably qualified arborist (minimum AQF Level 3), and must be undertaken in accordance with AS4373:2007. Approval for pruning may be required from the Responsible Authority.

Refer to Tree Management Plan for the schedule of tree protection compliance inspections.

Tree roots must not be damaged, if uncovered they must be recovered with either soil or mulch. If required tree roots can be pruned by the Project Arborist. Tree roots greater than 40mm in diameter must not be damaged or destroyed, unless with consent from the Responsible Authority. Pruning of tree roots must be in accordance with AS4373:2007.

Tree Management & Protection Plan - Summary (refer to TMPP for full details)

Pre-demolition:
A copy of the Tree Management and Tree Protection Plans must be available onsite. Erect TPZ fencing and/or Ground Protection (see diagram above & TMPP). Induct contractors working on site on trees to be protected.

Pre-construction:
Copy of tree management and tree protection plans must be available on site. Delineate tree protection zones with temporary fencing and/ or ground protection (see diagram above & TMPP). Induct construction staff and contractors working on site on trees to be protected.

Construction
Monitor works to ensure compliance with TMPP. Keep all construction activity as far from trees as possible. Monitor trees for signs of poor health. Tree roots must only be pruned by, or with permission from, the Project Arborist. Consent should be sought from the Responsible Authority prior to removing roots greater than 40mm in diameter. All root pruning must be in accordance with AS4373:2007. Soil moisture levels should be regularly monitored by the Project Arborist.

Post-construction
Remove TPZ Fencing and Ground Protection. Monitor trees health and safety for up to two years following construction.

Legend

- Tree Protection Zone (TPZ)
- Structural Root Zone (SRZ)
- Temporary protective fencing (TPF)

- Ground protection (rumble boards over 100mm mulch)
- Ground protection (100mm mulch)



Bluegum Consultancy

info@bluegumreports.com

Date: 14/08/2026
Drawn by:

SCALE 1:200 @A3

Calibre Planning Pty Ltd

Tree protection plan - 38-40 Church Street, Drouin

A3

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38-40 Church Street, Drouin

Car Parking Impact Assessment

Prepared by

8 August 2026
Rev A

1. INTRODUCTION

1.1 Purpose of this report

This report sets out an assessment of the 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 and bicycle parking requirements;
- adequacy of the on-site and on-street car parking supply to accommodate the car parking demands anticipated to be generated by the proposal;
- an assessment of the layout of the proposed on-site car parking bays; and
- the impact of the proposed development upon the surrounding road network.

1.2 Referenced documents

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

- Site observations and information provided by the applicant;
- Discussions with and information provided by the applicant;
- Melways maps, Nearmap and Google Maps, AnyTrip Interactive Public Transport Map, Uber RideShare Map;
- Victoria Planning – Car Parking Requirements Maps (mapshare.vic.gov.au), Baw Baw Shire Planning Scheme;
- Australian Standard AS 2890.1:2004, AS 2890.6:2022 and AutoTURN computer software for the swept path analysis;
- Request for Further Information letter prepared by the Baw Baw Shire, Ref. PLA0054/26, dated 23rd April 2026; and
- Layout plan of the proposed development prepared by Noutsos Contractors, Job. 38-40, Rev R-2, Sheet TP-03, dated 24th March 2026

2. EXISTING CONDITIONS

2.1 Location and Land Use

The subject site is located on the west side of Church Street, approximately 100m north of Russell Street and between Hood Street.

The existing site is occupied by a single storey dwelling with associated carport located along the southern boundary of the site, and accessible via an existing crossover to Church Street.

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



Source: Google Maps

Figure 2.1: Location of subject site and surrounding road network

The surrounding area is typically residential in nature, comprising of both arterial and local roads, public parks and recreational areas, and a local activity centre. It is typical for residential areas to yield passenger vehicle and light truck motorists, with concessions for refuse truck services during the week.

An aerial view of the subject site and the immediate environs are shown in **Figure 2.2**.



Source: Nearmap (image taken on 1st April 2026)

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

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2.2 Road Network

Church Street is a local residential roadway which contains an undivided cross section with a traffic and parking lane in each direction. The roadway has a width of approximately 8.5 m. On-street car parking is typically characterised as unrestricted, the default speed limit is 60km/hr.

The cross section of Church Street is demonstrated through photos taken looking to the north and south as shown in **Figures 2.3 and 2.4**, respectively.



Source: Google Maps Street View

Figure 2.3: Church Street looking north



Source: Google Maps Street View

Figure 2.4: Church Street looking south

2.3 Sustainable Transportation

2.3.1 Public Transport

There is a good provision of public transport services which operate adjacent to or in close proximity to the site. The subject site is located within a convenient walking distance to each of these services. The following bus and train services are summarised as follows;

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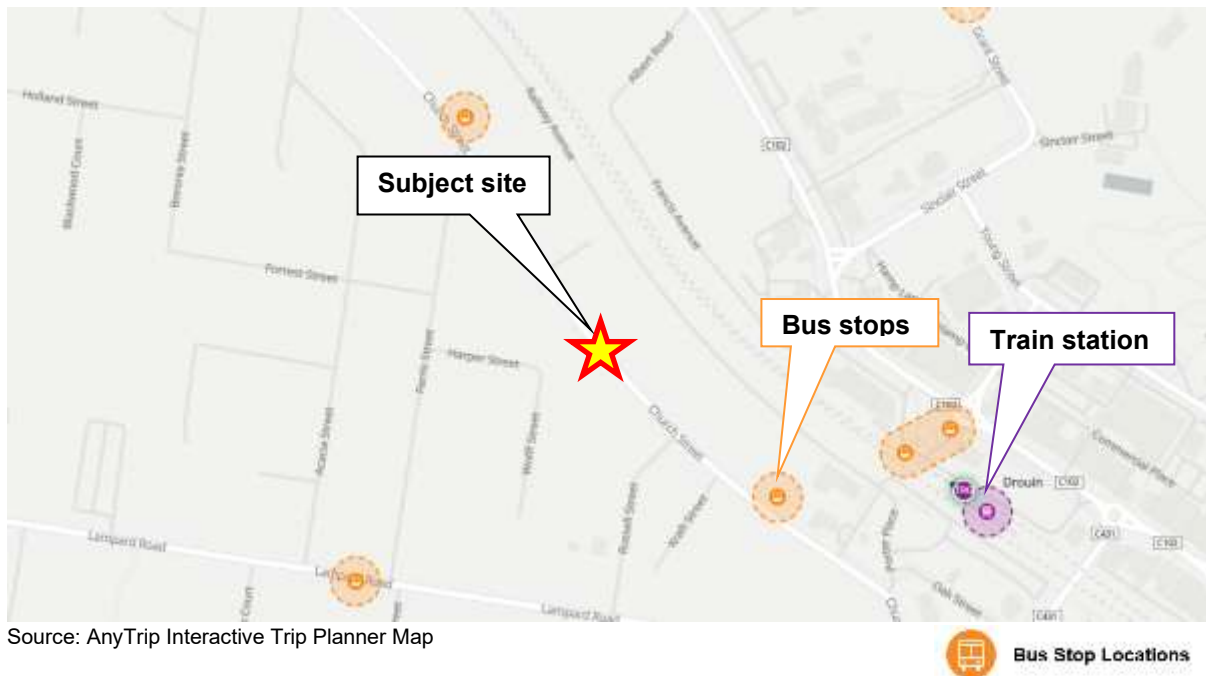
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- Drouin Railway Station is located approximately 400m east of the site, or a 5-minute walking distance;
- Bus route 85 operates between Drouin Station and Warragul Station; and
- Bus route 85 operates between Drouin North and Drouin Station

An assessment of the timetables of the various public transport services indicate that each service operates during the weekday and Saturday time periods, which correspond to the operating hours of the proposed medical facility.

Bus stops are located in close proximity to the site, as shown in **Figure 2.5**.



Source: AnyTrip Interactive Trip Planner Map

Figure 2.5: Location of nearby rail station and bus stops

3. THE PROPOSAL

It is proposed to demolish the existing dwelling and construct a new medical centre with a floor area of 350 sqm.

The proposed operating hours will be on weekdays from 8 am-6 pm and on weekends between 8.30 am-5 pm.

Discussions with the applicant indicates that the proposed medical centre will accommodate a maximum of up to six practitioners at any one time.

The proposal is also inclusive of an on-site car park containing 21 spaces, inclusive of a disabled bay, and accessible via a proposed crossover to Church Street.

The layout of the proposed car-parking layout is shown in **Attachment A**.

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4. CAR PARKING

4.1 Statutory Car Parking Requirements

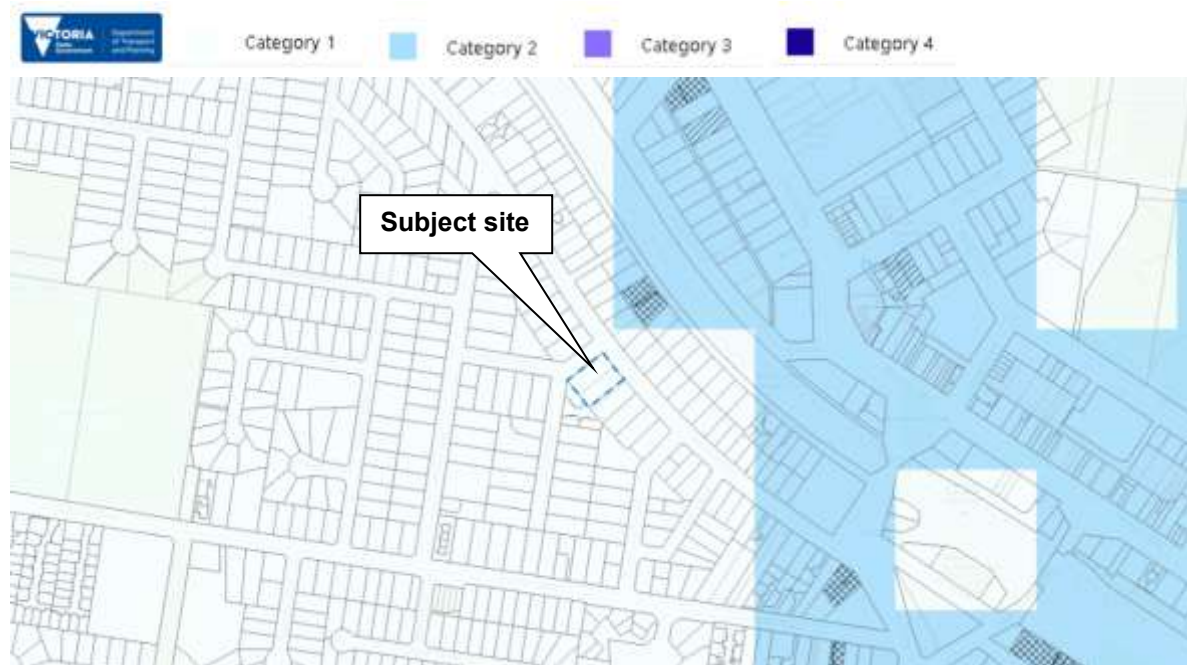
Consideration needs to be given to Amendment VC277 which was gazetted December 2025 and, amongst other changes, reduces car parking requirements for uses in residential and commercial areas, and for land within walking distance of high-quality public transport.

The Clause 52.06 **Table 1** parking rates now apply automatically to a site, and Categories 1 – 4 are applicable to land as per the Car Parking Requirement Maps (Department of Transport and Planning, 2025 – CPR Maps).

Specifically, the Clause 52.06-5 **Table 1** car parking requirements is calculated as either:

- *A number of car parking spaces; or*
- *A percentage of the total site area that must be set aside for car parking.*

The Car Parking Requirement Maps (CPR) reflects the categories for car parking rate calculation, based upon the land category. An extract of the CPR map for the Municipality is shown in **Figure 4.1**.



Source: Victorian Planning Maps

Figure 4.1: CPR areas in vicinity of the proposed development

Reference to **Figure 4.1** indicates that the proposed development is located within the boundary of the Metro - Category 1 zone.

Having regard to the above, reference to Clause 52.06-5 (Table 1) indicates that the **Category 1** car parking rates for a proposed medical centre corresponds to *5 spaces per 100 sqm of leasable floor area*.

The car parking requirements for the proposed medical centre corresponds to 17 spaces. The proposed on-site provision of 21 spaces therefore satisfies the development's Statutory Car Parking Requirements of 17 spaces.

4.2 Statutory Bicycle Parking Requirements

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 (Clause 52.34 of the Baw Baw Planning Scheme) of the proposal 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	patients	staff	patients
Medical	6 practitioners	1 space per 8 practitioners	1 space per 4 practitioners	1 space	2 spaces

Application of the statutory parking rates to the proposal results in a statutory requirement to provide three bicycle spaces for staff and patients.

Reference to the layout plan indicates that a bicycle stand with the capacity for four bicycles is proposed to be provided at the front of the medical facility, which exceeds that specified in Clause 52.34 of the Baw Baw Planning Scheme.

4.3 Car Park Layout

4.4.1 Dimensions of car accommodation

The parking bays have been provided at a width of 2.6 m and a length of 4.9 m and an aisle width of 6.4m.

The disabled bay has been provided at a width of 2.4 m wide and a length of 4.9 m long and the adjacent shared space has been provided at a width of 2.4 m and a length of 5.4 m with a centrally located bollard provided within the shared space at an offset distance of at least 800 mm from the edge of the accessway.

The dimensions of the car parking bays accord with that specified in Clause 52.06 of the Baw Baw Planning Scheme, AS 2890.1:2004 and AS 2890.6:2022.

4.4.2 Accessibility

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

"if the accessway serves four or more spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction."

This is made possible via the proposed crossover to Church Street, provided at a width of 6 m.

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.

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Having regard the above, the swept path analysis undertaken on the layout plan (refer **Attachment B**), shows that the staff and patients are able to safely enter and exit the car park in a forward manner.

4.4.3 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.”

To optimise the sight lines between an exiting motorist and a pedestrian approaching the exit access from either direction, it is recommended that a low-level vegetation not exceeding 900mm in height be located within the sight line triangles on either side of the access point.

5. OTHER ISSUES

5.1 Deliveries

Discussions with the applicant indicate that deliveries associated with the medical centre would typically be undertaken in a small van during the off-peak periods. These vehicles can be accommodated within the car park.

5.2 Refuse

The wheelie bins will be used to service the medical centre and will be stored along the south side of the facility. The refuse bins will be serviced once per week by a private contractor from the kerbside area.

6. TRAFFIC IMPACT

Reference to Clause 56.06 of the Baw Baw Planning Scheme indicates that, based upon the width of Church Street (at 8.5 m) and characteristics of the Church Street roadway, it has a classification comparable to that of a Collector Street – Level 1, which carries up to around 3,000 vehicles per day.

While no existing traffic volume data is available for the Church Street roadway, it is estimated that this roadway currently carries in the order of 1,500 – 2,000 vehicles per day.

The traffic generation characteristics of staff (support staff and practitioners) are typically expected to arrive immediately prior to commencement of the practice, that is, between 7.30 – 8 am and following the closure of the centre between 6-6.30 pm on weekdays, which corresponds to around 8 vehicle movements during these time periods.

Further, it is expected that patient movements will correspond to around 6-10 vehicle movements per hour during the centre's operating hours.

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The total staff and patient movements are therefore estimated to correspond to around 120 vehicle movements per day.

Further, the two residential allotments could technically accommodate two residential (as of right) dwellings with each residential dwelling estimated to generate around 10 vehicle movements per day, based upon case study survey data.

The net traffic movements generated by the proposed medical centre (less that of the existing and potential residential dwellings) corresponds to around 100 vehicle movements per day.

The additional traffic generated along Church Street is considered to be adequately accommodated within the capacity of the roadway and is not expected to adversely impact upon the safety or operation of the surrounding road network.

7. CONCLUSIONS AND RECOMMENDATIONS

Having regard to the above, it is considered that:

- The statutory car parking requirement of 19 spaces is satisfied by the provision of 23 spaces within the car park (inclusive of one disabled bay); and
- Traffic generated by the staff and patients will be minimal and is not expected to adversely impact upon the safety or operation of the surrounding road network.

Further, it is recommended that:

- the refuse bins are serviced outside of the medical centre's operating times; and
- any vegetation or obstructions placed in the sight line triangles not exceed a mature height of 900 mm.

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ATTACHMENT A

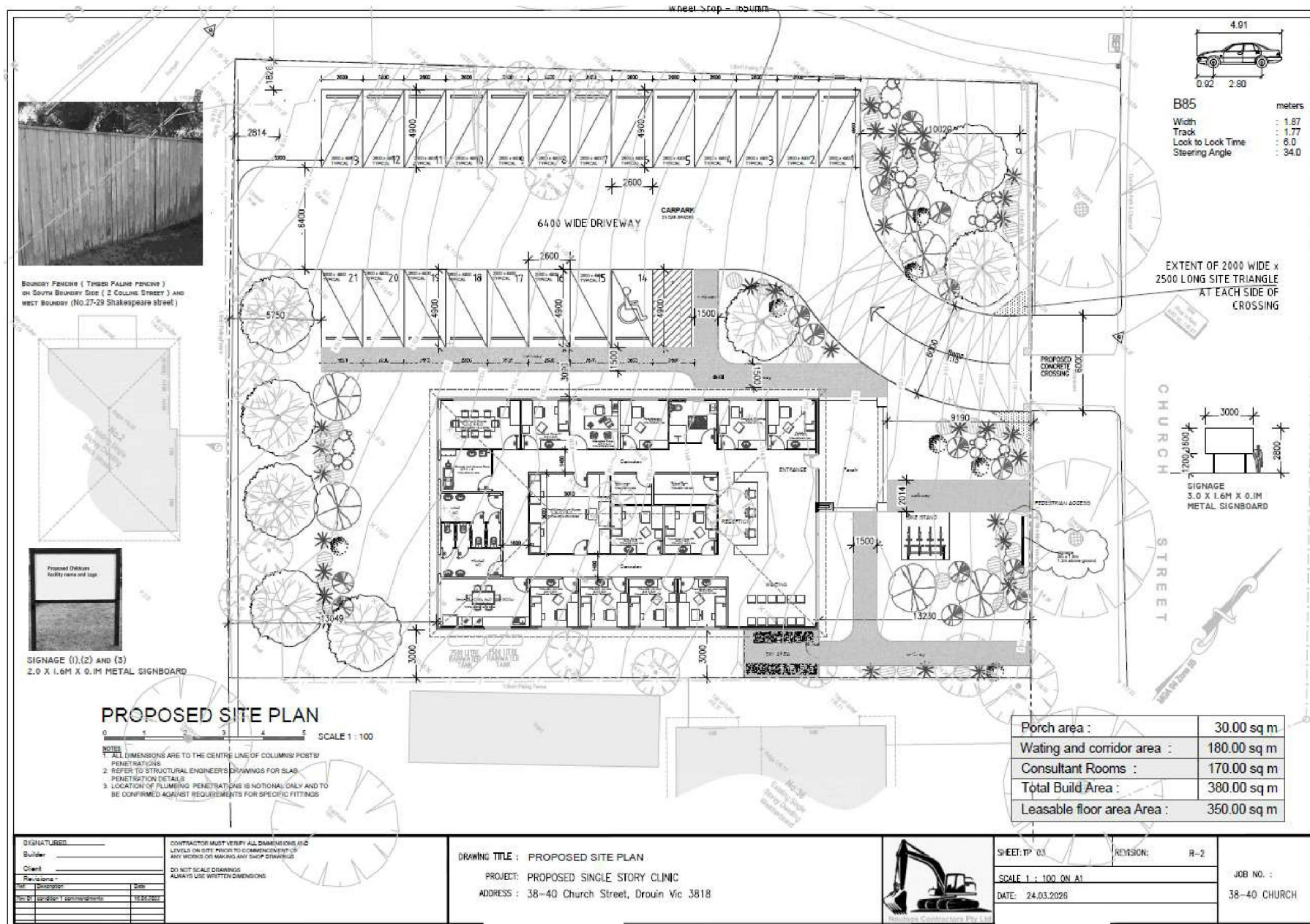
PROPOSED DEVELOPMENT PLAN

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B Traffic Solutions



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ATTACHMENT B

SWEPT PATH ANALYSIS

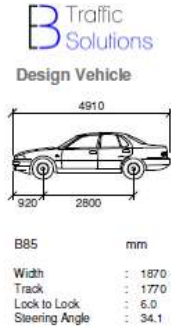
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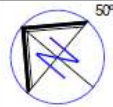
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B Traffic Solutions

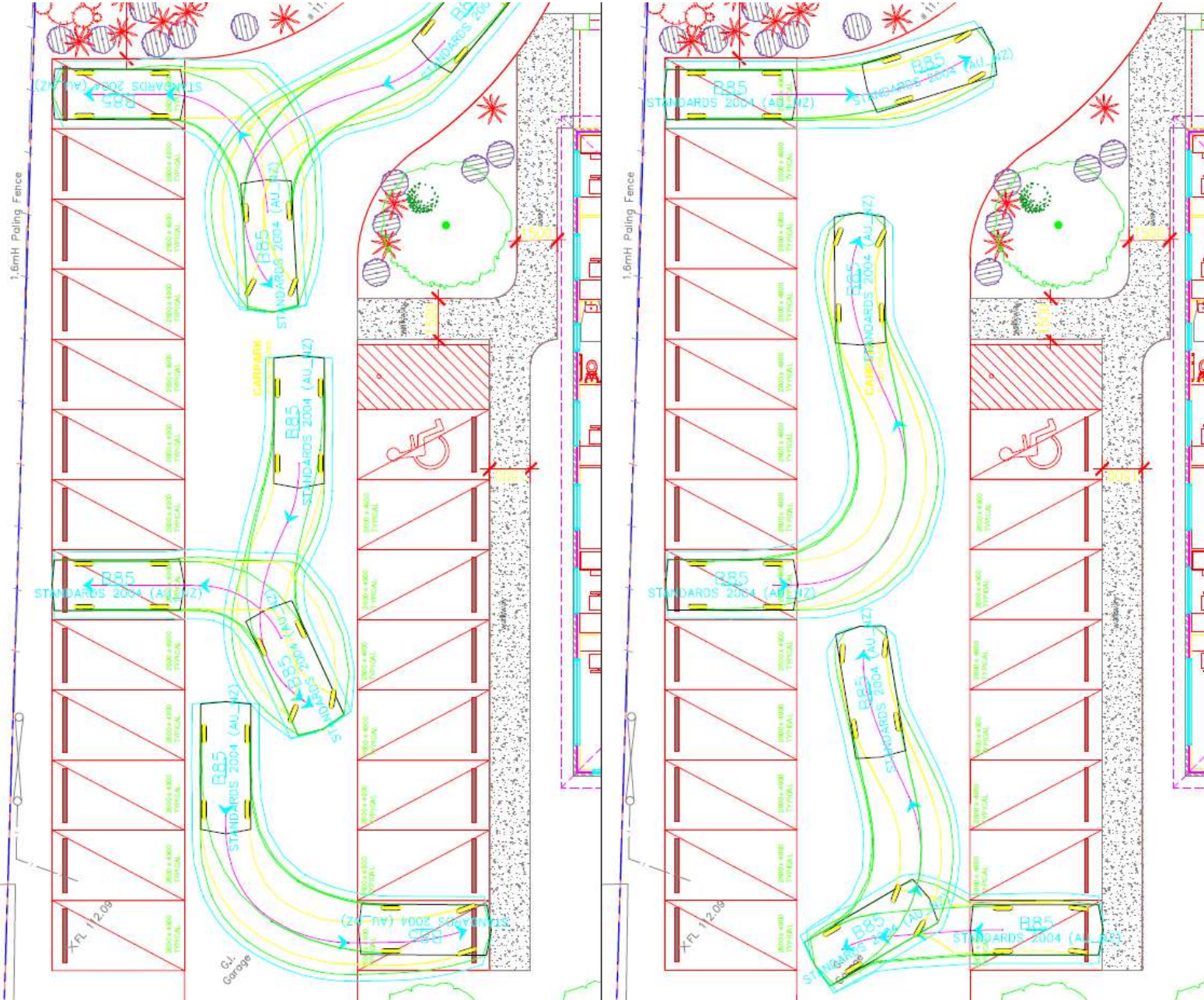


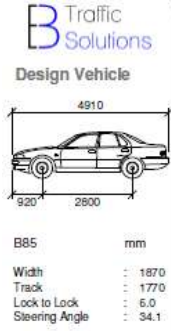
A3.01
31/07/2026



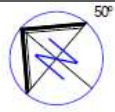
38 - 40 Church Street, Drouin

Scale 1:125 @ A3
Swept Path Analysis (B85 Car)
Plan prepared by EB Traffic Solutions Pty Ltd



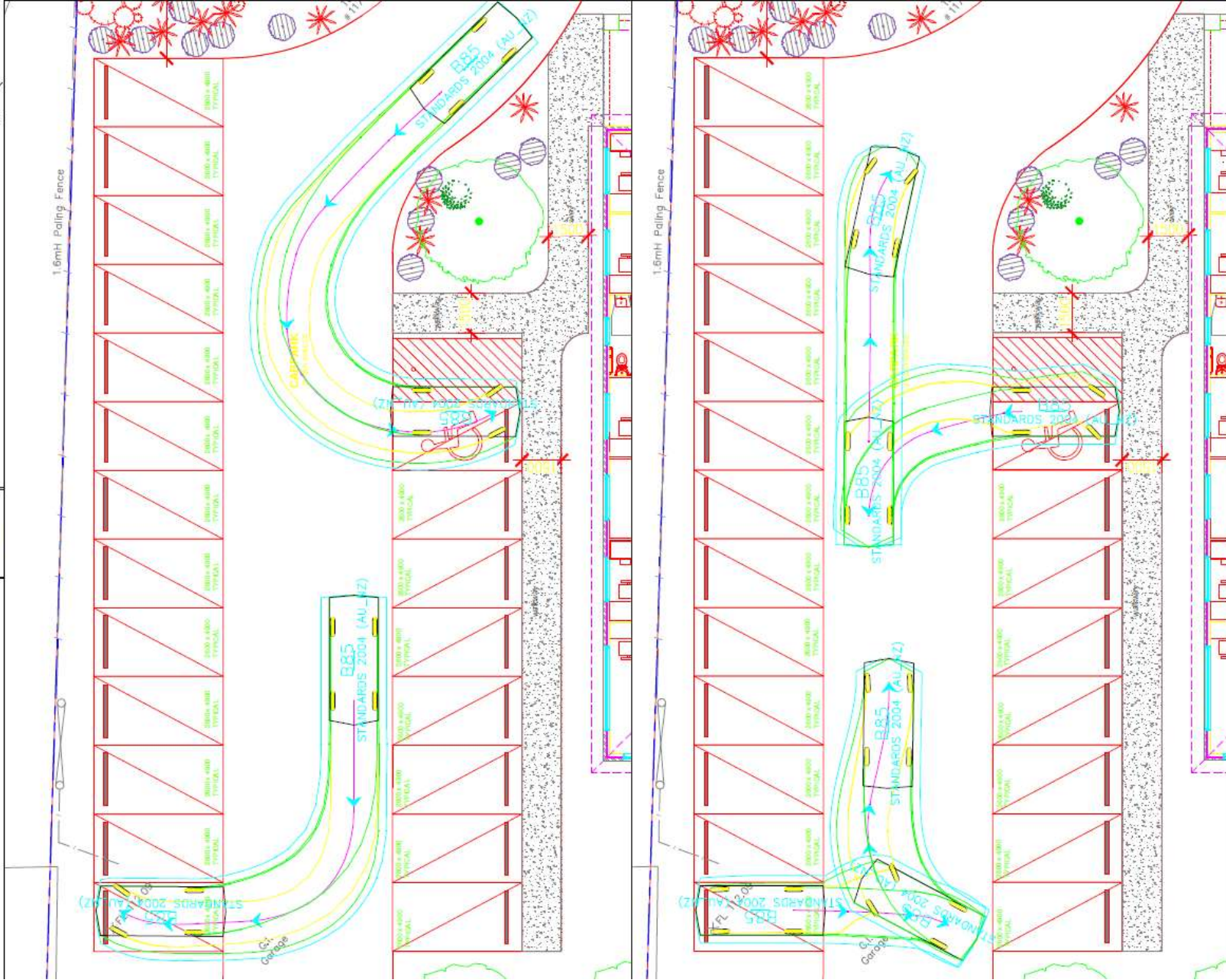


A3.02
31/07/2026



38 - 40 Church Street, Drouin

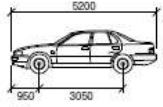
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Swept Path Analysis (B85 Car)
Plan prepared by EB Traffic Solutions Pty Ltd



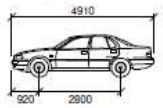
advertised plans

B Traffic Solutions

Design Vehicle



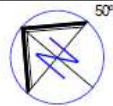
B99
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Track 1840
Lock to Lock 6.0
Steering Angle 33.9



B85
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Track 1770
Lock to Lock 6.0
Steering Angle 34.1

A3.03

31/07/2026



38 - 40 Church Street, Drouin

Scale 1:125 @ A3

Swept Path Analysis (B85 & B99 Car)
Plan prepared by EB Traffic Solutions Pty Ltd



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38-40 Church Street, Drouin

Waste Management Plan

Prepared by:

Reviewed & Authorised by:

11 August 2026
Rev A

1. INTRODUCTION

1.1 Purpose of this report

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Date: 24 Sep 2026

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A waste management plan is required for the proposed development to support the design during service conditions, along with achieving the objectives to promote sustainable operation of the development. The development achieves the waste management objectives set out in the council codes as well as any statutory requirements. The details which will be addressed include:

- Waste generation estimates for all applicable waste streams.
- Bin quantity and capacity calculations based on council generation rates.
- Waste storage area layout, sizing and ventilation.
- Waste collection methodology.
- Waste Sorting, Transfer, and Collection Responsibilities.
- Signage, segregation requirements, and operational procedures.
- Provision for safe, hygienic, and efficient handling of waste.

1.2 Referenced documents

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

- Site observations and information provided by the applicant;
- Google Maps;
- Baw Baw Shire Council Waste Management Plan 2021-2025;
- Architectural plans prepared by Nadimi, Sheet No TP 03, Revision (R-2), dated 24.03.2026

2. PROPERTY DESCRIPTION

2.1 Project Information

The subject site is currently occupied by existing residential dwellings with access provided to Church Street. The surrounding land uses are typically residential.

An aerial view of the subject site and the immediate environs are shown in **Figure 2.1**.



Source: Google Map

Figure 2.1: Aerial view of subject site and surrounds

2.2 Description & Use of Proposed Development

The proposed development comprises a medical centre located at 38–40 Church Street, Drouin, within the Baw Baw Shire Council area. The proposal includes a single-storey building comprising medical rooms and associated on-site car parking spaces.

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.

3. SPACE AND SYSTEM FOR WASTE MANAGEMENT

3.1 Waste Generation Rates

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" are typically adopted to determine the bin requirements, however no rate is listed for medical centre developments or similar.

As such, reference is made to the waste generation rates for a range of commercial properties were estimated by the EPA NSW, based on a survey of a range of different businesses in August 2012. The survey showed that the average garbage and recycling generation rates for medical and optical are shown in Table 1 below.

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Table 1: Waste Rates

Land Use	Garbage	Recycling	Medical Waste
Medical Centre	35L/100m2 floor areas/day	10L/100m2 floor areas/day	15L/100m2 floor areas/day

3.2 Estimated Garbage and Recycling Generation

The following table summarises the waste estimate for garbage and recyclables:

The calculation of general waste and recycling waste generation per week is based on full operation over a seven-day week.

Table 2: Waste Estimate

Waste Source	GFA	Weekly total garbage (litres)	Weekly total recycling (litres)	Weekly total Medical (litres)
Medical Centre	333.05 m2	699.405 L / week	199 L / week	299.745 L / week

*Waste figures based on a 6 day working week

Note these values are estimates only and should be adjusted by the Practice Manager as required.

3.3 Collection Services

As published in the Baw Baw Shire Council Waste Management Plan 2021–2025, commercial properties within Baw Baw Shire have access to an optional waste service, including weekly garbage and recycling collections and fortnightly garden waste collections.

General waste, recycling, and garden waste generated by the proposed development will be collected by Baw Baw Shire Council via kerbside collection services.

Medical waste shall be collected by a private licensed waste contractor as required

3.4 Location, Equipment, and System Used for Managing Waste

This section outlines typical items for consideration when selecting a waste system.

- Bins Storage Area
- Waste collection point

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The various collection waste-streams are summarised as follows:

Garbage: General waste must be placed in tied plastic bags and stored within the designated garbage bins, including items such as nappies, expanded polystyrene products (including packing, trays, cups, and containers), plastic wrap, broken glass, ceramics, Pyrex and light globes, soft plastics, and worn-out clothing and shoes; all garbage must be securely wrapped or bagged to maintain hygiene and prevent odour or litter issues.

Recycling: Recyclable waste must be disposed of in the designated yellow-lid bin, including glass bottles and jars (with metal caps left on), hard plastic bottles and containers, aluminium and steel cans (including aerosol cans and clean foil), as well as paper and cardboard materials such as newspapers, magazines, cardboard, and milk and juice cartons; all containers must be empty but do not need to be rinsed, recyclables must not be placed in plastic bags, and plastic bottles should have their lids kept on.

Garden Organics (GO): Garden waste must be disposed of in the designated green-lid bin, including grass clippings, leaves, weeds, flowers, small branches, and other garden vegetation. Garden waste must be placed loose in the bin and must not include plastic bags, food waste, treated timber, soil, rocks, or other non-organic materials.

Medical Waste: Medical waste must be managed separately from general waste and disposed of in accordance with applicable health, safety, and environmental requirements. Medical waste includes items contaminated with blood or bodily fluids, sharps (such as needles and syringes), clinical materials, and other healthcare-related waste requiring specialised handling. Medical waste must be placed in appropriate labelled containers (e.g., sharps containers and clinical waste bins) and stored within a designated secure area prior to collection. Medical waste shall be collected by a private licensed waste contractor as required. Medical waste must not be disposed of within general waste, recycling, or Garden waste streams.

The following table summarises bin quantity/capacity, collection frequency, and area requirements (based on Table 3):

Table 3: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Net Area m2
Warehouses	Garbage	3	240	1 (Weekly)	1.29
	Recycling	2	240	0.5 (Fortnightly)	0.86
	Garden	1	240	0.5 (Fortnightly)	0.43
	Medical	2	240	1 (Weekly)	0.86
Net Waste Storage Area (excludes circulation), m2:					3.44 m2

3.5 Planning Drawings and Waste Areas

The storage area of bins for the proposed medical centre illustrates sufficient space for onsite bin storage, as required by the above schedule (including space for access and circulation).

Table 4: Bin Storage Area

Total number of bins	Required bin unit's area/s (m ²)	Available bin store area/s(m ²)
8 x 240L	3.44 m ²	14 m ² (3m x 4.669m)

3.6 Collection Bin Information

The following bins shall be utilised (see Sect. 6.4 for signage requirements):

Table 5: Bin Details

Bin Size	Width (mm)	Depth (mm)	Height (mm)
240 L	580	735	1100

Table 6: Baw Baw Shire Council Colour Coding

Bin	Garbage	Recycling	Garden
Lid	Red	Yellow	Green
Body	Dark Green	Dark Green	Dark Green

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Figure 3.1: Commercial waste bins details

4. ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES

4.1 User Access to Waste area

The proposed medical centre development provides a designated waste storage area located on-site, accessible to staff and service vehicles. This area is to be used for the storage of general waste, recyclables, garden waste and medical waste prior to collection, ensuring all waste streams are appropriately separated and securely contained. The waste storage area is designed to maintain safe and unobstructed access for both users and collection vehicles. (refer to Appendix A for waste storage and bin layout)

4.2 Collection Arrangements

General waste and recyclable materials are to be collected via kerbside collection by the council. All bins are to be stored within the designated waste storage area and presented for collection at the scheduled collection times, ensuring clear and unobstructed collection for collection vehicles. Waste must be separated into the appropriate streams, including general waste, recyclables, and garden waste. While Medical waste shall be collected by a private licensed waste contractor as required.

Bin storage, presentation, and handling shall be managed in accordance with the site's operational procedures, ensuring adequate space for collection vehicles and safe handling practices by staff.

Sufficient kerbside and nature strip space is available adjacent to the site to facilitate the placement of waste bins for collection without obstructing pedestrian access or traffic movements. Waste bins will be presented within the designated collection area on the nominated collection days and returned to the waste storage area following collection.

5. AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN

5.1 Noise Minimisation Initiatives

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- The waste system and collections shall meet relevant acoustic requirements.
- Section 6 of the Victorian EPA Noise Control Guideline Publication 1254 (see below) shall be observed to protect the acoustic amenity of the development and surroundings.

Victorian EPA Noise Control Guidelines

[Section] 6. Industrial waste collection

Annoyance created by industrial waste collection tends to intensify in the early-morning period. To this end, early-morning collections should be restricted to non-residential areas to minimize early morning disturbances. Where a residential area is impacted by noise from the collection of refuse, then collections should be restricted to the times contained within the schedule.

Collection of refuse should be restricted to the following criteria:

- Refuse bins should be located at sites that provide minimal annoyance to residential premises.
- Compaction should be carried out while the vehicle is moving.
- Bottles should not be broken up at collection site.
- Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances.
- Noisy verbal communication between operators should be avoided where possible.

Schedule: Industrial waste collection

One collection per week

- 6:30 am – 8 pm Monday to Saturday
- 9 am – 8 pm Sunday and public holidays

Two or more collections per week

- 7 am – 8 pm Monday to Saturday
- 9 am – 8 pm Sunday and public holidays

5.2 Litter Reduction and Prevention of Stormwater Pollution

The site operator/tenant shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste storage areas at all times to prevent unauthorised access.
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter and taking actions to prevent dumping and/or unauthorised use of waste areas.
- Clean-up any spillage that might occur when clearing bins.
- The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

5.3 Ventilation, Washing, and Vermin-Prevention Arrangements

The waste storage area shall be designed and maintained to ensure adequate ventilation and regular cleaning to minimise odours and reduce the risk of pest infestations. A tap and wash-down area shall be provided within or immediately adjacent to the waste storage area to facilitate the regular cleaning of bins and the surrounding area. The site operator shall ensure that bins and the waste storage area are kept clean and free from food residues, liquids, and other materials that may attract vermin. The area shall also be appropriately secured to prevent access by rodents, birds, or other animals, supporting hygiene, workplace health and safety, and the overall amenity of the development.

5.4 Design and Aesthetics of Waste Storage Areas and Equipment

The waste storage area within the medical centre development is to be designed as an integrated component of the overall site layout and remain visually unobtrusive from adjoining properties and public areas. All bins and waste containers are to be stored within the designated waste area. The design and placement of waste facilities shall ensure functionality, accessibility, and compliance with operational requirements while maintaining a clean and orderly site appearance and supporting efficient waste management practices.

6. MANAGEMENT AND SUSTAINABILITY

6.1 Waste Sorting, Transfer, and 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.
- **Garden:** Dispose of garden waste, including leaves, grass clippings, and small branches, in the designated garden waste bins only
- **Medical Waste:** Dispose of medical waste in approved and clearly labelled medical waste containers for collection by a licensed medical waste contractor.

Refer to Section 3.4 for all other waste streams and details of the waste system. Also, Section 4 outlines waste transfer requirements and collection arrangements.

6.2 Facility Management Provisions to Maintain & Improve the Waste System

The management of waste area should include regular inspections, cleaning, and maintenance to ensure all storage areas, bins, and associated infrastructure remain functional, hygienic, and safe. Any damaged or malfunctioning equipment should be promptly repaired or replaced. The waste system should also be periodically reviewed to identify opportunities for improving efficiency, accessibility, and environmental performance. These measures help maintain a high standard of waste management, support compliance with council requirements, and enhance the overall amenity of the community.

6.3 Arrangements for Protecting Waste Equipment

It will be the responsibility of the site operator/tenant to protect the equipment from theft and vandalism. This may include the following initiatives:

- Implementing appropriate security measures to safeguard bin storage areas.
- Ensuring bins are presented for on-site private contractor collection as required without obstructing access routes, pedestrian pathways, or operational areas.

6.4 Labelling, Education & Communication

- The site operator shall ensure that all bins are clearly labelled, with signage guidance available at www.sustainability.vic.gov.au.
- The site operator shall also publish and distribute "waste rules" and educational materials to inform users/staff about the waste management system and the location and proper use of equipment, advise users/staff to sort and recycle waste carefully to minimise contamination of recyclables waste.

6.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

The Environment Protection Amendment Act 2018 (and the principal EPA Act of 2017) includes fundamentals of environment protection and guidance for waste management decision making. Also, the Sustainability Victoria Act 2005 established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

From a design perspective, the development shall support the acts by providing an adequate waste system with ability to sort waste.

The site operator will observe the guidelines of the state's initiatives and will encourage users 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:

- Establish waste reduction and recycling targets.
- Please visit the Sustainability Victoria website: www.sustainability.vic.gov.au.
- Please visit the Clinical and related industrial waste – EPA Victoria website: <https://www.epa.vic.gov.au/clinical-and-related-industrial-waste>
- Participate in council, community, and in-house programs for waste minimisation.
- Conduct periodic waste audits, keep records, and monitor the amount of recyclables found in landfill- bound bins (sharing results with users).

6.6 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 site operator 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 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 users about the appropriate use of the various waste management systems implemented.
- Updating the scope of services provided by the appointed collection contractor.

6.7 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 and Recycling for Commercial and Industrial Land Use and Development (Sustainability Victoria)
- Environment and Planning Act 1987
- Getting Full Value — the Victorian Waste and Resource Recovery Policy
- Work Safe Victoria's OHS Guidelines for the Collection, Transport and Un-Loading of NonHazardous 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

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7. SUPPLEMENTARY INFORMATION

- The Operator shall observe local laws and ensure that bins aren't overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight, and/or distance affect the ease/safety of bin transfers, the Operator shall consider the use of a suitable tug.
- The Operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:
 - Comply with Worksafe Victoria's Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
 - Assess the Manual Handling Risk and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
 - Obtain and provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities.

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8. CONTACT INFORMATION

- Baw Baw Shire Council (local Council), ph +61 3 5624 2411
- Eco-Safe Technologies (odour control equipment supplier), ph 03 9706 4149
- FJP Safety Advisors Pty Ltd (OH&S consultant), ph 03 9255 3660
- Sabco Commercial (supplier of cleaner's trolleys), ph 1800 066 522
- Sulo MGB Australia (bin supplier), ph 1300 364 388
- Waste Wise Environmental (private waste collector), ph 1300 550 408
- Kartaway (private waste collector), ph 1300 362 362

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

9. SUMMARY OF WASTE MANAGEMENT PLAN

- The inspected plans indicate sufficient space has been allocated to meet the specifications as outlined in this report.
- Collection arrangements and frequency will be sufficient.
- Adequate access to all relevant parties is available.
- Noise Minimisation as per Victorian EPA Noise Guidelines will be possible.
- Litter, Pollution and Hygiene minimisation will be possible.
- Safety, Design and Aesthetics of Bin Store is suitable.
- Waste Management and Equipment Protection will be the site operator responsibility.
- Site operator will be responsible for adjusting waste management strategies.
- Obligations and initiatives regarding achieving Victoria's sustainability policies.

10. LIMITATIONS

The purpose of this report is to document a Waste Management Masterplan to guide and accompany a Development Plan.

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.
- Waste figures presented in this report are estimates only (these shall be reviewed as part of a future assessment and planning application).
- 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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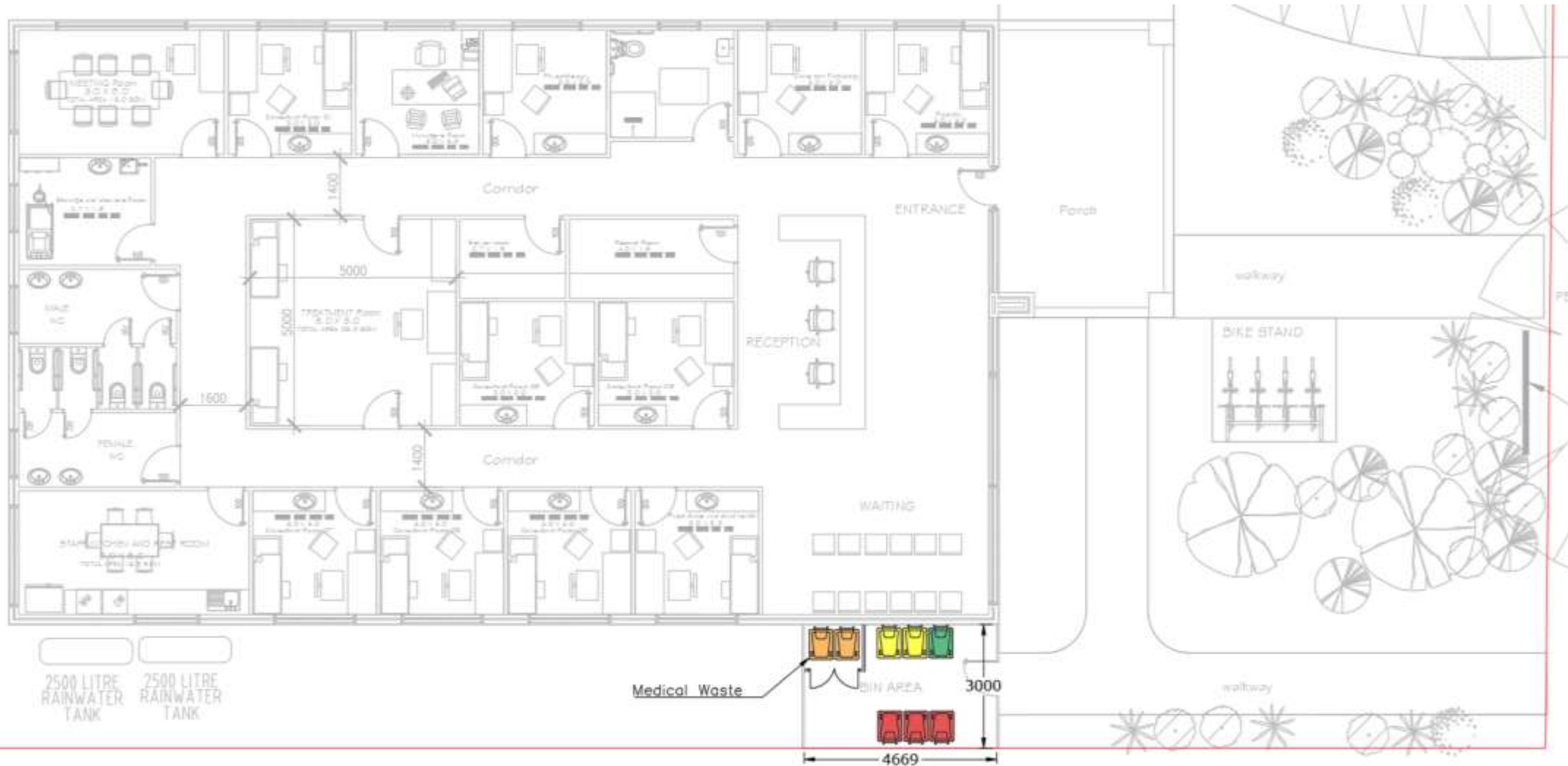
APPENDIX A

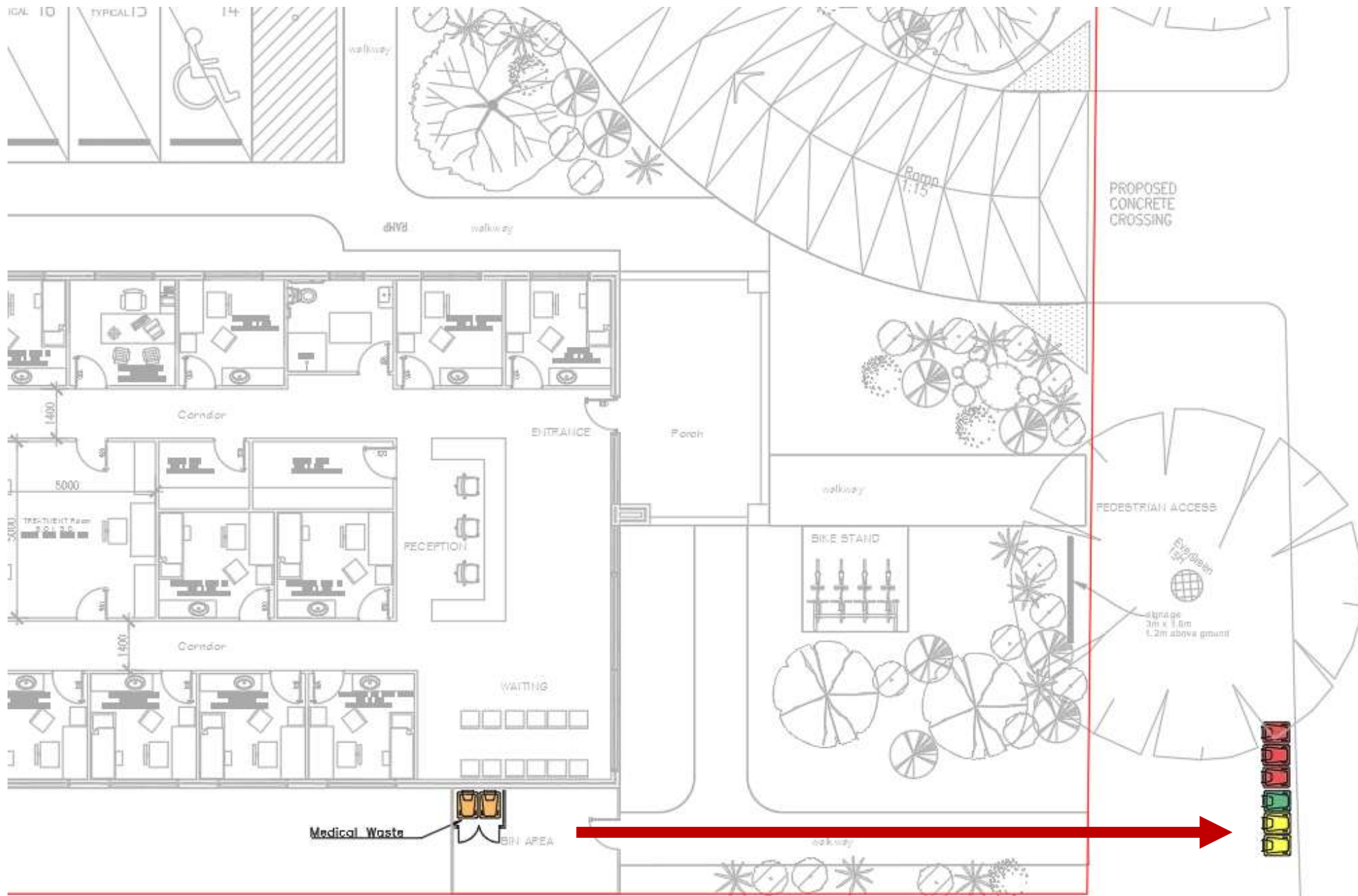
WASTE STORAGE AND BINS TRANSPORTATION BATH

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CHURCH STREET

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Water Sensitive Urban Design

**38–40 Church Street,
Drouin**

20th July 2026

Admin@msconsultants.com.au

**Melbourne
Sustainability
Consultants.**

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Document History

Version	Date	Status	Author	Approved
0	10/07/2026	First Issue		
1	20/07/2026	Update the report as per council's and client's comments		

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Introduction & Council's Requirements

Melbourne Sustainability Consultants has been commissioned to provide guidance on achieving stormwater quality objective for the proposed development located at 38–40 Church Street, Drouin.

The assessment is being carried out in compliance with Baw Baw Shire Council's requirements specifically addressing the stormwater quality part of Planning Policy Clause 53.18 *Stormwater Management in Urban Development*.

Clause 53.18 Standard outlines the following objectives:

- To meet the best practice water quality performance objectives as contained in the *Urban stormwater management guidance* (Environment Protection Authority - Publication 1739.1, 2021):
 - Suspended Solids - 80% retention of typical urban annual load
 - Total Nitrogen - 45% retention of typical urban annual load
 - Total Phosphorus - 45% retention of typical urban annual load
 - Litter - 70% reduction of typical urban annual load
- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
- To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

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Site & Proposed Development Description

The 1914m² site is located at 38–40 Church Street, Drouin within Baw Baw Shire local authority. The site currently contains a residential building as shown in the image below:



Figure 1: Site location and surroundings sourced from Google Maps

The proposed development is comprised of a Medicare centre (11 consulting rooms/offices). A driveway is proposed to provide access to the unit and the associated car parking.

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WSUD Assessment Tool

BLUE FACTOR

The BLUE FACTOR calculator is a tool developed by The Department of Energy, Environment and Climate Action (DEECA) and Microburst Software to assist with the design and assessment of stormwater management systems. The calculator enables users to determine the effectiveness of stormwater treatment measures in removing pollutants from stormwater runoff, thereby protecting waterways and aquatic ecosystems. Blue Factor is the successor to STORM and can already be used to replace it as an accepted tool.

The BLUE FACTOR assessment can be found in Section 3 of this report.

Summary of Initiatives

Initiatives listed below should be reflected on TP drawings either graphically on the plan (e.g. bike spaces, RWT etc.) or with a clear note. All WSUD initiatives listed in the report should be clearly noted on drawings including all areas diverting to the proposed treatment (e.g. RWT, raingarden etc.).

Category	Requirement
Stormwater	A minimum total of 8m ² of Raingardens to treat 603m ² of driveway
	A 10,000L tank collecting water from the entire roof – Water to be used for toilet flushing and irrigation

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1. Stormwater Quality Management Strategies & Site Demarcation

To achieve stormwater management objectives, it will be necessary to put in place stormwater treatment measures. The upcoming section outlines the surfaces that necessitate treatment and the specific treatment required. Effective management of stormwater flows in the building area will be crucial for the building's overall performance and its ability to meet stormwater management goals.

The development was evaluated using the BLUE FACTOR tool, a widely accepted tool in the industry, to verify compliance with the aforementioned best practice targets. To meet the required standards, the development must attain a minimum compliance score of 100%.

The total site area for the WSUD assessment is 1914m². The following treatment will be implemented on-site:

Surface	Treatment	Area	Description
Roof	Rainwater Tank	386.8m ²	The entire roof runoff will be diverted into a 10,000L rainwater tank. The rainwater will be used for toilet flushing and irrigation. Rainwater collection might require the implementation of a charged pipe system that <u>cannot be running underneath the building footprint</u>.
Driveway & Carpark	Raingarden	603m ²	Part of the exposed driveway will be diverted to a minimum of 8m² of raingarden. Raingarden should be constructed as per Melbourne Water Guidelines for Inground Raingarden. Raingarden must be installed away from the boundary or footings due to flooding potential (minimum 300mm).
Permeable Areas	No treatment	840.7m ²	Part of the site will be designed as permeable. This will include landscaped areas.

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Untreated Impervious Areas	No treatment	83.5m ²	Impervious areas include pathway, porch, bike parking spaces and the remaining of driveway. Part of the site will be left untreated before being released at the legal point of discharge.
----------------------------------	-----------------	--------------------	--

The development has prioritized maximizing permeable areas, resulting in decreased stormwater outflows from the site. Additionally, the proposed development includes vegetated areas, which not only reduces the heat island effect but also improves the local habitat.

2. WSUD Catchment Plan

Please refer to the next page for the full WSUD catchment plan including all treatment and areas included above.

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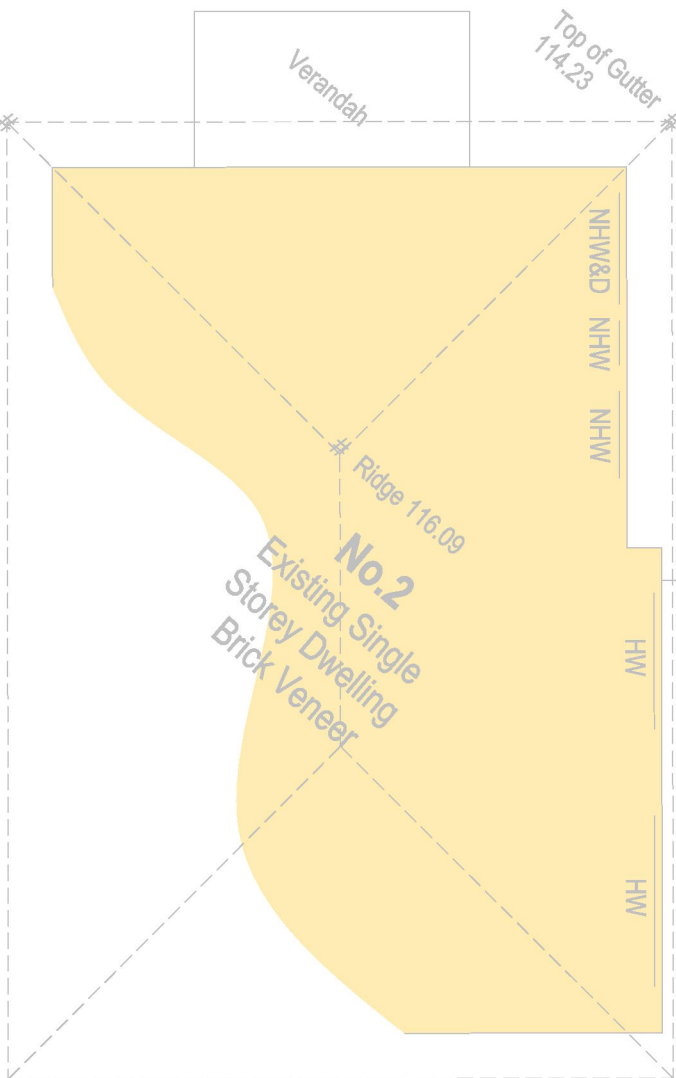
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BOUNDRY FENCING (TIMBER PALING FENCING)
ON SOUTH BOUNDARY SIDE (2 COLLINS STREET) AND
WEST BOUNDARY (No.27-29 Shakespeare street)



SIGNAGE (1),(2) AND (3)
2.0 X 1.6M X 0.1M METAL SIGNBOARD

PROPOSED SITE PLAN

0 1 2 3 4 5 SCALE 1 : 100

- NOTES
1. ALL DIMENSIONS ARE TO THE CENTRE LINE OF COLUMNS/ POSTS/ PENETRATIONS
 2. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB PENETRATION DETAILS
 3. LOCATION OF PLUMBING PENETRATIONS IS NOTIONAL ONLY AND TO BE CONFIRMED AGAINST REQUIREMENTS FOR SPECIFIC FITTINGS

CONTRACTOR MUST VERIFY ALL DIMMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR MAKING ANY SHOP DRAWINGS

DO NOT SCALE DRAWINGS
ALWAYS USE WRITTEN DIMENSIONS

DRAWING TITLE : PROPOSED SITE PLAN

PROJECT: PROPOSED SINGLE STORY CLINIC

ADDRESS : 38-40 Church Street, Drouin Vic 3818

CLIENT : [Redacted]



SHEET: TP 03

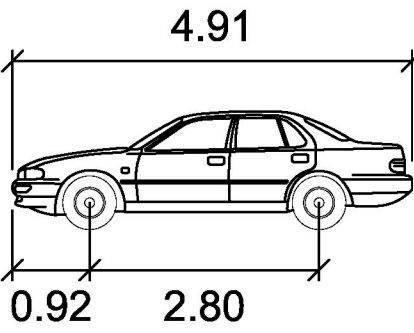
REVISION: R-2

SCALE 1 : 100 ON A1

DATE: 24.03.2026

DRAWN [Redacted]

JOB NO. :
38-40 CHURCH



B85 meters

Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.0

EXTENT OF 2000 WIDE x
2500 LONG SITE TRIANGLE
AT EACH SIDE OF
CROSSING

PROPOSED
CONCRETE
CROSSING

PEDESTRIAN ACCESS

WSUD Legend

- Roof Catchment
- Driveway to Rain Garden
- Rain Garden
- Permeable Areas

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3. WSUD Assessment Results

By identifying the impervious surfaces within the site and implementing treatments to mitigate the impacts of stormwater leaving the site, the proposed development has successfully fulfilled the objectives listed in the introduction.

All treatment measures and associated areas described above have been input into the BLUE FACTOR tool and the following results have been achieved:

Please note that mean annual runoff volume infiltrated cannot be achieved in Blue Factor since permeable areas (where water could infiltrate) are not considered in the calculation. Permeable areas are only input in catchment to demonstrated that all areas on site have been accounted for. This was confirmed by blue Factor developer.

TSS has not achieved full compliance as it is difficult to achieve compliance with these requirements on these types of projects where TSS pollutant is already low. Reducing significantly the level of something that is already very low is complicated. This is in line with DEECA's position.

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38-40 Church St, Drouin VIC 3818
13 July 2026 9:45 a.m.

38-40 Church Street, Drouin

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.



Project details

Name	38-40 Church Street, Drouin
Project ID	89040172
Street address	38-40 Church St, Drouin VIC 3818
Municipality	Mount Baw Baw Alpine Resort (Uninc)
Site area	1914 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	10%	>15%
Mean annual runoff volume infiltrated or filtered (%)	0%	>22%
Total suspended solids (%)	66%	>80%
Total phosphorus (%)	43%	>45%
Total nitrogen (%)	45%	>45%
Total gross pollutants (%)	82%	>70%

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Configuration 1



Roof 386.8m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 10

Configuration 2



Driveway & Carpark Paved, 603m2



Raingarden 1 Area: 8 m², Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Lined

Catchments



Roof 386.8m2



Permeable Areas Pervious (garden and lawn), 840.7m2



Untreated Impervious Areas Paved, 83.5m2



Driveway & Carpark Paved, 603m2

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Treatments



Rainwater Tank 1

Rainwater tank retention volume in kilolitres: 10

72%



Raingarden 1 Area: 8 m², Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Lined

131%

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Medicare Centre
Non-Residential BCA Class 5 - Commercial/Office,
25 employee(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	
Urinal - Primary water source	
Urinal - Efficiency	
Toilets connected to mains water	0
Toilets connected to rainwater	5
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	

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4. Proposed Treatment Typical Cross-Section

This section will include a typical cross-section of all WSUD treatments proposed in the development.

a. Rainwater Tanks

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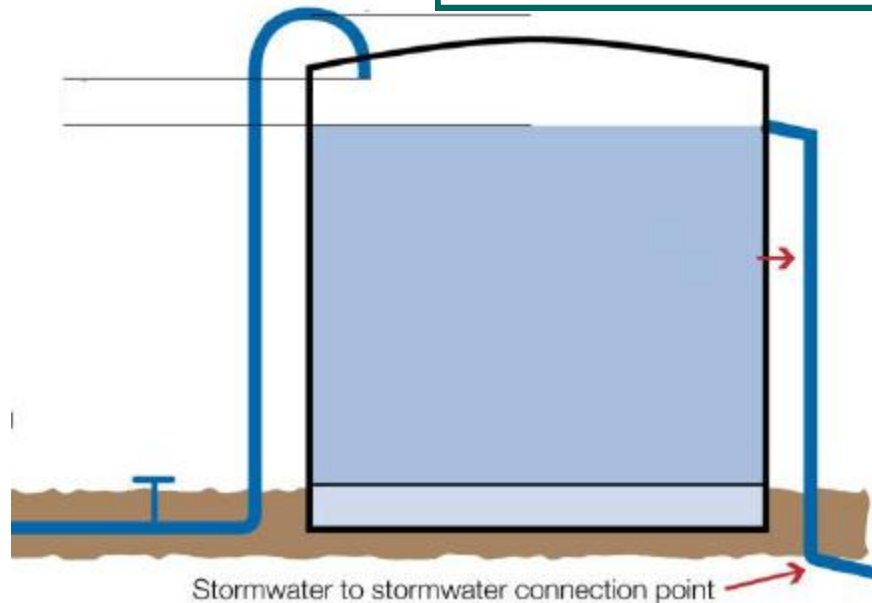


Figure 2: Typical Rainwater tank Cross-Section

b. Raingarden

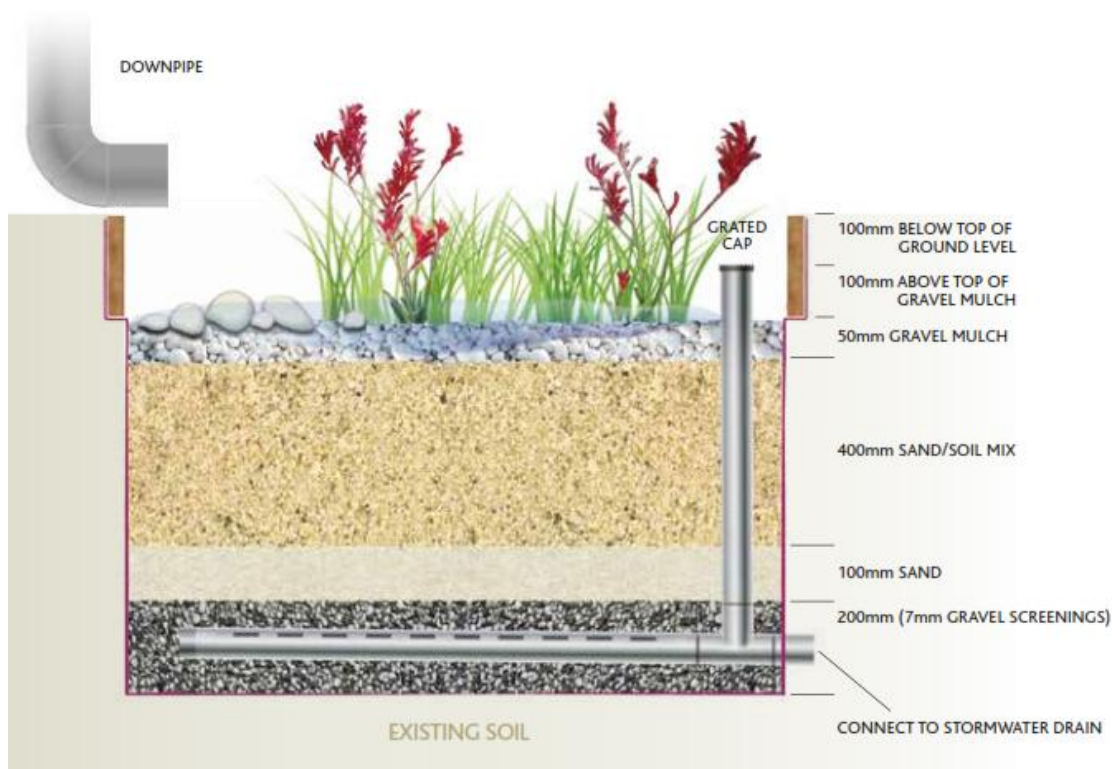


Figure 3: Raingarden Typical Cross-Section

Acceptable raingarden design

- standard system with 300-500mm filter media depth
- including a submerged zone system and 300mm filter depth
- standard system with filter media depth of 500mm where surrounding soil has a high infiltration rate

Avoid

- standard raingardens with filter media depth less than 300mm
- raingardens downstream of a wetland or an oversized sedimentation basin

Note: All systems should be designed as per Adoption Guidelines for Stormwater Biofiltration Systems (FAWB, 2009).

Plant selection

This should be guided by expert opinion, based on the particular project conditions. The plant species that are commonly used in raingardens can be grouped into three general categories:

Category	Example plant species
Tolerant of both wet and dry conditions once established	<i>Carex appressa</i> (tall sedge)
Tolerant of dry conditions once established	<i>Ficinia nodosa</i> <i>Lomandra longifolia</i> <i>Juncus amabilis</i>
Prefer more constant conditions without wet/dry extremes	<i>Goodenia ovate</i> <i>Juncus flavidis</i>

Note: Other plant species may be appropriate for a particular system and these should be guided by expert opinion.

At least 50% of the plants chosen for a bioretention system should have the following characteristics for effective nutrient removal (FAWB, 2009):

- high root density
- extensive fibrous root systems (no bulbs)
- vigorous growth
- tolerant of freely draining soils
- drought and inundation tolerant

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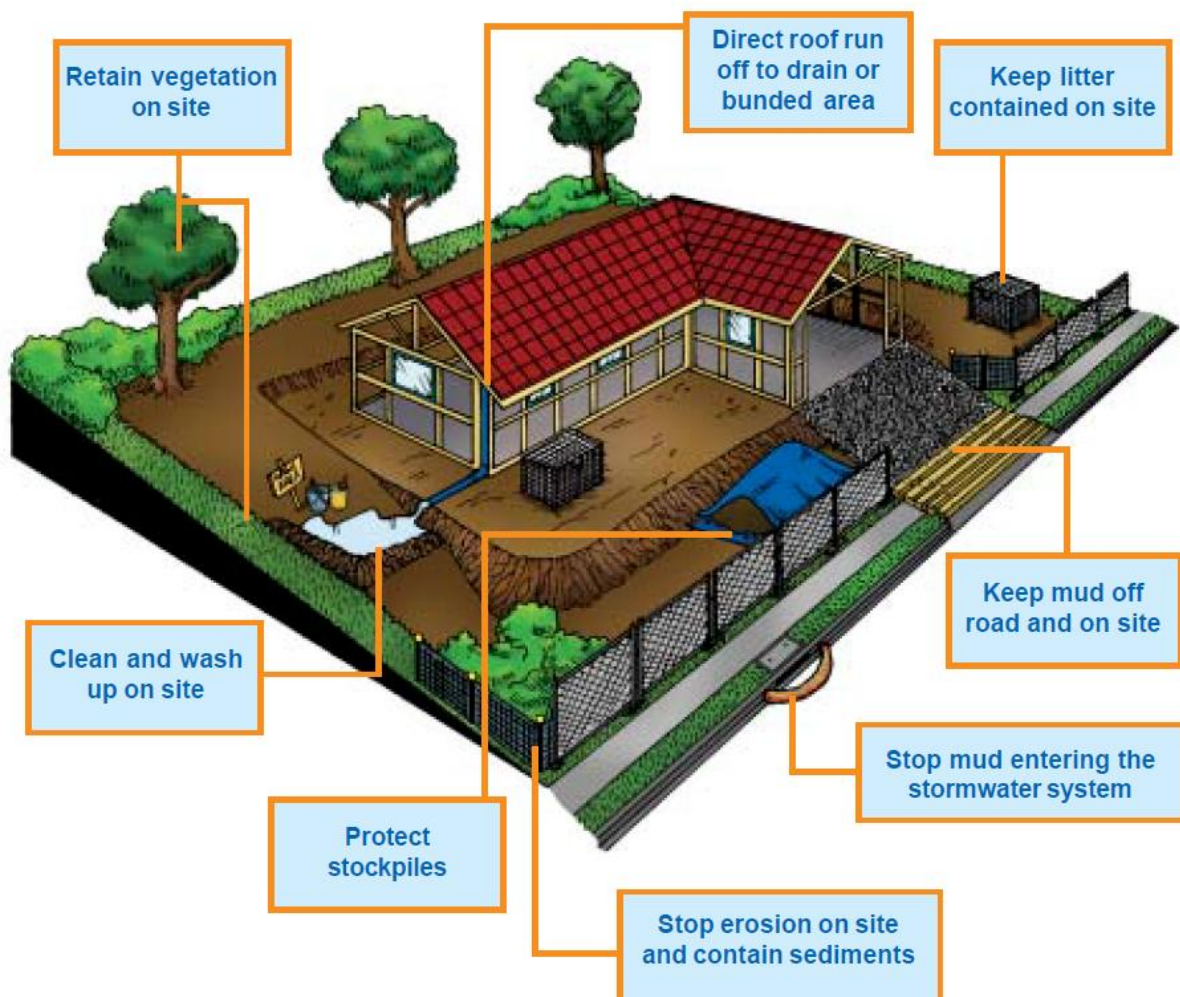
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5. Stormwater Management During Construction

To prevent contamination of stormwater discharge and to decrease the speed of flows produced during construction, steps will be taken to manage stormwater. These measures will involve establishing buffer strips and maintaining a clean site by removing loose rubbish. "[Keeping Our Stormwater Clean - A Builder's Guide](#)" by Melbourne Water provides additional information. The objectives depicted in the diagram below illustrate ways to minimise the effects of stormwater runoff during the construction phase.

Check Council requirements and plan before you start work on site



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Appendix 1 – WSUD Maintenance Manual



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WSUD manuals are sourced from the City of Port Philip which has developed a detailed manual for the majority of treatment systems.

Tips for undertaking maintenance

Things to look for and how to fix them.

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Maintenance manual

Rainwater tanks

Site address: _____

Planning permit number: _____



Leaf litter / debris in gutters	Pump not working
Regularly clear your gutters. Make sure you cover the tank inlet if you're rinsing down the gutters to avoid debris entering the tank.	Check operating instructions for your pump. Check that pumps are kept clear of surface water (flooding), vegetation, and have adequate ventilation. Pumps should be serviced every few years to prolong the pump life.
Blocked downpipe	Mains backup or pump not working
If you see water spilling from the edge of the gutters check that the downpipe is not blocked, removing any debris.	Have you heard the pump operating? If the mains backup switching device fails many people do not notice for a long time. Consider a manual system if the switching device is problematic and you don't mind operating it manually.
First flush diverter clogging	Overflow
To clean out, unscrew the cap at the base of the diverter and remove the filter. Wash the filter with clean water and the flow restrictor inside the cap.	Check that the overflow is not blocked and that there is a clear path for water to safely spill from the tank through the overflow pipe when full. Check that a clean mesh screen is safely in place to prevent mosquitoes entering the tank.
Debris on the mesh cover over inlets / outlets	Sediment / debris build-up in tank (more than 20mm thick)
The fine stainless steel mesh is similar to fly screen mesh. It should be cleaned regularly to ensure it does not become blocked with leaves and other material.	Over time a small amount of fine sediment will collect in the bottom of your tank and this is harmless and natural. It should not be disturbed until it is approx 20 mm thick which may take many years. To clean your tank out simply empty your tank and wash out with a high-pressure washer or hose.
Dirt and debris around the tank base or side.	Base area
Keep leaf build-up, sticks, pot plants and other items off the lid of your tank. Use a hose to remove dust and dirt from the outside of the rainwater tank and ensure there is no debris on the base, bottom lip and walls of your tank.	Tanks must be fully supported by a flat and level base. Check for any movement, cracks or damage to the slab or pavers. If damage is observed, empty the tank to remove the weight and have the fault corrected to prevent damage to the tank. There is no warranty from suppliers for damage to a rainwater tank if the base has failed.
Smelly water or mosquitos	Monitoring the water level
Rainwater tanks can smell if there is debris in the gutters. Check the gutters and leaf strainers are clean. Mosquitos or wrigglers can make their way into your tank if they are small enough to pass through the inlet strainer. A very small amount of chlorine (approx 4 parts per million) can be put in the tank to kill off mosquitos or the bacteria causing odours. The chlorine will disinfect the water and then evaporate. Chlorine tablets from a pool supplier can be used (but check the recommended dose based on your tank capacity).	A range of devices are available to monitor water level. Some simple float systems can be used effectively.

Acknowledgement: Information from PJT Green Plumbing's 'Maintenance Guide for Your Rainwater Tank' was used to develop this fact sheet.

Rainwater tank maintenance

This manual lists the key tasks required to maintain a domestic rainwater tank and the recommended frequency of each task. This manual can be submitted with planning permit applications for developments that include the installation of a domestic rainwater tank. Once endorsed, the property owner is responsible for continuous implementation of rainwater tank maintenance, in accordance with the guidance in this manual.

Rainwater tanks are an exceptional tool for environmental protection. They collect and store roofwater for use inside and outside the home. This simultaneously reduces the demand on our precious potable mains water and limits the amount of stormwater pollutants that enter our sensitive Bay.

Maintenance of rainwater tanks is relatively easy however it is important to do the following key tasks to ensure the quality of water is high:

- stop leaf litter and debris entering the tank.
- prevent bird droppings and dust building up in the gutters.
- prevent mosquitos and other animals entering the tank.

Tank connected to	toilet only ☐ toilet & irrigation ☐ toilet & laundry & irrigation ☐ toilet & laundry & hot water & irrigation ☐
Rainwater tank location	
Planning drawing number showing rainwater tank location	
Rainwater tank construction date	
Date of final building inspection	
Tank volume (litres)	
Area or percentage of the roof that is connected to the tank via gutters and downpipes	

For more information please visit www.portphillip.vic.gov.au or contact the Sustainability team via:

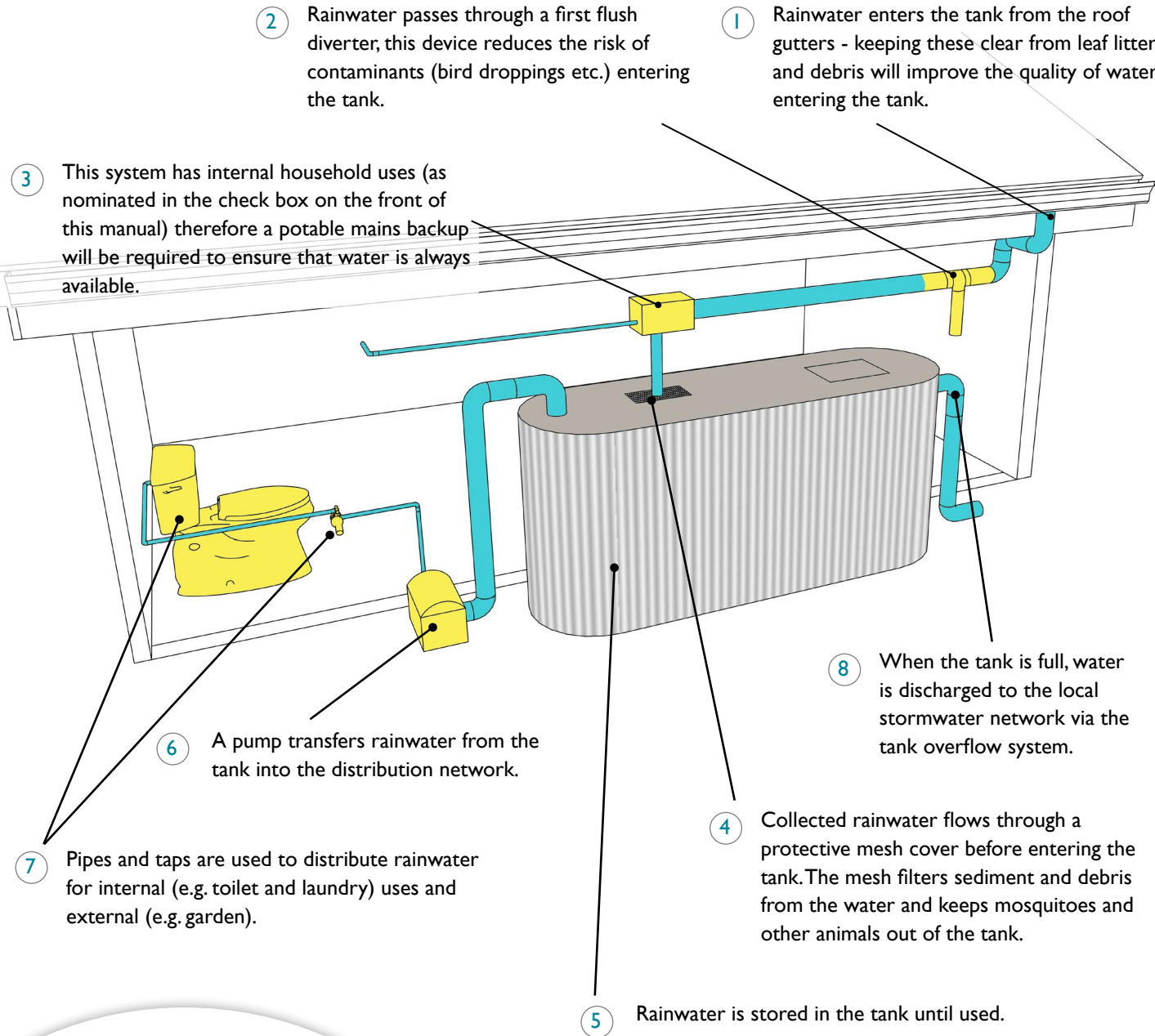
Phone: 03 9209 6777
email: sustainabledesign@portphillip.vic.gov.au



Maintenance Overview

Rainwater Tank Maintenance

The following diagram identifies the key items which are important for rainwater tanks and their maintenance.



Maintenance Checklist

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the rainwater tank.

Item	Rainwater tank element	Inspection item	Y/N	Likely maintenance task
1	Roof gutters and downpipes	Is there leaf litter or debris in the gutters?		Remove by hand and dispose responsibly.
2	First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?		Remove by hand and dispose responsibly.
3	Potable mains back up device	Is the potable mains back up switch operating correctly?		Repair or replace device. Consider a manual switching device.
4	Mesh cover	Has the mesh cover deteriorated or have any holes in it?		Replace mesh cover.
5	Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?		Remove sediment and dispose responsibly.
6	Pump	Is the pump working effectively? Have you heard it on a regular basis?		Check the potable mains back up is not permanently on. Repair or replace pump.
7	Pipes and taps	Are pipes and taps leaking?		Repair as needed.
8	Overflow	Is the overflow clear and connected to the stormwater network?		Remove blockages and/or restore connections to stormwater network.
9	Supporting base	Are there any cracks or movement of pavers?		Empty the tank to reduce weight then repair any damage to the base.

Maintenance frequency

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x			x			x			x		

Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).

Maintenance Log

Maintenance date	Maintenance undertaken

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Tips for undertaking maintenance

Things to look for and how to fix them.

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Maintenance manual

Raingardens

Site address: _____

Planning permit number: _____

Raingarden maintenance

This manual lists the key tasks required to maintain a domestic raingarden and the recommended frequency of each task. This manual can be submitted with planning permit applications for developments that include the installation of a domestic raingarden. Once endorsed, the property owner is responsible for continuous implementation of raingarden maintenance, in accordance with the guidance in this manual.

A raingarden is a specially designed garden that uses plants and soil to remove the pollutants from stormwater runoff that is generated from roofs, driveways and paths following rainfall events. These natural treatment systems help protect the environment by reducing the amount of stormwater runoff and pollutants that enter the Bay.

Maintenance of raingardens is essential in order to ensure that they:

- effectively treat stormwater,
- continue to look good, and
- don't cause local flooding.

Raingarden location	
Planning drawing number showing raingarden location	
Raingarden construction date	
Date of final building inspection	
Area of raingarden (m²)	
Area of catchment (m²) (e.g. roof and/or paving) directed to the raingarden	



Scour or erosion	Weeds
Erosion and scour reduce the overall area of treatment by directing flows to certain areas only. Erosion or scour can be re-profiled with hand tools, limiting the damage to adjacent vegetation. If fill material is required to create a flat surface, use an appropriate raingarden planting media mix. If erosion / scour keeps happening at the inlet, place some small rocks where erosion occurs.	Weeds can take over the plants which are needed in the raingarden for treatment. Hand pull weeds and dispose of appropriately. Plant bare patches if needed. Weeding should take place before the plants flower to reduce the likelihood of seed dispersal and further regeneration.
Rubbish, leaf litter or sediment	Moss or clay on surface
A lot of rubbish or leaf litter at the inlet or on the surface of the raingarden can affect how well water can enter and filter through the raingarden. This material can be removed easily by hand or with tongs / rakes. Collected litter should be placed into bags or similar for disposal.	Moss or clay on the surface of the raingarden can result in a crust forming which prevents water from filtering and being treated. Use hand tools to scrape off the clay or moss and dispose of appropriately. Check raingarden drains.
Uneven surface	Raingarden outlets not draining
An uneven surface may result in some areas not getting wet during rain events, reducing the area of treatment. Depressions or mounds can be flattened with hand tools, limiting the damage to vegetation.	Blockages of outlet pits and pipes can cause a flooding risk for the property as water is unable to leave the raingarden. Blockages are typically caused by sediment, leaf litter and rubbish. Blockages should be removed manually, by hand or with hand tools such as tongs and shovels. Large blockages in pits may require vacuuming or other appropriate machinery.
Elevated surface level / lots of excess sediment on surface	Impermeable liner
If sediment has entered the system and has raised the level of the surface, this reduces the amount of water which can be filtered. Use hand tools to remove/scrape sediment from around the plants. Remove sediment from the raingarden and dispose of appropriately.	An impermeable liner (e.g. geotextile or flexible membrane) is sometimes used to ensure water does not move into the surrounding soils. This may be required if the surrounding soils are very sensitive to any added moisture (e.g. sodic soils, shallow groundwater or close proximity to significant structures such as building foundations).
Unhealthy or dying plants / bare patches	Raingarden holding water on the surface because of blocked planting media
Good plant cover is critical for raingardens so if plants are looking stressed in dry periods, irrigation may be required. Remove (prune) any areas affected by disease or pests. If the plants are dying and have created bare patches, the plants need to be replaced. If the plants keep struggling, replace with a plant type which is growing well in the raingarden.	Generally raingardens should be able to filter water at a rate of ~100mm per hour. If the surface of the raingarden is clogged (by clay or moss etc.) or the underlying filter media is not appropriate then water will not be able to drain through the system to be treated. If the surface is clogged use hand tools to scrape off the clay or moss. If this doesn't fix the drainage issue remove an area of planting media to expose the filter media. Check that water can pass through the filter media by pouring water on its exposed surface. If the water can drain then replace the top planting media and check for blockages elsewhere. If the water does not drain the filter media will need to be replaced.

For more information please visit www.portphillip.vic.gov.au or contact the Sustainability team via:

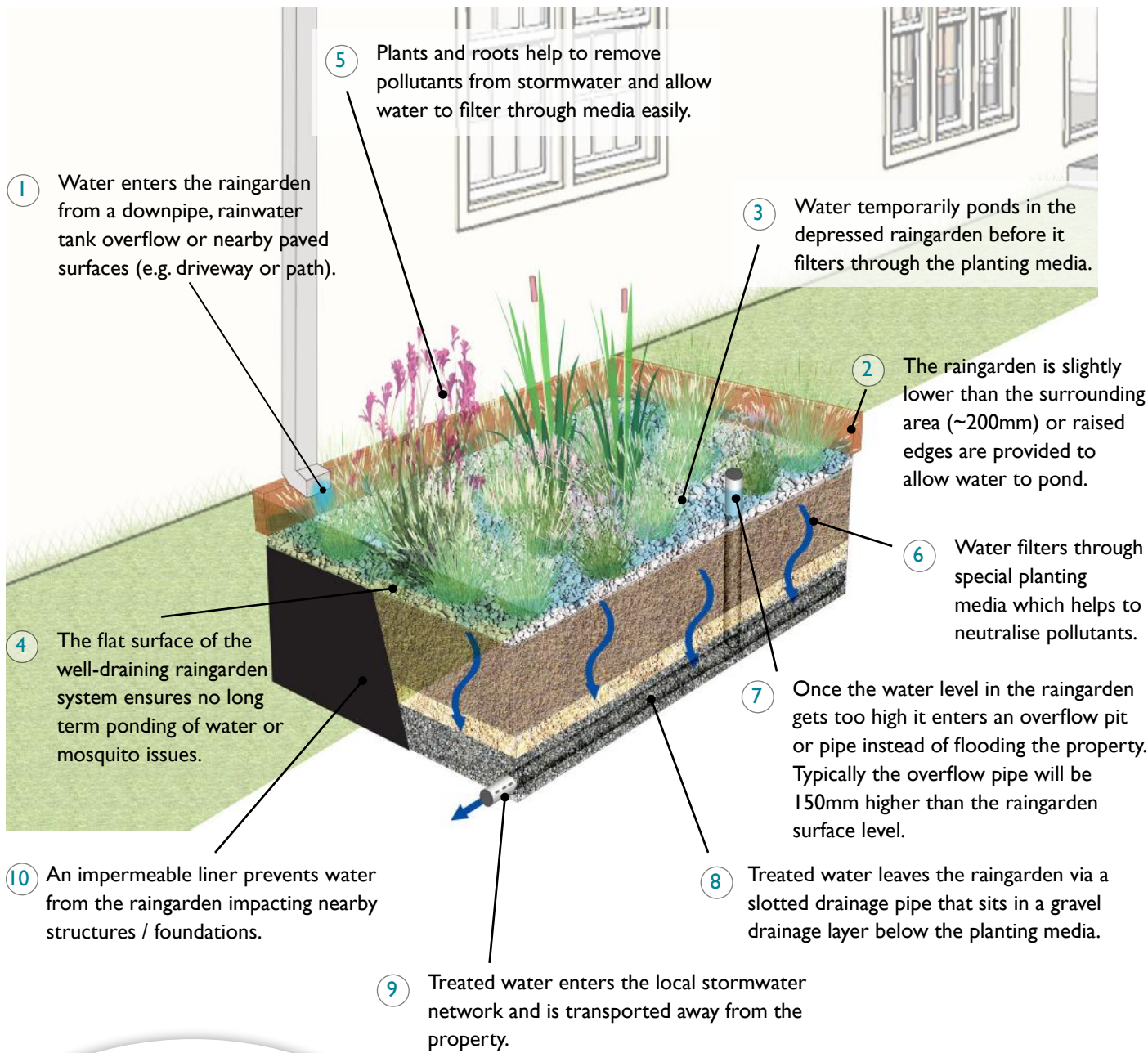
Phone: 03 9209 6777
email: sustainabledesign@portphillip.vic.gov.au



Maintenance Overview

Raingarden Maintenance

This diagram depicts an in-ground raingarden. Raised bed raingardens are also common (refer to photograph).



Note: It is important not to add fertiliser, compost or floatable mulch to a raingarden as the nutrients will pass through the raingarden and pollute the Bay. The plants best suited to raingardens will grow well in the planting media and take nutrients for their growth from the water entering the raingarden.



Maintenance Checklist

The property owner is responsible for checking the maintenance recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the raingarden.

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Item	Raingarden element	Inspection item	Y/N	Likely maintenance task
1	Raingarden inlet	Is there scour or erosion where water enters the raingarden?		Re-profile with hand tools, place gravel or stones at the inlet.
		Is there rubbish, leaf litter or sediment blocking the inlet?		Remove by hand and dispose responsibly.
2	Raingarden surface level	Is the level of the raingarden surface sitting less than 5 cm below the raingarden edges/borders?		Remove sediment from the surface so it is sitting about 10-20 cm below surrounding areas.
3	Raingarden temporary detention	Is there moss or clay on the surface of the raingarden which seem to be slowing the filtration of flows?		Remove the crust from the top of the raingarden and check water will filter through exposed media.
4	Raingarden surface	Are there areas which appear to be higher and are not getting wet during rain events?		Smooth out surface so it is flat with hand tools.
		Are there areas which have been eroded away or scoured?		
5	Plants	Are the plants looking unhealthy or dying?		Prune diseased sections, irrigate and/or replace dead plants. If plants keep dying, replace with a different type which is doing well. Do not use fertilizer to improve plant health as this will pollute the raingarden.
		Are there bare patches forming between plants?		
		Are there weeds present?		Remove weeds by hand and dispose responsibly.
6	Planting media	Is the raingarden holding water for more than a couple of hours after the rain has stopped?		Remove and replace the top 100 mm of planting material (loamy sand).
7	Overflow pit / pipe	Is there anything blocking the top of the overflow pit / pipe preventing water from entering?		Remove blockages and dispose responsibly.
8	Underdrainage	Is there rain draining to the bottom of the raingarden following heavy rain?		Flush the underdrain or uncover it to check for blockages.
9	Stormwater network connection	Is there water ponding in the overflow pit or pipe and not entering the stormwater network?		Remove blockages and dispose responsibly.

Maintenance frequency

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
			x						x		

+ after heavy rainfall

Maintenance Log

Maintenance date	Maintenance undertaken