



Tel: 03 9038 8280  
[www.auswideconsulting.com.au](http://www.auswideconsulting.com.au)  
[info@auswideconsulting.com.au](mailto:info@auswideconsulting.com.au)  
ABN 13 143 437 432

## WASTE MANAGEMENT PLAN

**5B Kelly Court, Springvale VIC 3171**

*Proposed Cat Hotel*

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Prepared for:	Brian Du
Date Prepared:	August 2024
Revision:	1.3
Greater Dandenong City Council Application #:	TBA

## COPYRIGHT

This report has been prepared by AusWide Consulting. Reproduction without written authority from AusWide Consulting is prohibited. Apart from any fair dealing for the purpose of private study, research, criticism, or review, as permitted under the Copyright Act 1968, no part of this report may be reproduced, transmitted, stored in a retrieval system, or adapted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permission.

### Restrictions on Use

This report has been prepared specifically for owners of 5B KELLY COURT, SPRINGVALE VIC 3171 as the client. No part of this report may be referred to or quoted in any way without the written approval of the author. No party other than the owners of 5B KELLY COURT, SPRINGVALE VIC 3171 may rely upon representation in this report for any purpose whatsoever, and the author accepts no liability for any such party relying upon this report.

### Limits of Report

This report considers the particular instructions and requirements of our client. AusWide Consulting has taken care in the preparation of this report. However, it neither accepts liability nor responsibility whatsoever in respect of:

- Any use of this report by a third party,
- Any third party whose interests may be affected by any decision made regarding the contents of this report, and/or
- any conclusion drawn resulting from omission or lack of full disclosure by the client, or the clients' consultants.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Table of Contents

<b>Introduction</b> .....	4
<b>Background and Existing Conditions</b> .....	5
Figure 1: Location of the Subject Site .....	5
Figure 2: Aerial View of the Subject Site .....	6
<b>Proposed Development</b> .....	7
<b>Anticipated Waste Generation, Storage and Collection</b> .....	7
<b>Waste Generation</b> .....	7
Table 1: Garbage & Recycling Generation Rates for Proposed Developments.....	7
<b>Waste within Overall Development</b> .....	8
<b>Commercial Waste:</b> .....	8
<b>Cat Hotel (90 cat capacity) (7-Day Week)</b> .....	8
<b>Waste Storage Areas</b> .....	8
Figure 3: Waste Disposal Guidelines for Commercial General & Recycling Waste MGBs .....	9
Figure 4: Scaled Diagram of the Waste Storage Area .....	10
<b>Waste Collection</b> .....	11
<b>Amenity</b> .....	12
Noise .....	12
Ventilation .....	12
Security/Communication Strategy .....	12
Cleaning Facilities .....	12
Prevention of Vermin .....	12
<b>Miscellaneous</b> .....	13
Interim Internal Waste Storage .....	13
Handling of Deceased Cats .....	13
Green Waste .....	13
Bulky Hard Waste .....	13
E-Waste.....	13

## Introduction

AusWide Consulting has been commissioned by Brian Du to prepare a Waste Management Plan (WMP) for approval of a proposed 90 place cat hotel at 5B Kelly Court, Springvale VIC.

The proposed development consists of:

Ground Floor
Reception, Unisex Accessible Toilet.
Loading Bay.
Pet Housing Pet Playground.
Cat towers
First Floor
Storage.

In the course of preparing this WMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

This WMP has been prepared based on the following information:

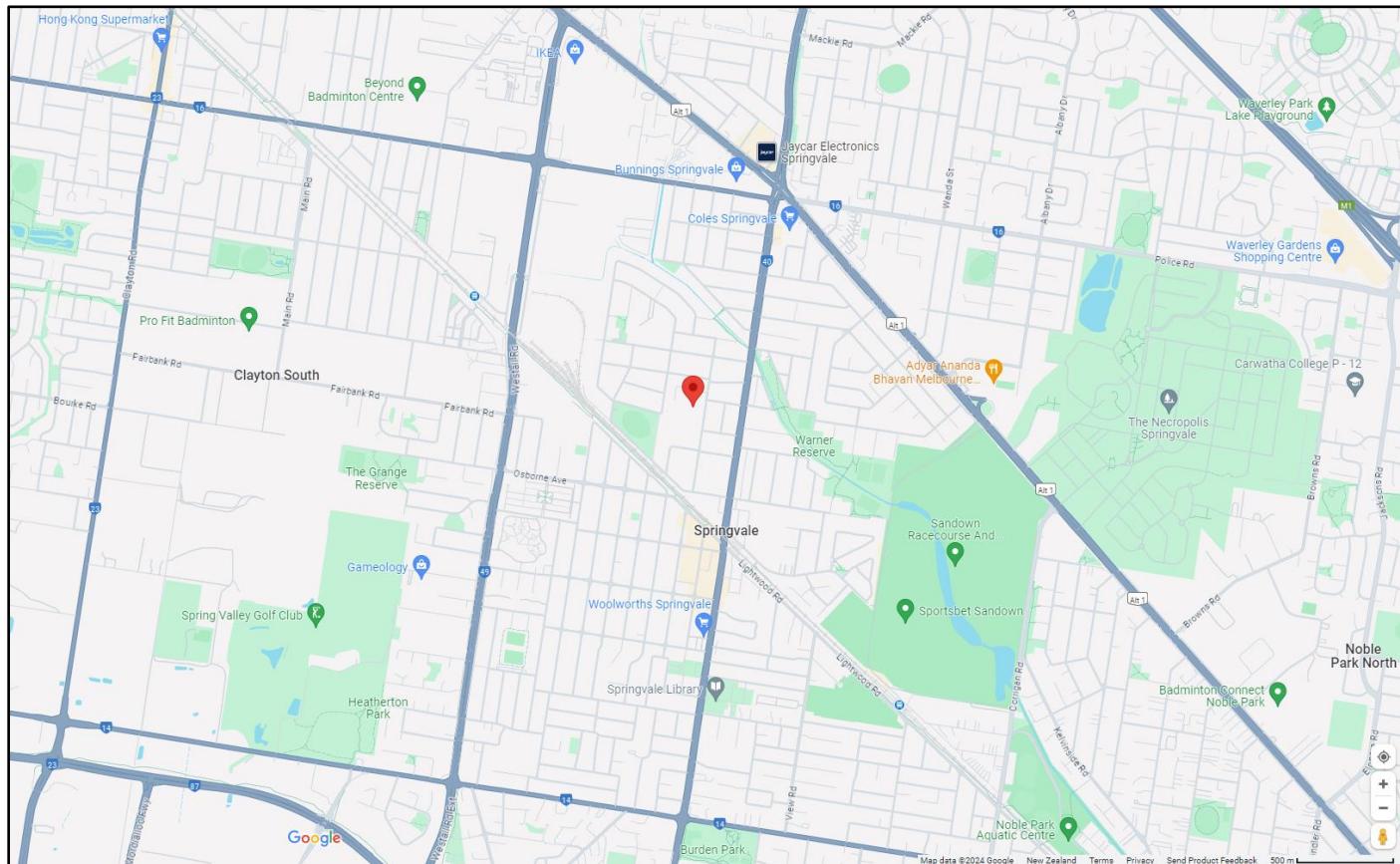
- Architectural Plans provided by Brian Du.
- Waste and Recycling for Commercial and Industrial Land Use and Development, Sustainability Victoria 2023.
- Waste Management and Recycling in Multi-unit Developments, Sustainability Victoria, 2019.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Background and Existing Conditions

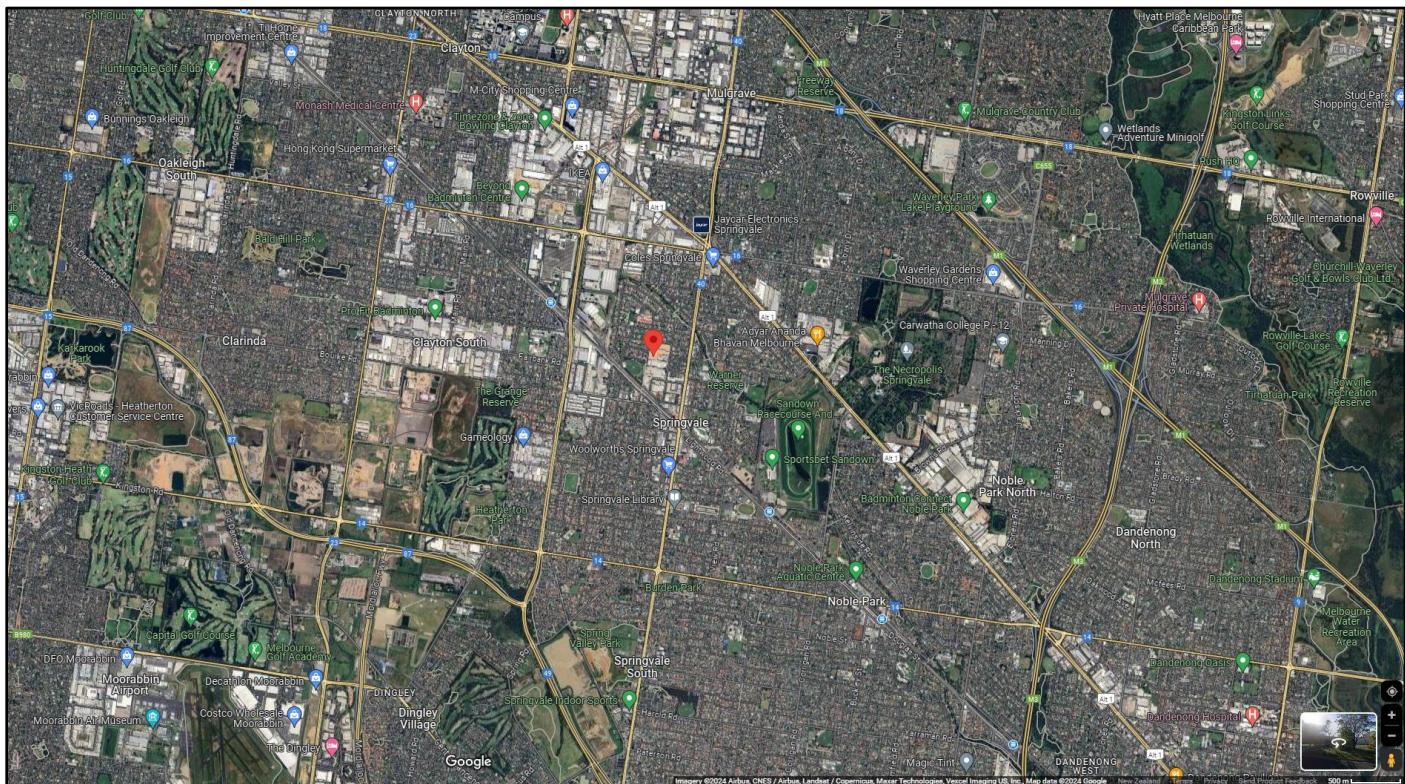
The subject site is located at 5B Kelly Court, Springvale VIC, on the southern side of Kelly Court, and the nearby land uses are prominently commercial with Springvale Road to the east.

**Figure 1** provides an overview of the area and its surrounding land uses, whilst **Figure 2** on page 5 provides an aerial view of the immediate area surround the subject site.



**Figure 1: Location of the Subject Site**

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**Figure 2: Aerial View of the Subject Site**

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Proposed Development

The proposed development consists of a 90 place Cat Hotel and associated Office/Reception (35m<sup>2</sup>). The access to the proposed development will be provided via Kelly Court. The waste storage room is accessible within the allocated area on the ground level (**Refer Appendix A**).

## Anticipated Waste Generation, Storage and Collection

### Waste Generation

The generation rates for Offices in the Waste Management and Recycling in Multi-unit Developments, Sustainability Victoria, 2019 is the most appropriate for the reception/office area.

There are no applicable waste generation rates in the Waste and Recycling for Commercial and Industrial Land Use and Development, Sustainability Victoria 2023. It is therefore proposed that based on experience with similar facilities the applicable waste generation rates for this development are:

- **Cat Hotel/Cattery** – 10L/per cat/per week of general waste and 5L/per cat/per week of recycling waste.
- **Office/Reception** – 10L/100m<sup>2</sup>/day of general waste and 10L/100m<sup>2</sup>/day of recyclable waste

The following table illustrates these garbage, recycling, and organic generation rates.

**Table 1: Garbage & Recycling Generation Rates for Proposed Developments**

Type of Premises	General Landfill Waste	Commingled Recycling Waste
Cat Hotel / Cattery	10L/per cat/week	5L/per cat/week
Reception / Office	10L/100m <sup>2</sup> /day	10L/100m <sup>2</sup> /day

**NOTE:** Generation rates are based on experience with similar facilities. Actual volumes will depend on occupancy and site operation and may be generated at a reduced rate. Management will monitor all waste requirements and handling due to the on-going operations of business. Accessing any needs for waste management plan revisions.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Waste within Overall Development

Using the garbage and recycling generation rates above, the following can be calculated:

### Commercial Waste:

#### Cat Hotel (90 cat capacity) (7-Day Week)

- 10L per cat per week general waste = 900L per week (uncompacted)
- 5L per cat per week recycling waste = 450L per week (uncompacted)

#### Reception / Office Waste (35m2) (7-Day week)

- 10L/100m2/day of general waste = 24.5L per week (uncompacted)
- 10L/100m2/day of recyclable waste = 24.5L per week (uncompacted)

### Total Waste generation

- General Waste = 925L per week (uncompacted)
- Recyclable Waste = 475L per week (uncompacted)

### Waste Storage Areas

This waste storage area consists of bins within a room within the premises, with a swing door for internal access and a roller door to a loading bay accessed from Kelly Court. Currently a private waste contractor reverses into the car park to collect the bins and it is proposed to maintain this arrangement.

- 2 x 240L General Waste MGBs – collected and emptied twice a week (uncompacted);
- 2 x 240L Recycling Waste MGBs – collected and emptied once a week (uncompacted).

Waste containing cat faeces and urine should be bagged, and general waste collected twice weekly for hygiene and odour control.

If volumes allow a waste office paper bin service could be engaged, and the bin collected as required.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

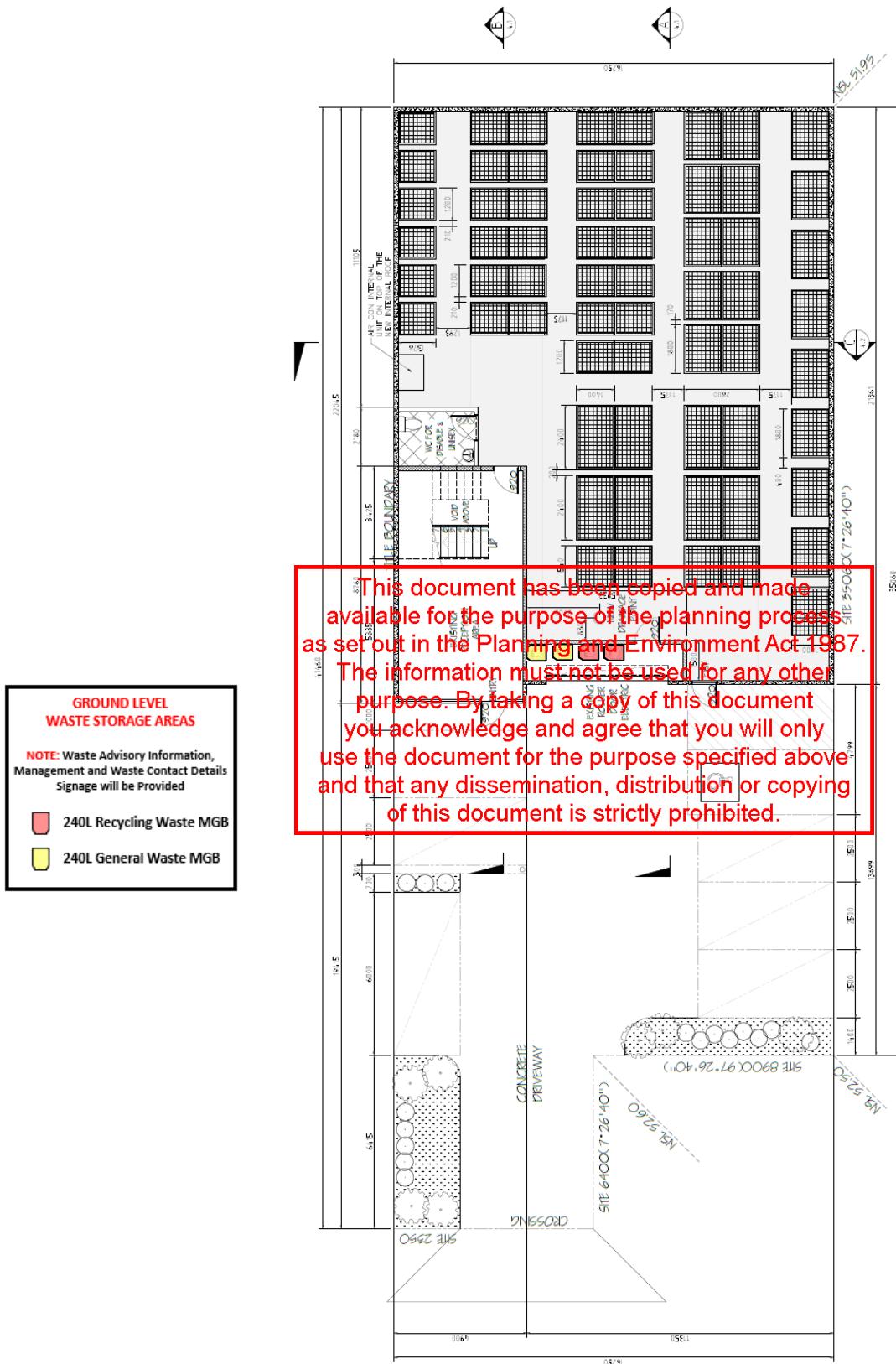
Recycling	Garbage
<ul style="list-style-type: none"><li>✓ All recycling.</li><li>✓ Steel, tin, aluminium cans, empty aerosols.</li><li>✓ Clear, brown, green glass bottles / jars (rinsed, no lids).</li><li>✓ Plastic bottles, soft drink bottles, containers (rinsed, no lids).</li><li>✓ Carboard boxes, milk, juice cartons.</li><li>✓ Newspapers, magazines, office paper, junk mail, window envelopes.</li><li>✓ Council provided compostable caddy liner.</li><li>✗ Plastic bags, light bulbs, mirrors, drinking glasses, general and food, waste, ceramics, crockery, foam, ovenware, polystyrene, waxed cardboard boxes.</li></ul>	<ul style="list-style-type: none"><li>✓ General waste.</li><li>✓ Plastic bags.</li><li>✓ Packets, wrappers, cling wrap, bubble wrap.</li><li>✓ Nappies, sanitary waste, (wrapped tightly and stored in a well-sealed bag).</li><li>✓ Animal faeces, bedding, and kitty litter.</li><li>✓ Foam, polystyrene, and polystyrene.</li><li>✓ Light bulbs, mirrors, ceramics, cookware, and drinking glasses.</li><li>✓ Contents of your vacuum cleaner, cotton wool, buds and cigarette ends.</li><li>✓ All food waste, scraps and garden waste.</li><li>✗ Building materials, syringes, oil or paint, gas bottles, hazardous or chemical waste.</li><li>✗ Medical waste: (speak to your doctor / pharmacy).</li></ul>

**Figure 3: Waste Disposal Guidelines for Commercial General & Recycling Waste MGBs**

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The following figures illustrates the scaled diagrams of the MGBs within the waste storage areas.



*Figure 4: Scaled Diagram of the Waste Storage Area*

## Waste Collection

The waste collection has been designed around a private contractor as it is not possible to utilise the Council collection service. Currently a private waste contractor reverses into the car park to collect the bins and it is proposed to maintain this arrangement.

NOTE: The hours of waste collections shall be as specified in Council's local laws. Also, Section 6 of the Victorian EPA Noise Control Guideline Publication 1254 shall be observed to protect the acoustic amenity of the development and surroundings.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Amenity

### Noise

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The only noise generated from the waste management at the property will be that of the waste management truck, wheeling the MGBs to/from the waste vehicle and emptying the MGBs. Any other noise related to the waste management will be kept to a minimum.

The hours of waste collections shall be as specified in Council's local laws. Also, Section 6 of the Victorian EPA Noise Control Guideline Publication 1254 shall be observed to protect the acoustic amenity of the development and surroundings.

## Ventilation

The waste bin area will need to be ventilated.

## Security/Communication Strategy

All MGBs will be secured within the ground level waste storage next to the loading bay accessed from Kelly Court.

All management & staff will receive detailed documentation detailing all necessary requirements for safe waste management and handling including all relevant contact information.

## Cleaning Facilities

Management is responsible for keeping the MGBs clean.

**NOTE:** Waste enclosures are recommended with the enclosures consisting of; **(1)** Impervious coated/treated walls and ground surface, ensuring the ground is graded to the sewer (100 mm diameter) floor drain outlet within the enclosure/room. **(2)** With a tap and hose (hose cock must be protected from the waste containers) for use of cleaning the MGBs and waste area. **(3)** The enclosure/room should also be wet sealed to the ground surface (with a grated drain spanning the width of the entry) preventing any water leakage beyond the waste enclosure/room. **(4)** Self closing lockable double doors/electric roller door allowing easy removal of the MGBs.

## Prevention of Vermin

The occupiers will be advised to not overfill the bins so that the lids are closed at all times. It is suggested to place rat traps in the corners of the waste storage areas.

## Miscellaneous

### Interim Internal Waste Storage

It is suggested that sufficient space within the office for interim storage of at least one or two days' worth of garbage and recyclables. Space should allow for separate storage of recyclables from the garbage stream.

### Handling of Deceased Cats

If any cat dies at the facility, they should not be placed in the general waste but be handled in accordance with the owners' instructions. If the owners need assistance in determining what options are available, the RSPCA advice is that they should consult their veterinarian.

### Green Waste

All green waste within the property will be handled by the gardening contractor.

### Bulky Hard Waste

If hard waste collection is required, management should call a private contractor or Council directly.

### E-Waste

Recyclable electronic goods include batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes and smoke detectors. E-Waste will be placed in impermeable surface containers and collected by a registered E-Waste Re-Processor as required.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Tel: 02 8004 0460  
[www.auswideconsulting.com.au](http://www.auswideconsulting.com.au)  
[info@auswideconsulting.com.au](mailto:info@auswideconsulting.com.au)  
ABN 13 143 437 432

# TRAFFIC IMPACT ASSESSMENT

**5B KELLY COURT, SPRINGVALE VIC 3171**

*Proposed Cattery*

Prepared for:	Zheng Du
Date Prepared:	JULY 2024
Revision:	1.0

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Table of Contents

---

<b>INTRODUCTION .....</b>	<b>5</b>
<b>BACKGROUND AND EXISTING CONDITIONS .....</b>	<b>6</b>
<b>Subject Site Location .....</b>	<b>6</b>
<b>Planning Zones &amp; Overlay.....</b>	<b>7</b>
<b>Road Network .....</b>	<b>8</b>
Kelly Court.....	8
Parsons Avenue .....	8
<b>Public Transport.....</b>	<b>10</b>
<b>Car Parking Availability .....</b>	<b>11</b>
<b>PROPOSED DEVELOPMENT .....</b>	<b>12</b>
<b>CAR PARKING .....</b>	<b>13</b>
<b>Statutory Car Parking Requirement .....</b>	<b>13</b>
<b>Car Parking Demand Assessment.....</b>	<b>13</b>
Staff Parking Demand .....	13
Client Parking Demand .....	13
<b>Adequacy of Car Parking Supply .....</b>	<b>13</b>
<b>TRAFFIC GENERATION AND IMPACT ASSESSMENT .....</b>	<b>15</b>
<b>CONCLUSIONS .....</b>	<b>16</b>
<b>APPENDIX A: DEVELOPMENT PLAN .....</b>	<b>17</b>
<b>APPENDIX B: DETAILED PARKING SURVEY RESULTS.....</b>	<b>18</b>

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## FIGURES

FIGURE 1 : SURROUNDING SUBURBS (SOURCE: VEXCEL IMAGING – MAP DATA@2024) .....	6
FIGURE 2 : SUBJECT SITE PLANNING ZONES & OVERLAY (SOURCE: <a href="https://MAPSHARE.VIC.GOV.AU/VICPLAN">HTTPS://MAPSHARE.VIC.GOV.AU/VICPLAN</a> ) .....	7
FIGURE 3: KELLY COURT LOOKING WEST (SOURCE: QUANTUM TRAFFIC REPORT DATED 23/10/2023) .....	8
FIGURE 4 : PARSONS AVENUE LOOKING NORTH(GOOGLE MAPS) .....	9
FIGURE 5 PUBLIC TRANSPORT MAP (PTV WEBSITE).....	10
FIGURE 6 CAR PARKING SURVEY LOCATIONS .....	11

## TABLES

TABLE 1 BUS SERVICES (SOURCE PTV.COM.AU) .....	10
TABLE 2 PARKING SURVEY RESULTS.....	11
TABLE 3 ABS 2016 CENSUS – MODE OF TRAVEL TO WORK (SPRINGVALE SA2) .....	13

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## COPYRIGHT

This report has been prepared by AusWide Consulting. Reproduction without written authority from AusWide Consulting is prohibited. Apart from any fair dealing for the purpose of private study, research, criticism, or review, as permitted under the Copyright Act 1968, no part of this report may be reproduced, transmitted, stored in a retrieval system, or adapted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permission.

## Restrictions on Use

This report has been prepared specifically for owners of 5B KELLY COURT, SPRINGVALE VIC 3171 as the client. No part of this report may be referred to or quoted in any way without the written approval of the author. No party other than the owners of 5B KELLY COURT, SPRINGVALE VIC 3171 may rely upon representation in this report for any purpose whatsoever, and the author accepts no liability for any such party relying upon this report.

## Limits of Report

This report considers the particular instructions and requirements of our client. AusWide Consulting has taken care in the preparation of this report. However, it neither accepts liability nor responsibility whatsoever in respect of:

Any use of this report by a third party,

Any third party whose interests may be affected by any decision made regarding the contents of this report, and/or any conclusion drawn resulting from omission or lack of full disclosure by the client, or the clients' consultants.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## INTRODUCTION

---

AusWide Consulting was engaged by the Zheng Du to prepare a Traffic Impact Assessment at 5B Kelly Court, Springvale VIC 3171.

This report will assess the implications of the proposed development on existing traffic, parking and transport conditions surrounding the site. The following items have been included in the subsequent sections of this report:

- Public and active transport accessibility at the site;
- Existing Traffic and Parking conditions surrounding the site;
- Number of car parking spaces required for the development;
- Expected traffic generation characteristics of the proposed development and their impact on the surrounding road network;
- Conclusions of the above findings.

During the preparation of this assessment, satellite imagery of the subject site and its surroundings were inspected, and all relevant traffic and parking data was collected and analysed.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.  
The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## BACKGROUND AND EXISTING CONDITIONS

### Subject Site Location

The proposed development is addressed as 5B Kelly Court, Springvale VIC 3171. The site is within a recently developed commercial complex and proposes a change in use of the existing warehouse to a Domestic Animal Boarding (Cattery).

The location of the subject site and its surrounding suburbs are depicted in Figure 1.



Figure 1 : Surrounding Suburbs (Source: Vexcel Imaging – Map data@2024)

The proposed development is accessed by an internal accessway that connects to Parsons Avenue.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Planning Zones & Overlay

The subject site is situated within IN1Z – Industrial 1 Zone. An extract of the subject site's Planning Scheme Zones is shown in Figure 2.

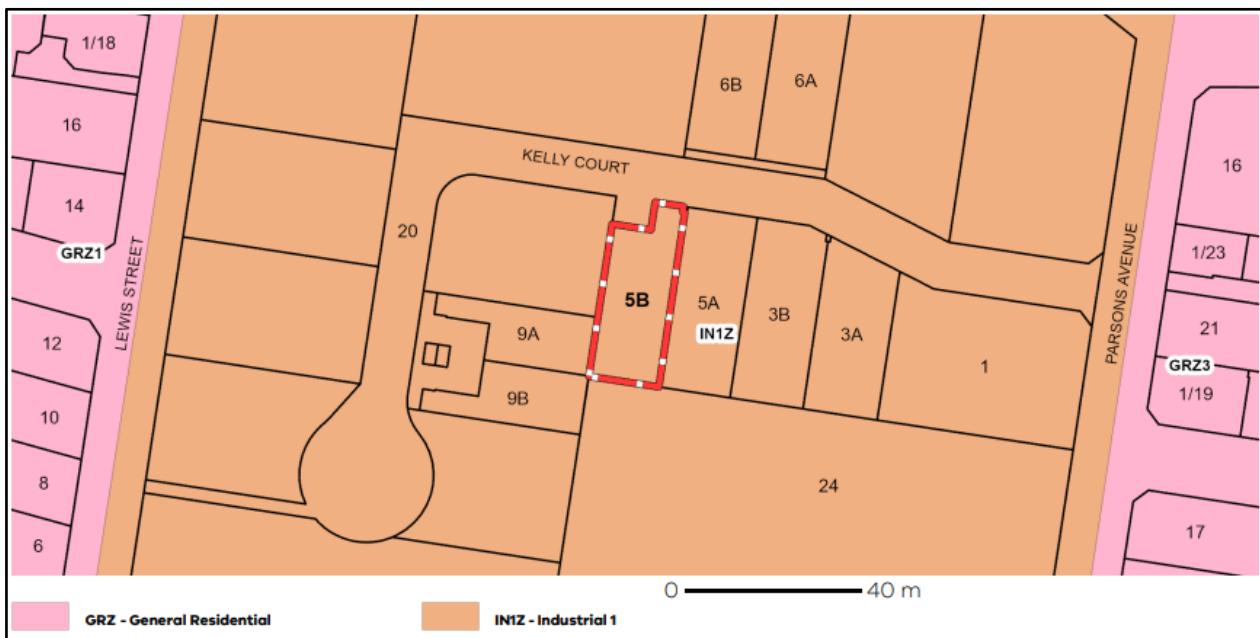


Figure 2 : Subject Site Planning Zones & Overlay (Source: <https://mapshare.vic.gov.au/vicplan>)

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Road Network

### Kelly Court

Kelly Court is a private road within the commercial complex and extends approximately 250m from Parsons Avenue. Adjacent to the subject site, Kelly Court consists of a 9.4m wide concrete pavement. No formal parking restrictions are displayed along Kelly Court.

**Figure 3** shows Kelly Court looking west.



Figure 3: Kelly Court Looking West (Source: Quantum Traffic Report Dated 23/10/2023)

### Parsons Avenue

Parson Avenue is a local road in the vicinity of the subject site and is aligned in a north-south orientation. Parsons Avenue is set within an approximately 10m wide carriageway and provides one traffic lane in each direction. On-street parking under various restrictions is permitted along both sides of Parsons Avenue. The street has a posted speed limit of 50km/hr. **Figure 4** shows Parsons Avenue looking north.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



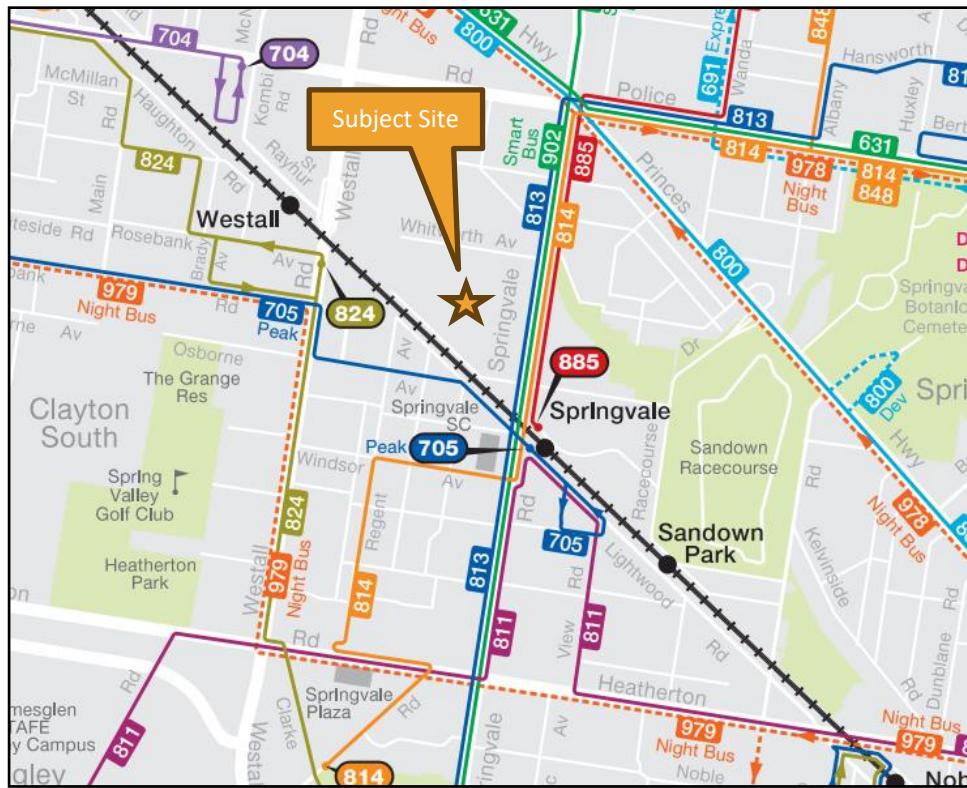
Figure 4 : Parsons Avenue Looking North (Source: Google Maps)

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Public Transport

The subject site is located in an area with good access to public transportation, including train and bus services. Springvale Railway Station is located approximately 1 km of the subject site (14 minutes' walk). As summarised in Table 1, several bus services stop along Springvale Road.

**Figure 5** and Table 1 below provide details of public transport routes around the proposed development.



**Figure 5 Public Transport Map (PTV Website)**

Service	Route Description)	Closest Stop Distance (m) and walking time (minutes)
Route 813	Dandenong to Waverley Gardens Shopping Centre	400 m (5 minutes)
Route 814	Springvale South to Dandenong via Waverley Gardens Shopping Centre	400 m (5 minutes)
Route 885	Glen Waverley to Springvale via Wanda Street	400 m (5 minutes)
SMART Bus Route 902	Chelsea Railway Station to Airport West Shopping Centre	400 m (5 minutes)

**Table 1 Bus Services (Source [ptv.com.au](http://ptv.com.au))**

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Car Parking Availability

To inform this assessment, a car parking occupancy survey of the on-street car parking spaces within the vicinity of the subject site was undertaken. The survey was completed on a typical weekday, coinciding with the anticipated peak operational hours of the proposed development. The survey was conducted at hourly intervals on Tuesday 10<sup>th</sup> October 2023, between 12pm – 2pm.

**Figure 6** below shows the extent of the parking survey area. The survey area includes the on-street parking along Stephenson Street and Parsons Avenue.

The survey outcomes are summarised in Error! Reference source not found.. Based on the survey results, the peak parking occupancy occurred at 2pm, with about 33% of all spaces occupied.

Detailed Results of the parking surveys can be found in Appendix B.



Figure 6 : Car Parking Survey Locations

Street	Restrictions	Capacity	Peak Occupancy
Parsons Avenue	Unrestricted	30	57%
Stephenson Street	Unrestricted	28	7%
<b>Total</b>		<b>58</b>	<b>33%</b>

Table 2 Parking Survey Results

## PROPOSED DEVELOPMENT

---

The proposed development at 5B Kelly Court, Springvale is for a Domestic Animal Boarding facility (Cattery).

The facility has capacity to accommodate 90 cats. Cats stay for a minimum of 2 nights with the usual stay being about 2 to 3 weeks. Cats can sometimes stay for up to 2 to 3 months.

One (1) to 2 staff are usually present with a maximum of 3 staff during peak period.

The centre will facilitate client pick-up/drop-off of cats between 9am-6pm, 7 days per week. Pick-up / drop-off activity will operate under a booking system, where clients are required to select a time to pick-up or drop-off their cats within a 15-minute window.

The existing on-site car parking – a total of 7 parking spaces – is proposed to be retained. Vehicle access will continue to occur to Kelly Court at the northern boundary of the site, via the existing crossover. Loading will continue to occur via the on-site loading bay, facilitated by the existing roller door on the northern boundary of the site

Development plans are attached in Appendix A for reference.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.  
The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## CAR PARKING

### Statutory Car Parking Requirement

Car parking requirements for a range of uses are set out under Clause 52.06 of the Greater Dandenong Planning Scheme. However, the proposed development type isn't listed in the relevant clause and as such, car parking should be to the satisfaction of the responsible authority – as outlined in Clause 52.06-6.

A car parking demand assessment was undertaken and is discussed in the subsequent section.

### Car Parking Demand Assessment

#### Staff Parking Demand

The proposed development is expected to have 1-2 staff under usual circumstances and up to a maximum of 3 staff during peak period.

To understand the likely mode of travel to work, Auswide Consulting has referenced the 2016 ABS mode of travel to work statistic within Springvale. The data is summarised in the table below.

Mode	No.	Percentage
<b>This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987</b>		
Car, As driver	1,056	12%
Car, as passenger	560	6%
Public Transport	609	7%
Walk	195	2%
Cycle	46	1%
Other	191	2%
<b>Total</b>	<b>8,667</b>	<b>100%</b>

Table 3 ABS 2016 Census – Mode of Travel to Work (Springvale SA2)

Therefore, we would expect 82% of the staff – which is 2 staff – to drive and park at the site, resulting in staff car parking demand of 2 spaces.

#### Client Parking Demand

Clients will drop off and pick up their cats using a booking system. The booking system has 15-minute time slots with a maximum of 2 bookings allowed for each time slot. Assuming clients need about 10 minutes to drop off or pick up their cats, the booking system results in a client parking demand of 2 spaces.

In total, the expected peak car parking demand is 4 car parking spaces: 2 spaces for staff and 2 spaces for clients.

### Adequacy of Car Parking Supply

The proposal seeks to retain the existing on-site car park that provides for a total of 7 on-site car parking spaces. Given that the proposed development is expected to generate a peak car parking demand of 4

spaces, the parking demands associated with the proposed development can be accommodated within the existing on-site car parking

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## TRAFFIC GENERATION AND IMPACT ASSESSMENT

According to the information provided by the client, the usual number of client visits per day during peak season is 6 clients, with no more than 10 clients expected per day.

Therefore, the proposed development is expected to generate a maximum of 20 daily client trips (10 in trips and 10 out trips) and 6 staff trips (3 trips in and 3 trips out) for a total of 26 daily trips.

Based on the above, it is ascertained that the proposed development is not expected to perceptibly impact the existing road network.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## CONCLUSIONS

---

The assessment of the parking and traffic impacts of the proposed development has concluded that:

- The parking demands associated with the proposed development can be accommodated within the existing on-site car parking;
- There is plenty of available public parking spaces within a reasonable distance to meet any additional unexpected parking demand;
- The traffic implications as a result of the proposed development will be negligible.

In conclusion, this study indicates that the proposed development is not envisaged to have adverse impacts on the surrounding traffic or parking conditions. Therefore, the proposed development should be supported on traffic and parking grounds.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## APPENDIX A: DEVELOPMENT PLAN

---

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# PLANNING PERMIT NOTIFICATION DRAWN

REVC-05/02/24

23046

TP-01



PROJECT PHOTOS

NTS

EX. SITE CONDITION



EX. SITE CONDITION



EX. SITE CONDITION



FOR Duoqian Cao  
PALACE CATHOTEL

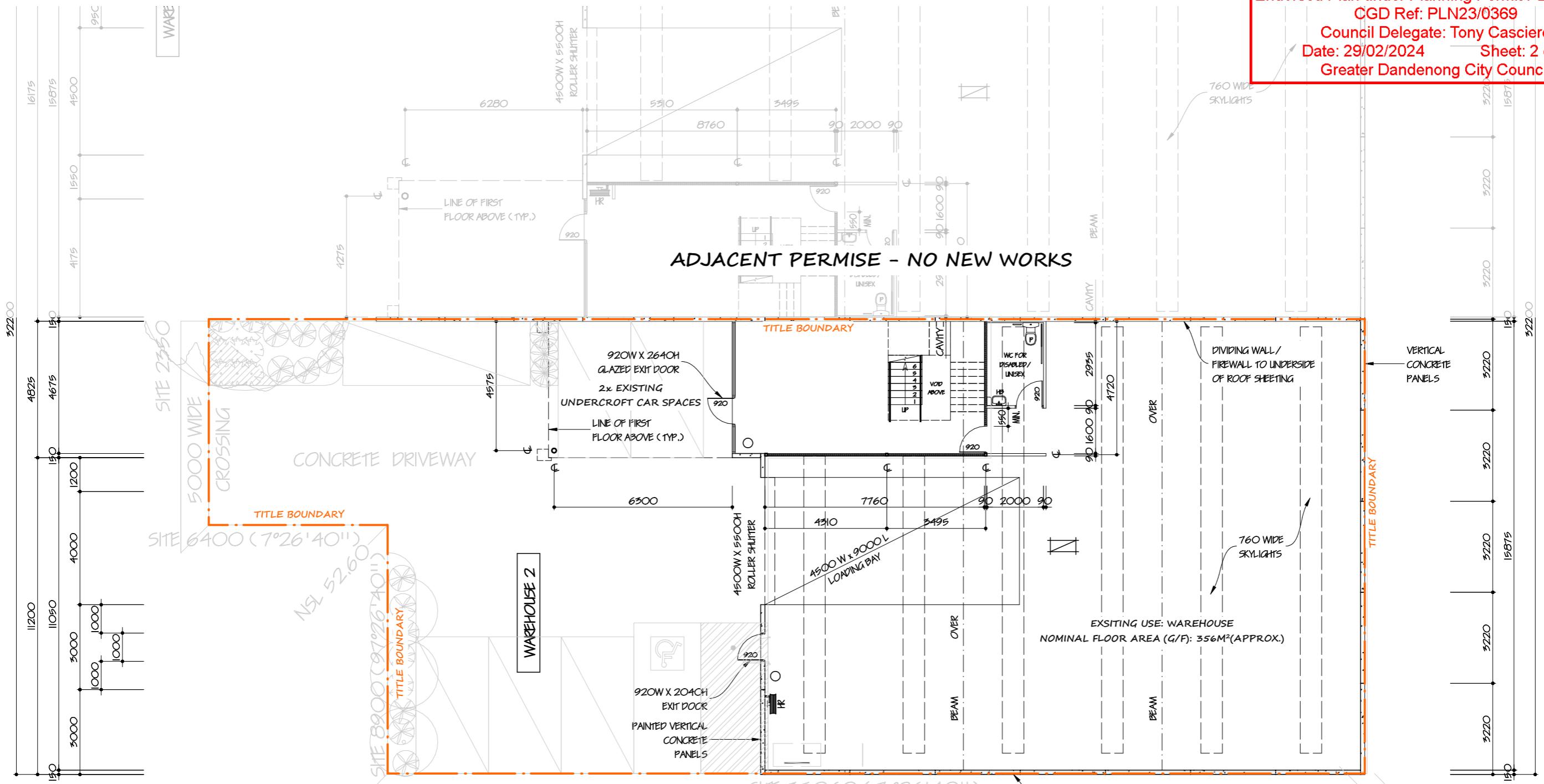
AT 5B/5 KELLY COURT SPRINGVALE VIC 3171

# COVER PAGE

on A3

ISSUE FOR PLANNING APPROVAL  
NORTH

p. (03) 9899 6000  
a. 5/44 ellingworth pde box hill vic 3128  
w. [www.aastudioau.com](http://www.aastudioau.com)  
e. [admin@aastudioau.com](mailto:admin@aastudioau.com)

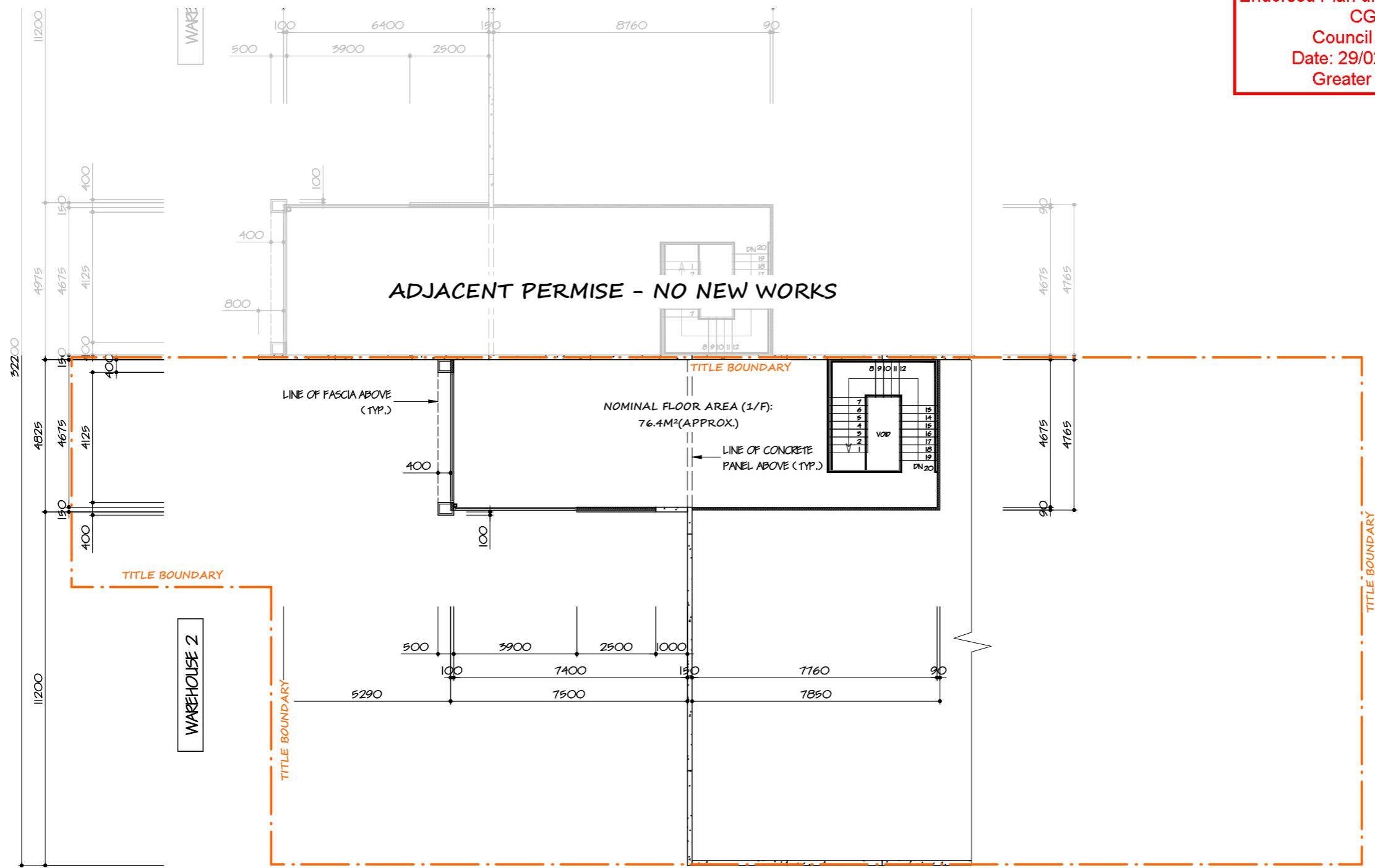


This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PANELS

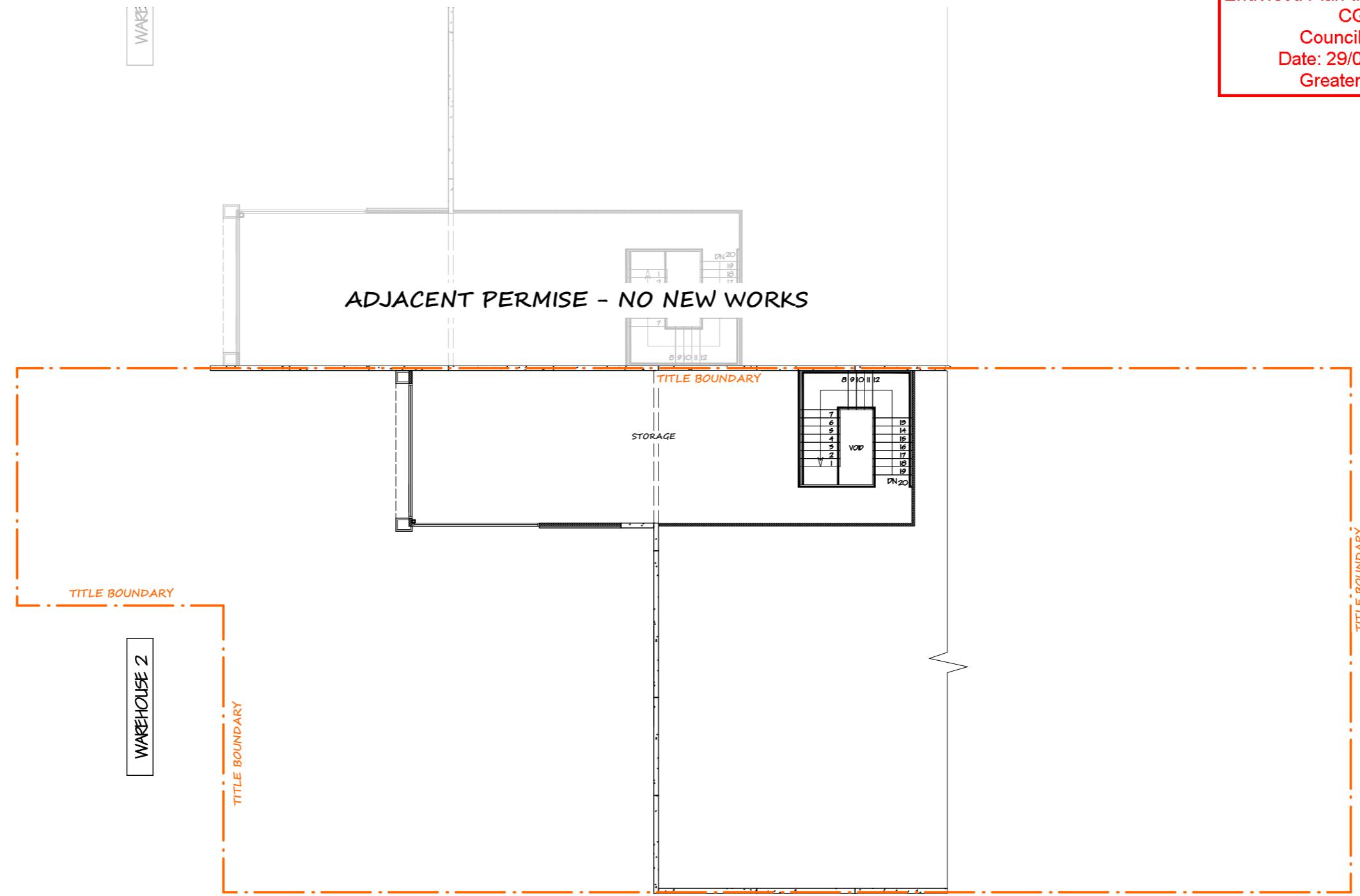
900 150 3010 7020 3010 3010 7020 3010 3010 7020 3000 150

1000 21360 22360 4



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.





This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



## APPENDIX B: DETAILED PARKING SURVEY RESULTS

---

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

		Tuesday 10/10/23				
Street	Section	Restriction	Capacity	12 noon	1pm	2pm
Parsons Avenue (West Side)	Stephenson St to Kelly Court	Unrestricted	8	1	1	2
	Kelly Court to opposite Trevethic Road	Unrestricted	6	3	3	3
	Opposite Trevethid Road to opposite Watt Street	Unrestricted	16	11	11	12
			Capacity	30	30	30
			Number of Parked Cars	15	15	17
			Number of Vacant Spaces	15	15	13
			Percentage Occupancy	50%	50%	57%
Stephenson Street (South Side)	Parsons Avenue to Lewis Street	Unrestricted	28	2	5	2
			Capacity	28	28	28
			Number of Parked Cars	2	2	2
			Number of Vacant Spaces	26	26	26
			Percentage Occupancy	7%	7%	7%
		TOTAL	Capacity	58	58	58
			Number of Parked Cars	17	17	19
			Number of Vacant Spaces	41	41	39
			Percentage Occupancy	29%	29%	33%

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.